



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 5, 2023 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

6. APPROVAL OF AGENDA

7. APPROVAL OF MINUTES

- a. November Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to

make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

- a. Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning from RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case R-23-030 James Hubbard; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Harker) (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case R-23-032 Donald, Larry and Ralph Clay; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease) (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case R-23-033 William Knick; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb) (Staff Contact: Emily Ragsdale)
- e. Public Hearing: Case R-23-034 Dwight Jefferson; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Mease) (Staff Contact: Emily Ragsdale)
- f. Public Hearing: Case R-23-036 Clarence and Robin Emerzon; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Staff Contact: Emily Ragsdale)
- g. Public Hearing: Case R-23-037 Jonathan Wachendorfer; Rezoning from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District (Webb) (Staff Contact: Emily Ragsdale)
- h. Public Hearing: Case R-23-038 Morris Smith; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson) (Staff Contact: Emily Ragsdale)
- i. Public Hearing: Case S-23-020 Daniel and Ksenia Moore; Special Use Permit for a Slaughterhouse/Meat Processing (Mease) (Staff Contact: Emily Ragsdale)
- j. Public Hearing: Case S-23-021 Richard Holbrook; Special Use Permit for a School (Webb) (Staff Contact: Emily Ragsdale)

- k. Public Hearing: Case S-23-022 Beverly Grisales; Special Use Permit for a Beauty Shop (Webb) (Staff Contact: Emily Ragsdale)
- l. Public Hearing: Case S-23-023 Chancellor and Samantha Turner; Special Use Permit for the placement of a Singlewide Manufactured Home (Oakes) (Staff Contact: Emily Ragsdale)

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURNMENT

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

Agenda Title:	November Board Meeting Minutes Approval		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	December 5, 2023	Item Number:	7.a.
Attachment(s):	1.	PC Minutes 11092023	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Thursday, November 9, 2023 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

MINUTES

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

HEARING OF THE CITIZENS

Several residents spoke during Hearing of the Citizens. First to speak was Kim Greer. She said she feels that residents' voices should be heard. She asked the board to stand for what is right when voting on the Special Use Permit for Southside Investments, LLC. Next to speak was Jane Kendrick. She stated that she has studied the Planning Commissions objective and responsibility and that they have to consider the negative impacts on communities. She said this country was founded by brave individuals who stood up for what they believed in and that is what they have done. She said the room was full at the Board of Supervisors meeting when they approved the rezoning case for Southside Investments, LLC, the citizens made intelligent, pointed arguments and they were disregarded. She said you cannot ask citizens to come to these meetings until there is a response to what citizens are saying. She stated she is asking the

board to listen and consider what people are bringing forth to them. David Willis was the last to speak. He said that people are outraged and that this development is not wanted. He stated he is sad that people's voices are not being heard.

6. APPROVAL OF AGENDA

A motion was made by Mr. Webb, seconded by Mrs. Mease and by a seven (7) to zero (0) vote, the agenda was approved as presented.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Janet Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

7. APPROVAL OF MINUTES

A motion was made by Mr. Webb, seconded by Mrs. Henderson and by a seven (7) to zero (0) vote, the minutes were approved as presented.

- a. September Board Meeting Minutes Approval (Staff Contact: Robin Vaughan)
- a. September Board Meeting Minutes Approval

RESULT: Approve

MOVER: Janet Mease

SECONDER: Colette Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

8. CHAIRMAN'S REPORT

There was no Chairman's report.

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of

Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. Public Hearing: Case R-23-028 John Stein; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Oakes) (Staff Contact: Emily Ragsdale)
- a. Public Hearing: Case R-23-028 John Stein; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Oakes)
Mr. Harker read the zoning precepts and opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that John Stein had petitioned to rezone 11.08 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for the property to be subdivided. John Stein represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:08 p.m. A motion was made by Mr. Oakes, seconded by Mr. Waters to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Gary Oakes

SECONDER: Fred Webb

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

- b. Public Hearing: Case R-23-029 Jarod Moser; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Waters) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case R-23-029 Jared Moser; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Waters)
Mr. Harker opened the public hearing at 7:09 p.m. Mrs. Ragsdale, Director of Community Development, reported that Jared Moser had petitioned to rezone 11.08 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for an accessory building and agricultural uses. Jared Moser represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:11 p.m. A motion was made by Mr.

Waters, seconded by Mr. Oakes to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Gary Oakes

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

- c. Public Hearing: Case R-23-031 Sharon Smith; Rezoning from RMF, Residential Multi-Family District, to RC-1, Residential Combined Subdivision District. (Oakes) (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case R-23-031 Sharon Smith; Rezoning from RMF, Residential Multi-Family District, to RC-1, Residential Combined Subdivision District. (Oakes) (Staff Contact: Emily Ragsdale)
Mr. Harker opened the public hearing at 7:12 p.m. Mrs. Ragsdale, Director of Community Development, reported that Sharon Smith had petitioned to rezone 1.512 acres from RMF, Residential Multi-Family District, to RC-1, Residential Combined Subdivision District, to allow for placement of a double-wide. Sharon Smith represented the petition. There was no opposition. A motion was made by Mr. Oakes, seconded by Mrs. Mease to recommend the Board of Supervisors grant the rezoning request. Mr. Harker closed the public hearing at 7:14 p.m. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Gary Oakes

SECONDER: Mrs. Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

- d. Public Hearing: Case R-23-035 River City Enterprises; Rezoning from M-2, Industrial District, Heavy Industry to B-2, Business District General. (Brown) (Staff Contact: Emily Ragsdale)
- d. Case R-23-035 River City Enterprises; Rezoning from M-2, Industrial District, to B-2, Business District General. (Brown) (Staff Contact: Emily Ragsdale)
Mr. Harker opened the public hearing at 7:15 p.m. Mrs. Ragsdale, Director of Community Development, reported that River City Enterprises had petitioned to rezone 10.224 acres from M-2, Industrial District, to B-2,

Business District General, to allow for the sales, service, an repair of farm equipment. Elizabeth Hylton represented the petition. There was no opposition. A motion was made by Mr. Brown, seconded by Mr. Waters to recommend the Board of Supervisors grant the rezoning request. Mr. Harker closed the public hearing at 7:17 p.m. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Justin Brown

SECONDER: Richard Waters

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

- e. Public Hearing: Case CP-23-001 The Board of Supervisors; (Staff Contact: Emily Ragsdale)
- e. Public Hearing: Case CP-23-001 The Board of Supervisors;
Mr. Harker opened the public hearing at 7:18 p.m. Mrs. Ragsdale, Director of Community Development, reported that The Board of Supervisors will hold a public hearing to gather public input on the proposed amendment of the Comprehensive Plan Future Land Use Designation Maps from Industrial to Mixed Commercial/Industrial Emily Ragsdale represented petition for twenty-one parcels, totaling 224.53 acres, located on or off of State Road 360/Old Richmond Road and US Highway 29/Danville Expressway and shown on the Tax Maps as GPIN #s 2328-95-6960, 2328-95-7822, 2328-95-8280, 2328-95-9467, 2328-95-9585, 2328-97-6639, 2338-03-1793, 2338-04-0302, 2338-05-0056, 2338-05-0135, 2338-05-0256, 2338-05-0676, 2338-05-0773, 2338-05-0888, 2338-05-0980, 2338-05-1413, 2338-05-3600, 2338-05-3666, 2338-05-3775, 2338-05-5127 & 2338-14-7104. There was no opposition. Mr. Harker closed the public hearing at 7:19 p.m. A motion was made by Mr. Brown, seconded by Mr. Webb.

RESULT: Approve

MOVER: Justin Brown

SECONDER: Fred Webb

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

- f. Public Hearing: Case S-23-013 Susan Tedder Special Use Permit for a School in accordance with Pittsylvania County Code § 35-366,

(Brown) (Staff Contact: Emily Ragsdale)

- f. Public Hearing: Case S-23-013 Susan Tedder; Special Use Permit for a School, in accordance with Pittsylvania County Code § 35-366 (Brown) (Staff Contact: Emily Ragsdale)

Mr. Harker opened the public hearing at 7:20 p.m. Mrs. Ragsdale, Director of Community Development, reported that Susan Tedder had petitioned for a Special Use Permit on 2.54 acres, to allow for a school. Michael Decker represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:24 p.m. A motion was made by Mr. Brown, seconded by Mrs. Henderson to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Justin Brown

SECONDER: Mrs. Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

- g. Public Hearing: Case S-23-017 Network Towers, Special Use Permit for placement of a cell tower. (Waters) (Staff Contact: Emily Ragsdale)

g. Public Hearing: Case S-23-017 Network Towers; Special Use Permit for the placement of a cell tower. (Waters) (Staff Contact: Emily Ragsdale)

Mr. Harker opened the public hearing at 7:25 p.m. Mrs. Ragsdale, Director of Community Development, reported that Network Towers petitioned for a Special Use Permit on 115.88 acres, to allow for placement of a cell tower. Drew Patterson represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:33 p.m. A motion was made by Mr. Waters, seconded by Mr. Oakes to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Gary Oakes

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

h. Public Hearing: Case S-23-020 David Roach, Special Use Permit for placement of a single-wide mobile home. (Henderson) (Staff Contact: Emily Ragsdale)

h. Public Hearing: Case S-23-020 David Roach, Special Use Permit for the placement of a single-wide mobile home. (Henderson) (Staff Contact: Emily Ragsdale)

Mr. Harker opened the public hearing at 7:34 p.m. Mrs. Ragsdale, Director of Community Development, reported that David Roach petitioned for a Special Use Permit on 2.5 acres, to allow for placement of a single-wide mobile home. David Roach represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:35 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Collette Henderson

SECONDER: Janet Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

10. OLD BUSINESS

There was no old business.

11. NEW BUSINESS

Public Hearing: Case V-23-001 Gary Durham, requesting a Variance to Section 35-369. MINIMUM YARD DIMENSIONS. (C.) Rear Setback. (Waters) (Staff Contact: Emily Ragsdale)

Mrs. Ragsdale, Director of Community Development, reported that Gary Durham petitioned for a variance on 0.44 acres, to allow for a variance to the required rear yard setback to allow for the addition of a storage area and cooler to accommodate deliveries. A motion was made by Mr. Waters, seconded by Mr. Oakes to recommend the approval of the variance. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Gary Oakes

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

Public Hearing: Case V-23-002 William Shelhorse, requesting a Variance to Section 35-226. MINIMUM YARD DIMENSIONS. (B.) Side Setback. (Waters) (Staff Contact: Emily Ragsdale)

Mrs. Ragsdale, Director of Community Development, reported that William Shelhorse petitioned for a variance on 1.42 acres, to allow for a variance to the required side setback to allow for an accessory building. A motion was made by Mr. Waters, seconded by Mrs. Henderson to recommend the approval of the variance. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Collette Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Fred Webb, Justin Brown, Richard Waters

NOES: None

ABSTAIN: None

12. ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning from RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	December 5, 2023	Item Number:	9.a.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-017 Gwendolyn Averett App</td> </tr> <tr> <td>2.</td> <td>R-23-017 Gwendolyn Averett Map</td> </tr> </table>			1.	R-23-017 Gwendolyn Averett App	2.	R-23-017 Gwendolyn Averett Map
1.	R-23-017 Gwendolyn Averett App						
2.	R-23-017 Gwendolyn Averett Map						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Gwendolyn Averett, to rezone property located State Road 732/Little Creek Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2338-33-4895. The applicant is requesting to rezone 1.80 acres, from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow a day care facility to be operated on the property.

BACKGROUND/DISCUSSION

Darryl and Gwendolyn Averett are requesting to rezone 1.8 acres from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow for a day care to be operated on the property. The applicants currently live on the property. The applicant stated that she previously operated a day care out of the residence but was forced to close in 2020. Gwendolyn Averett is requesting to keep approximately twelve (12) children in her home. Pittsylvania County Code defines a "day care" as "any facility or center operated for the purpose of providing care, protection and guidance to a group of five (5) or more children separated from their parents or guardian during a part of the day." Based on this definition, this use cannot be classified as a home occupation and requires the property to be zoned B-2, Business District, General for this use to be permitted. If the rezoning is approved, all applicable building and fire codes would have to be met prior to operation commencing.

Once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, B-2, Business District, General, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-017, submitted by Darryl and Gwendolyn Averett, requesting to rezone 1.8 acres located off State Road 732/Little Creek Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2338-33-4895. The subject property is adjacent to properties currently zoned B-2, Business District, General.

MOTION:

1. Recommend approval of Case R-23-017 as submitted.
2. Recommend denial of Case R-23-017 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-017	<u>ZONING REQUEST</u> RC-1 to B-2	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Darryl and Gwendolyn Averett are requesting to rezone property from RC-1, Residential Combined Subdivision District, to B-2, Business District, General. DISTRICT: Dan River		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023

SUBJECT

Requested by Gwendolyn Averett, to rezone property located State Road 732/Little Creek Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2338-33-4895. The applicant is requesting to rezone 1.80 acres, from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow a day care facility to be operated on the property.

BACKGROUND/DISCUSSION

Darryl and Gwendolyn Averett are requesting to rezone 1.8 acres from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow for a day care to be operated on the property. The applicants currently live on the property. The applicant stated that she previously operated a day care out of the residence but was forced to close in 2020. Gwendolyn Averett is requesting to keep approximately twelve (12) children in her home. Pittsylvania County Code defines a “day care” as “any facility or center operated for the purpose of providing care, protection and guidance to a group of five (5) or more children separated from their parents or guardian during a part of the day.” Based on this definition, this use cannot be classified as a home occupation and requires the property to be zoned B-2, Business District, General for this use to be permitted. If the rezoning is approved, all applicable building and fire codes would have to be met prior to operation commencing.

Once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, B-2, Business District, General, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-017, submitted by Darryl and Gwendolyn Averett, requesting to rezone 1.8 acres located off State Road 732/Little Creek Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2338-33-4895. The subject property is adjacent to properties currently zoned B-2, Business District, General.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-017 as submitted.
2. Recommend denial of Case R-23-017 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

Darryl & Gwendolyn Averett, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Darryl & Gwendolyn Averett
Address: 913 Little Creek Road, Ringgold, VA 24586

2. Location of Property: State Road 732/Little Creek Road

Telephone: 434-203-1101

3. Tax Map Numbers: 2338-33-4895

4. Election District: Dan River

Total Amount: \$531.99

Taken By: ESR cash

5. Size of Property: 1.8 acres

6. Existing Land Use: Single-family dwelling

Existing Zoning: RC-1, Residential Combined Subdivision District

7. Proposed Land Use: To allow for a daycare

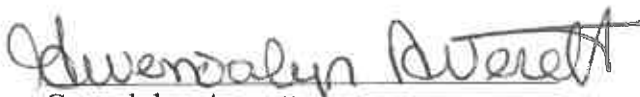
Proposed Zoning: B-2, Business District General

8. Are conditions being proffered: Yes X No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Gwendolyn Averett

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/24

Application No. R-23-017

P.C. Meeting Date: 12/05/23

Date Received: 10/17/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

1.8 acres of land, generally located)
on State Road 732/Little Creek Road within)
the Dan River Election District and)
recorded as parcel ID # 2338-33-4895)
in the Pittsylvania County tax recrds)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Darryl & Gwendolyn Averett, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as RC-1, Residential Combined Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to B-2, Business District General.

WHEREFORE, your Petitioners respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Gwendolyn Averett

November 16, 2023

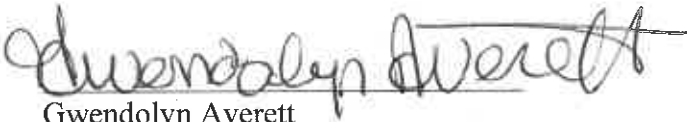
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

Darryl & Gwendolyn Averett, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 1.8 acres, GPIN # 2338-33-4895, located on State Road 732/Little Creek Road, in the Dan River Election District.

We are requesting to rezone this parcel from RC-1, Residential Combined Subdivision District, to B-2, Business District General to allow for a daycare.

Sincerely,


Gwendolyn Averett



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

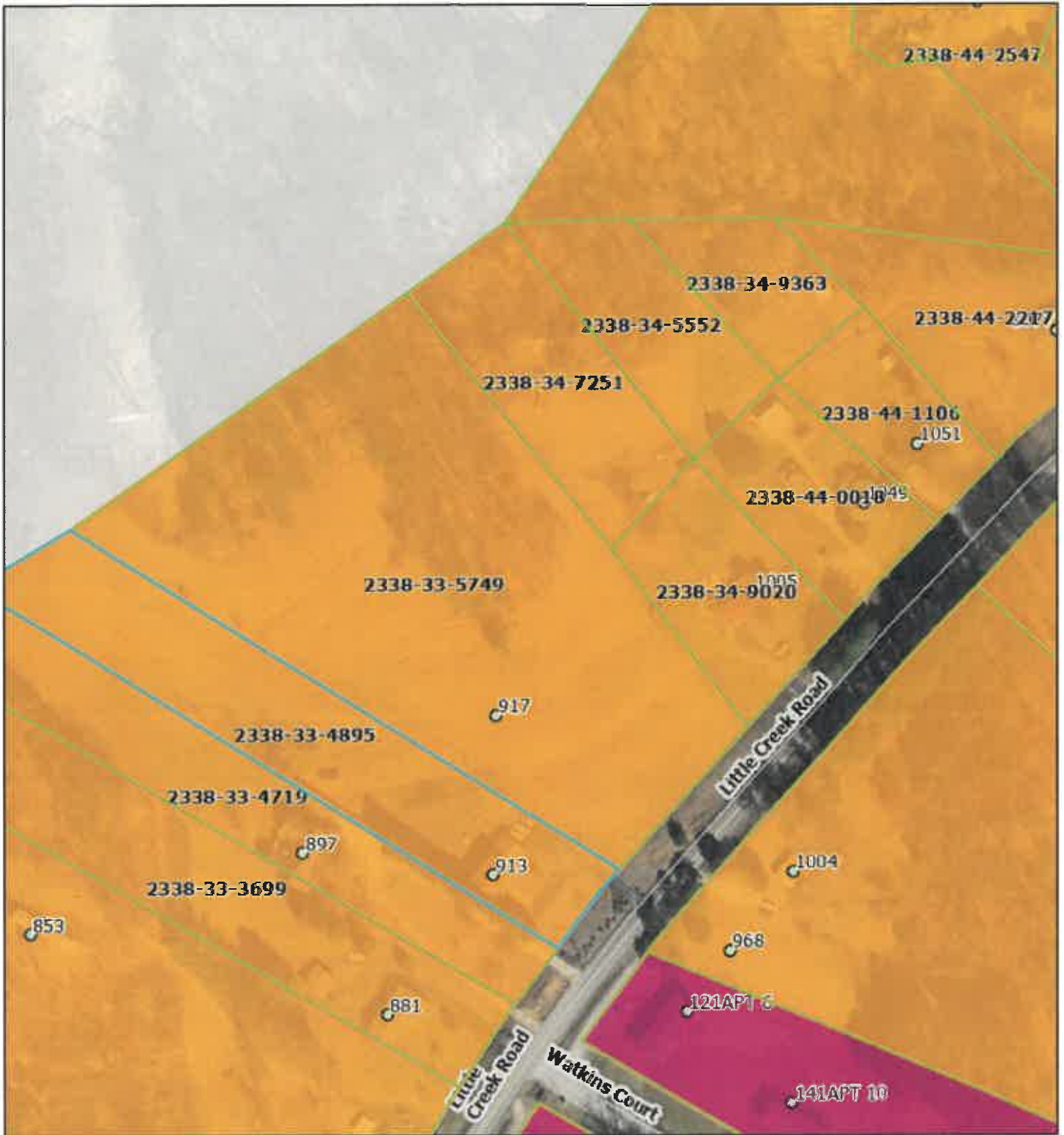
Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case B-23-017 Applicant *Deborah Dyer* Date 11-21-2023

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2338-45-0275	BARKER, MICHAEL T	1235 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-33-5749	RICHARDSON, GERALINE ET ALS	1005 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-33-4719	MANGUM, PERCY	897 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-43-4672	TATE, JASON W SR	1661 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-43-2279	WATKINS & WATKINS LLC	301 PINEVIEW DR	RINGGOLD, VA 24586

R-23-017 GWENDOLYN AVERETT

ArcGIS Web Map



7/10/2023, 11:03:44 AM

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

Assessed Parcels Labels

Addresses

Route Numbers

Streets

ALL OTHER

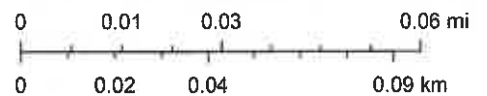
Zoning Districts

Agricultural

Business, General

Residential Combined Subdivision

1:2,257



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

ArcGIS Web AppBuilder

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-030 James Hubbard; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Harker)								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	December 5, 2023	Item Number:	9.b.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-030 James Hubbard App</td> </tr> <tr> <td>2.</td> <td>R-23-030 James Hubbard Map</td> </tr> <tr> <td>3.</td> <td>R-23-030 James Hubbard Site Pl</td> </tr> </table>			1.	R-23-030 James Hubbard App	2.	R-23-030 James Hubbard Map	3.	R-23-030 James Hubbard Site Pl
1.	R-23-030 James Hubbard App								
2.	R-23-030 James Hubbard Map								
3.	R-23-030 James Hubbard Site Pl								
Reviewed By:									

SUMMARY:

SUBJECT

Requested by James Hubbard, to rezone property located on State Road 668/Grit Road, in the Staunton River Election District and shown on the Tax Maps as GPIN # 2556-80-0938. The applicant is requesting to rezone 3.0 acres, from R-1, Residential Suburban Subdivision District, to B-2, Business District, General to allow for a Public Garage.

BACKGROUND/DISCUSSION

James Gray Hubbard is requesting to rezone 3.0 acres, from R-1, Residential Suburban Subdivision District to B-2, Business District, General to allow for a public garage. The property is currently vacant. If rezoned, the applicant is proposing to construct a 60' x 50' building. A Special Use Permit will be required by PCC § 35-366 prior to a Building Permit being issued.

Once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to B-2, Business District, General and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

Attached.

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-030, submitted by James Hubbard, requesting to rezone 3.0 acres located on Grit Road and Stone Mill Road, in the Staunton River Election District and shown on the Tax Maps as GPIN # 2556-80-0938. The subject property is adjacent to property currently zoned B-2, Business District, General.

MOTION:

- 1. Recommend approval of Case R-23-026 as submitted.
- 2. Recommend denial of Case R-23-026 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-030	<u>ZONING REQUEST</u> R-1 to B-2	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> James Gray Hubbard, Sr. is requesting to rezone property from R-1, Residential Suburban Subdivision District to B-2, Business District, General		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023
DISTRICT: Staunton River		

SUBJECT

Requested by James Hubbard, to rezone property located on State Road 668/Grit Road, in the Staunton River Election District and shown on the Tax Maps as GPIN # 2556-80-0938. The applicant is requesting to rezone 3.0 acres, from R-1, Residential Suburban Subdivision District, to B-2, Business District, General to allow for a Public Garage.

BACKGROUND/DISCUSSION

James Gray Hubbard is requesting to rezone 3.0 acres, from R-1, Residential Suburban Subdivision District to B-2, Business District, General to allow for a public garage. The property is currently vacant. If rezoned, the applicant is proposing to construct a 60' x 50' building. A Special Use Permit will be required by PCC § 35-366 prior to a Building Permit being issued.

Once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to B-2, Business District, General and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

Attached.

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-030, submitted by James Hubbard, requesting to rezone 3.0 acres located on Grit Road and Stone Mill Road, in the Staunton River Election District and shown on the Tax Maps as GPIN # 2556-80-0938. The subject property is adjacent to property currently zoned B-2, Business District, General.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-026 as submitted.
2. Recommend denial of Case R-23-026 as submitted.

ATTACHMENTS:

- A. Application

- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

James Gray Hubbard, Sr., as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: James Gray Hubbard, Sr.
Address: 329 Straightstone Road, Gretna, Va 24557

2. Location of Property: Grit Road and Stone Mill Rd

Telephone: 434-251-0119
James Gray Hubbard, Jr.

3. Tax Map Numbers: 2556-80-0938

4. Election District: Staunton River

Total Amount: \$334.12
Taken By: K. Hays

5. Size of Property: 3.0 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Public Garage

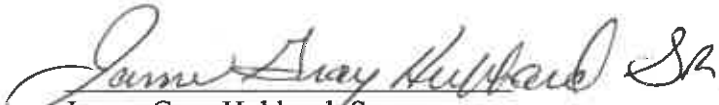
Proposed Zoning: B-2, Business District, General

8. Are conditions being proffered: Yes X No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


James Gray Hubbard, Sr.

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/23

Application No. R-23-030

P.C. Meeting Date: 12/05/23

Date Received: 10/26/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

3.0 acres of land, generally located)
on Grit Road & Stone Mill Road within)
the Staunton River Election District and recorded)
as parcel ID # 2556-80-0938 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

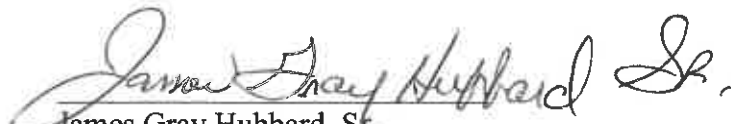
WHEREAS, your Petitioner, James Gray Hubbard, Sr., respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is are the owner of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have the property rezoned to B-2, Business District, General.

WHEREFORE, your Petitioner respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


James Gray Hubbard, Sr.

October 26, 2023

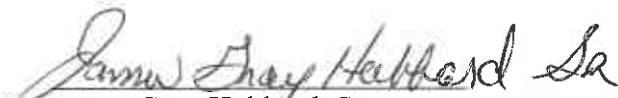
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

James Gray Hubbard, Sr, would like to apply to the Planning Commission/Board of Supervisors to rezone 3.0 acres, GPIN # 2556-80-0938, located on Grit Road and Stone Mill Road, in the Staunton River Election District.

I am requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to B-2, Business District General for a public garage.

Sincerely,


James Gray Hubbard, Sr.

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

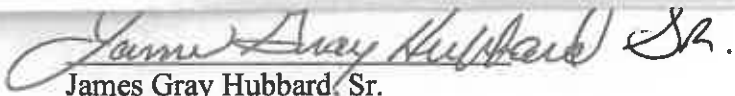
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.


James Gray Hubbard, Sr.

SPECIAL POWER OF ATTORNEY

Property Description (Tax Map Number, Street Address or Common Description, Borough):

Tax Map # 2556.80-0938

I/we James Gray Hubbard, Sr., am/are:

_____ the applicant for the above-referenced application

the owner(s) of the property described above

I/we do hereby make, constitute, and appoint James Hubbard, Jr.; authorized agent of _____, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to rezoning, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to rezoning, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to rezoning, on the Property.

James Gray Hubbard Sr.
Owner: Print Name James Gray Hubbard Sr.

Commonwealth of Virginia

City/County of _____, to-wit:

Subscribed and sworn to before me this _____ day of _____,

in my City and State aforesaid, by _____

_____ Notary Public.

My Commission Expires: _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2556-70-2605	HURT PENT HOLINESS CHURCH	1212 GRIT RD	HURT, VA 24563
2556-62-9290	VIRGINIA ELECTRIC & POWER	701 EAST CARY ST	CARY, NC 23219
2556-80-1788	SHELTON FAMILY IRREVOCABLE TRUST DTD 9/14/17 ET AL	1289 GRIT RD	HURT, VA 24563
2556-81-3078	BRADNER, ANDERSON HENRY	2448 GRIT RD	HURT, VA 24563

R-23-030 JAMES HUBBARD

Pittsylvania County Public GIS Viewer

Instructional videos

Virginia Cities and Counties

Tax Parcels (All)

Tax Parcels (group layer)

Addressing (group layer)

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

Economic Development (group layer)

Emergency Services

Parks and Recreation (group layer)

Population Demographics (group layer)

Public Utilities (group layer)

Schools (group layer)

Tax Map Grids (group layer)

Transportation (group layer)

Voter Services (group layer)

Waste Collection (group layer)

Zoning (group layer)

Zoning Districts



App State
 Click to restore the map extent and layers
 visibility where you left off

Pittsylvania County Public GIS Viewer

Virginia Cities and Counties

Tax Parcels (All)

Tax Parcels (group layer)

Addressing (group layer)

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

Economic Development (group layer)

Emergency Services

Parks and Recreation (group layer)

Population Demographics (group layer)

Public Utilities (group layer)

Schools (group layer)

Tax Map Grids (group layer)

Transportation (group layer)

Voter Services (group layer)

Waste Collection (group layer)

Zoning (group layer)

Zoning Districts





CONCEPT PLAN

NOT TO SCALE

PARCEL INFORMATION

OWNER OF PARCEL: JAMES G. HUBBARD SR.

① PARCEL ID: 2556-80-0938 - 2.67 AC.

SITE ADDRESS: CORNER OF GRIT RD. & STONE MILL RD.
HURT VA 24563
STAUNTON RIVER MAGISTERIAL DISTRICT

OWNER ADDRESS: 329 STRAIGHTSTONE RD.
GRETNA VA 24557

NOTE: AERIAL IMAGE PROVIDED BY THE
PITTSYLVANIA COUNTY GIS WEBSITE.

PROPOSED SCOPE OF WORK:

DEVELOPMENT OF LESS THAN .9 AC.
FOR CONSTRUCTION OF A 60' X 50' BUILDING
TO STORE AND REPAIR AUTOMOBILES.

ZONING

ZONE CODE-EXISTING:
(R-1) RESIDENTIAL SUBURBAN

ZONE CODE-CHANGE REQUEST:
(B-2) BUSINESS DISTRICT GENERAL

SEC.35-365 PERMITTED USES -
GARAGES-PRIVATE STORAGE OF PERSONAL VEHICLES
GARAGES-FOR REPAIR OF AUTOMOBILES

Wendy Bryant-Cook
DRAFTING BY DESIGN
PHONE: 434-489-4781
wendy.draftingbydesign@gmail.com

PROPOSED CONCEPT PLAN FOR:
GRAY HUBBARD
GRIT RD. & STONE MILL RD.
HURT VA 24563
CELL NO. 434-251-0119

SHEET
SK-1 1
DATE
OCT. 18, 2023
FILE
2023-62
SCALE
AS NOTED

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-032 Donald, Larry and Ralph Clay; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	December 5, 2023	Item Number:	9.c.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-032 Clay App</td> </tr> <tr> <td>2.</td> <td>R-23-032 Clay Map-Plat</td> </tr> </table>			1.	R-23-032 Clay App	2.	R-23-032 Clay Map-Plat
1.	R-23-032 Clay App						
2.	R-23-032 Clay Map-Plat						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Donald, Larry and Ralph Clay, to rezone property located on State Road 634/Blue Ridge Drive, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 2531-40-3919. The applicants are requesting to rezone 14.26 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be subdivided.

BACKGROUND/DISCUSSION

Donald, Larry & Ralph Clay are requesting to rezone 14.26 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow the property to be subdivided. The property is currently zoned R-1, Residential Suburban Subdivision District. Currently, the property cannot be subdivided unless the property is rezoned to A-1, enabling the property to be exempted from the Pittsylvania County Code, Chapter 18. Subdivision Ordinance by the Code of Virginia § 15.2-2244 and § 15.2-2244.1. The Pittsylvania County Subdivision Ordinance requires that all lots created under the Subdivision Ordinance have a minimum of 50' of road frontage on a state-maintained road. The lack of road frontage on a state-maintained road restricts the lot's ability to be subdivided. The applicant is proposing to subdivide the property into two (2) lots for immediate family members.

A plat titled *Ralph Clay Carter, Larry David Clay & Wesley R. Clay* has been

submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-032, submitted by Donald, Larry & Ralph Clay, requesting to rezone 14.26 acres located on State Road 634/Blue Ridge Drive in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 2531-40-3919. The subject property is adjacent to property currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-23-032 as submitted.
2. Recommend denial of Case R-23-032 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-032	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Donald, Larry and Wesley Clay are requesting to rezone property from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023
DISTRICT: Callands-Gretna		

SUBJECT

Requested by Donald, Larry and Ralph Clay, to rezone property located on State Road 634/Blue Ridge Drive, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 2531-40-3919. The applicants are requesting to rezone 14.26 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be subdivided.

BACKGROUND/DISCUSSION

Donald, Larry & Ralph Clay are requesting to rezone 14.26 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow the property to be subdivided. The property is currently zoned R-1, Residential Suburban Subdivision District. Currently, the property cannot be subdivided unless the property is rezoned to A-1, enabling the property to be exempted from the Pittsylvania County Code, Chapter 18. Subdivision Ordinance by the Code of Virginia § 15.2-2244 and § 15.2-2244.1. The Pittsylvania County Subdivision Ordinance requires that all lots created under the Subdivision Ordinance have a minimum of 50' of road frontage on a state-maintained road. The lack of road frontage on a state-maintained road restricts the lot's ability to be subdivided. The applicant is proposing to subdivide the property into two (2) lots for immediate family members.

A plat titled *Ralph Clay Carter, Larry David Clay & Wesley R. Clay* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-032, submitted by Donald, Larry & Ralph Clay, requesting to rezone 14.26 acres located on State Road 634/Blue Ridge Drive in the Callands-Gretna Election District and

shown on the Tax Maps as GPIN # 2531-40-3919. The subject property is adjacent to property currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-032 as submitted.
2. Recommend denial of Case R-23-032 as submitted.

ATTACHMENTS:

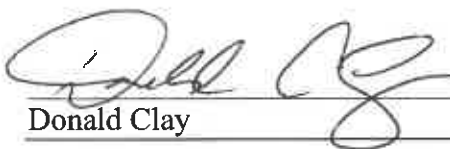
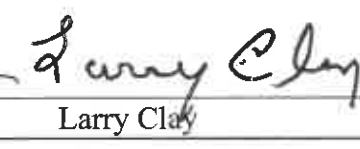
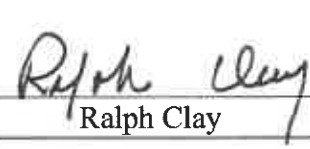
- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

Donald Clay, Larry Clay & Wesley Clay, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: ^{Ralph} ~~Ralph~~ Donald Clay, Larry Clay & Wesley Clay
Address: 248 Blue Ridge Road, Gretna, VA 24557
2. Location of Property: Route 634/Blue Ridge Drive Telephone: 434-907-7656
3. Tax Map Numbers: 2531-40-3919
4. Election District: Callands-Gretna Total Amount: \$393.83
Taken By: Makayla Pierce
5. Size of Property: 14.26 acres CASTO
6. Existing Land Use: Single-wide mobile home
Existing Zoning: R-1, Residential Suburban Subdivision District
7. Proposed Land Use: To sub-divide amongst family members
Proposed Zoning: A-1, Agricultural District
8. Are conditions being proffered: Yes No
9. Check completed items:
 Letter of Application Site Development Plan or Waiver Legal Forms
 11"x 17" Concept Plan Application Fee List of Adjoining Properties
 Plat Map Copy of Deed Copy of Deed Restrictions
Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

  
Donald Clay Larry Clay Ralph Clay

OFFICE USE ONLY
Application Deadline: 09/28/23
Received By: ESR
B.O.S. Meeting Date: 02/16/23

Application No. R-23-032
P.C. Meeting Date: 12/09/23
Date Received: 09/19/23
Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

14.26 acres of land, generally located)
on State Road 634/Blue Ridge Road within)
within the Tunstall Election District and)
recorded as parcel ID # 2531-40-3919)
in the Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

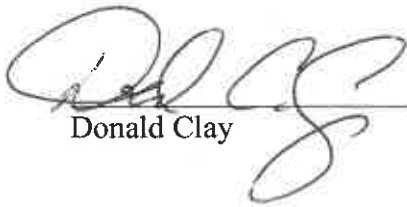
WHEREAS, your Petitioners, Donald Clay, Larry Clay & Ralph Clay, respectfully files this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

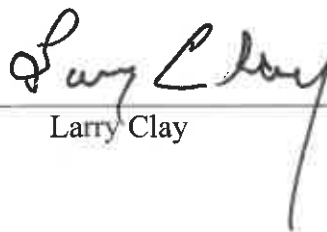
- (1) The Petitioners are the Owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioners respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Donald Clay


Larry Clay


Ralph Clay

September 27, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

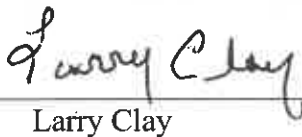
Donald Clay, Larry Clay & Ralph Clay as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 14.26 acres, GPIN # 2531-40-3919, located on State Road 634/Blue Ridge Drive, in the Callands-Gretna Election District.

We are requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for the property to be sub-divided amongst family members.

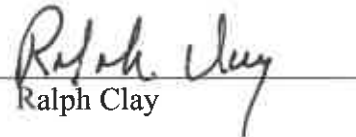
Sincerely,



Donald Clay



Larry Clay



Ralph Clay

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2531-51-5252	AEKB INC	P O BOX 480	GRETNA, VA 24557
2531-30-8456	TOWN OF GRETNA	P O BOX 602	GRETNA, VA 24557
2531-51-6076	GIBSON LIVING TRUST DTD 10/19/2018 ET ALS	1220 EAST GRETNA RD	GRETNA, VA 24557
2531-31-3261	MCCARTHY, KATHERINE SELENE	3840 PEAKLAND PLACE	LYNCHBURG, VA 24503
2531-30-6990	UNKNOWN		
2531-41-1629	CLAY, ROY JEFFREY	408 BLUE RIDGE DR	GRETNA, VA 24557
2531-41-0424	CLAY, RALPH CARTER	242 BLUE RIDGE DR	GRETNA, VA 24557
2531-31-9303	CLAY, DONALD C	248 BLUE RIDGE DRIVE	GRETNA, VA 24557
2531-31-8379	CLAY, MICHAEL DAVID	208 BLUE RIDGE DR	GRETNA, VA 24557
2531-41-9077	MIDKIFF, HEATHER RENEE	412 BLUE RIDGE DRIVE	GRETNA, VA 24557
2531-41-3457	ENGLISH, JOSHUA DAVID	142 CEDAR RD	GRETNA, VA 24557
2531-31-8259	BOOTH, DAVID R/RTOD	3991 BALI COURT	WOODBIDGE, VA 22192

R-23-032 CLAY

ArcGIS Web Map



11/17/2023, 2:15:30 PM

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels Labels Streets

Assessed Parcels

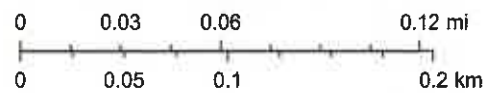
Addresses

Pittsylvania County

Railways

ALL OTHER

1:4,514



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

ArcGIS Web AppBuilder

Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Virginia

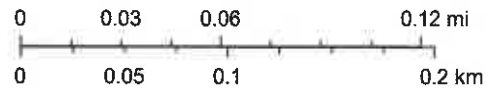
ArcGIS Web Map



11/17/2023, 2:16:05 PM

1:4,514

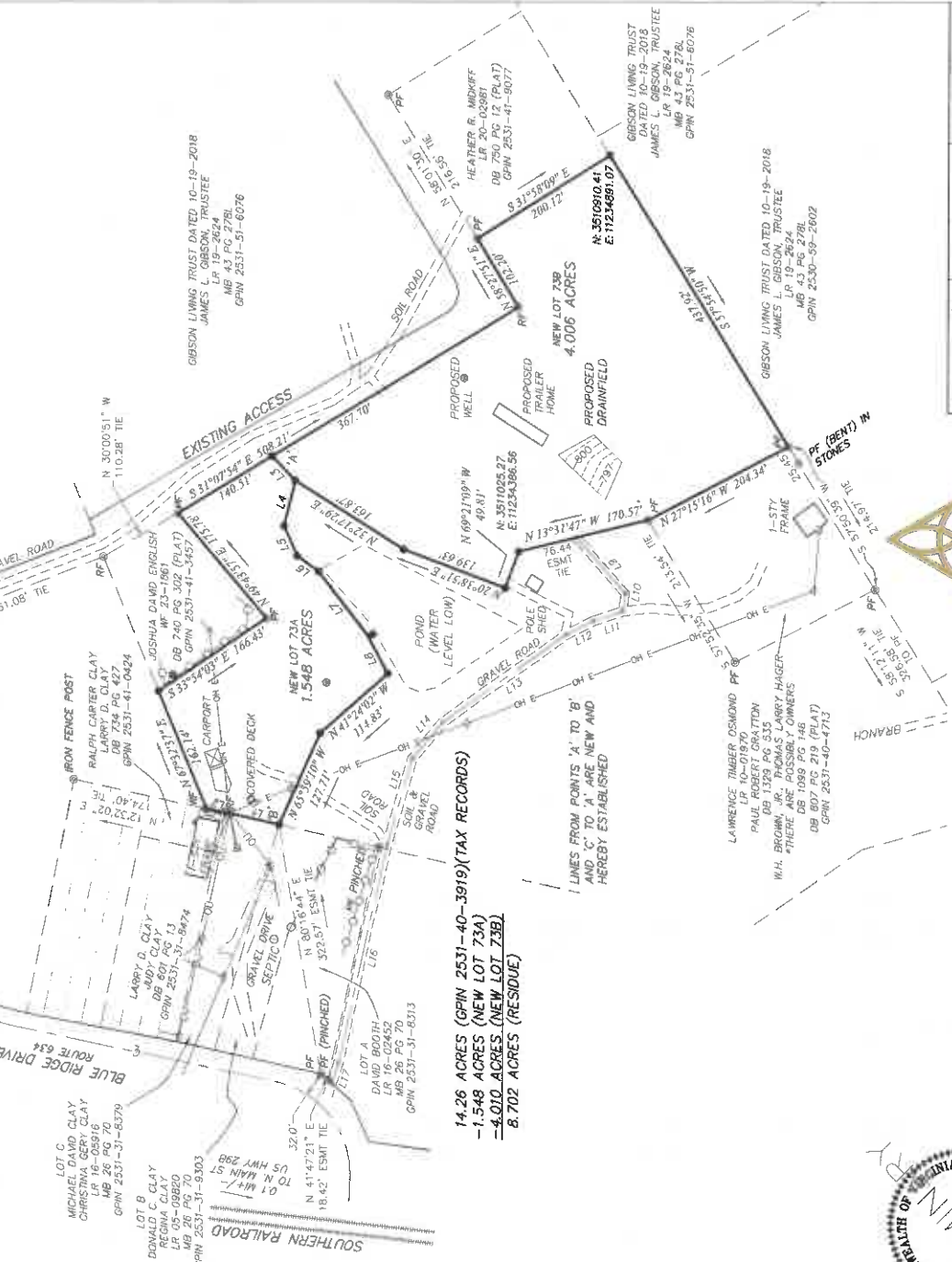
- | | |
|------------------------------|----------------------------------|
| Virginia Cities and Counties | Streets |
| County | ALL OTHER |
| Tax Parcels (All) | Zoning Districts |
| Assessed Parcels Labels | Agricultural |
| Assessed Parcels | Business, General |
| Addresses | Double-Zoned |
| Pittsylvania County | Heavy Industrial |
| Railways | Mobile Home Park |
| | Residential Suburban Subdivision |



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)



- NOTES:**
1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
 2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
 3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 5114300253E EFFECTIVE 09-28-2010.
 4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.
 5. NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN AS PART OF THIS FAMILY DIVISION, ONLY IMPROVEMENTS WHICH ENOUGH ON THE LINE OR ARE IN CLOSE PROXIMITY TO THE LINE ARE SHOWN.
 6. COORDINATES SHOWN ON REBAR SET ARE BASED ON GPS READINGS AND SHOULD ONLY BE USED FOR THEIR INTENDED PURPOSE OF ASSISTING THE PITTSYLVANIA COUNTY GIS SYSTEM.



LINE	BEARING	DISTANCE
L1	N 12°44'09" E	70.34'
L2	N 11°30'18" E	24.76'
L3	S 46°38'16" W	42.88'
L4	N 76°19'05" W	59.52'
L5	S 69°20'26" W	41.45'
L6	S 35°53'24" W	33.91'
L7	S 27°43'14" W	62.80'
L8	S 61°55'19" W	53.41'

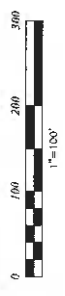
LINE	BEARING	DISTANCE
L9	S 48°44'35" W	65.27'
L10	N 61°01'53" W	22.84'
L11	N 19°05'47" W	38.13'
L12	N 35°59'36" W	38.60'
L13	N 50°11'42" W	59.51'
L14	N 50°11'42" W	59.51'
L15	N 23°43'31" W	114.61'
L16	N 77°54'23" W	284.73'
L17	N 71°26'36" W	28.15'

CALLS ALONG PROPOSED 12' INGRESS/EGRESS & UTILITY EASEMENT

SOURCE OF TITLE:
RALPH CLAY CARTER
LARRY DAVID CLAY
WESLEY R. CLAY
WF 12-0166

PLAT OF REFERENCE:
DB 674 PG 355 (COMPOSITE MAP)

- LEGEND**
- RF ○ REBAR FOUND
 - PF ○ IRON PIPE FOUND
 - REBAR SET
 - COMPUTED POINT
 - UTILITY POLE
 - WELL
 - CENTERLINE
 - FENCE
 - OVERHEAD UTILITY



FAMILY EXEMPT; SUBMISSION ORDNANCE BY SEC 18.2 OF THE PITTSYLVANIA COUNTY SUBDIVISION ORDNANCE AND SEC. 15.2-2244, 15.2-2244.1, STATE CODE OF VIRGINIA. THE DEED SHALL HAVE A RESTRICTIVE COVENANT ON THE SUBDIVIDED PROPERTY THAT WOULD PROHIBIT THE TRANSFER OF THE PROPERTY TO A NON-MEMBER OF THE FAMILY FOR A PERIOD OF 75 YEARS.



PLAT SHOWING
FAMILY DIVISION OF THE PROPERTY OF
**RALPH CLAY CARTER,
LARRY DAVID CLAY & WESLEY R. CLAY**
CALLANDS-GREINA DISTRICT, PITTSYLVANIA COUNTY, VIRGINIA

DRAWN BY: M.G./R.B.A. | DATE: 09-15-2023 | PROJECT #2301189

**ARMSTRONG
CIVIL**
105 NORTH MAIN ST. GREINA, VA 24597. 434-686-1051
HIC: 16; ARMSTRONGASSOCIATES.NET

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-033 William Knick; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	December 5, 2023	Item Number:	9.d.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-033 William Knick App</td> </tr> <tr> <td>2.</td> <td>R-23-033 William Knick Maps</td> </tr> </table>			1.	R-23-033 William Knick App	2.	R-23-033 William Knick Maps
1.	R-23-033 William Knick App						
2.	R-23-033 William Knick Maps						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by William Knick, to rezone property located on State Road 742/Walnut Creek Road and Walnut Creek Road, in the Westover Election District and shown on the Tax Maps as a portion of GPIN # 2318-06-4016. The applicant is requesting to rezone 4.516 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow the property to be consolidated with an adjacent parcel zoned A-1.

BACKGROUND/DISCUSSION

William R. Knick is requesting to rezone 4.516 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, so that property lines may be adjusted. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *William R. Knick* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a

permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-033, submitted by William R. Knick, requesting to rezone 4.516 acres located on Walnut Creek Lane in the Westover Election District and shown on the Tax Maps as part of GPIN # 2318-06-4016. The subject property is adjacent to property currently zoned A-1, Agricultural District.

MOTION:

1. Recommend approval of Case R-23-017 as submitted.
2. Recommend denial of Case R-23-017 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-033	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> William R. Knick is requesting to rezone a portion of property from R-1, Residential Subdivision District to A-1, Agricultural District.		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023
DISTRICT: Westover		

SUBJECT

Requested by William Knick, to rezone property located on State Road 742/Walnut Creek Road and Walnut Creek Road, in the Westover Election District and shown on the Tax Maps as a portion of GPIN # 2318-06-4016. The applicant is requesting to rezone 4.516 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow the property to be consolidated with an adjacent parcel zoned A-1.

BACKGROUND/DISCUSSION

William R. Knick is requesting to rezone 4.516 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, so that property lines may be adjusted. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *William R. Knick* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-033, submitted by William R. Knick, requesting to rezone 4.516 acres located on Walnut Creek Lane in the Westover Election District and shown on the Tax Maps as part of GPIN # 2318-06-4016. The subject property is adjacent to property currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-017 as submitted.
2. Recommend denial of Case R-23-017 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

William R. Knick., as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: William R. Knick
Address: 329 Straightstone Road, Gretna, Va 24557

2. Location of Property: On Walnut Creek Lane

Telephone: 434-250-2392

3. Tax Map Numbers: part of 2318-06-4016

4. Election District: Westover

Total Amount: \$462.07

Taken By: A. Haye

5. Size of Property: 4.516 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To combine with the adjacent A-1 zoned property

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


William R. Knick

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/23

Application No. R-23-033

P.C. Meeting Date: 12/05/23

Date Received: 10/26/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

4.516 acres of land, generally located)
on Walnut Creek Lane within)
the Westover Election District and recorded)
as part of parcel ID # 2318-06-4016 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, William R. Knick, respectfully file this
Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning
Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would
respectfully show the following:

- (1) The Petitioner is are the owner of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania
County Zoning Ordinance as R-1. Residential Suburban Subdivision
District.
- (3) Your petitioner now desires to have this part of the property rezoned to
A-Agricultural District

WHEREFORE, your Petitioner respectfully request that the Zoning Ordinance of
Pittsylvania County be amended and that the above-referenced parcel of land be rezoned
as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the
Director of Community Development to the Pittsylvania County Planning Commission
for its consideration and recommendation.

Respectfully submitted,


William R. Knick

November 16, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, William R. Knick, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 4.516 acres, part of GPIN # 2318-06-4016, located on Walnut Creek Lane, in the Westover Election District.

I am requesting to rezone this portion of the parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to combine with an adjacent parcel zoned A-1.

Sincerely,

A handwritten signature in cursive script, appearing to read "William R. Knick".

William R. Knick

SPECIAL POWER OF ATTORNEY

Property Description (Tax Map Number, Street Address or Common Description, Borough):

Tax Map # part of 2318-06-4016

I/we William R. Knick, am/are:

_____ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Richard Allen Knick ^{et Ronald Knick}, authorized agent of _____, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to rezoning, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to rezoning, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to rezoning, on the Property.

William R Knick
Owner: Print Name WILLIAM R KNICK

Commonwealth of Virginia

City/County of _____, to-wit:

Subscribed and sworn to before me this _____ day of _____,

in my City and State aforesaid, by _____

_____ Notary Public.

My Commission Expires: _____

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-23-033


William R. Knick

Date _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2318-06-1291	KNICK, RONALD L	1440 MILL CREEK RD	DANVILLE, VA 24540
2318-16-1982	MOORE, DARRYL LYNN	1740 WALNUT CREEK RD	DANVILLE, VA 24540
2318-17-2132	RHODES, RONNY J	1648 WALNUT CREEK RD.	DANVILLE, VA 24540
2318-17-2524	ROBERTSON, KAREN LEE	175 WALNUT CREEK LANE	DANVILLE, VA 24540
2318-17-3285	ADKINS, CARLEIGH C	1606 WALNUT CREEK RD	DANVILLE, VA 24540
2318-15-4714	HICKS, CHRISTY LAVERNE	1088 WALNUT CREEK RD	DANVILLE, VA 24540
2318-07-8519	ROSS, JOSHUA M	170 AZALEA LANE	DANVILLE, VA 24540
2318-05-9736	GOLDSMITH, ALEJANDRO	4306 N CRICKET CIRCLE	SPRING, TX 77388
2318-06-4016	Applicant		
2308-99-2085	Applicant		
2308-97-8514	YOUNG, DAVID I	1666 MILL CREEK RD	DANVILLE, VA 24540
2308-96-9366	ROCKET ENTERPRISE LLC	5705 ABENAKI DR	CHARLOTTE, NC 28214
2318-06-0372	OAKES, JESSE W	4940 ROCKSPRINGS RD	RINGGOLD, VA 24586
2318-05-2819	ADKINS, JAMES EDWARD		
2318-05-2855	Above		
2318-05-3801	TRENT, JESSIE F		
2318-05-4714	ADKINS, JAMES EDWARD		
2318-05-4780	SMITH, BARRY D	1357 MILL CREEK RD	DANVILLE, VA 24540
2318-05-5608	Above		
2318-05-5674	PLUNKETT, ADARYLL	1009 LAWLESS CREEK ROAD	BLAIRS, VA 24527
2318-05-6670	Below		
2318-17-5309	HALL, DANNY L	1596 WALNUT CREEK RD	DANVILLE, VA 24540
2318-05-1990	Below		
2318-05-2837			
2318-05-2873	TRENT, JESSIE F	1397 MILL CREEK RD	DANVILLE, VA 24540
2318-05-3820	ADKINS, JAMES EDWARD		
2318-05-3748	Above		
2318-05-3767			
2318-05-3796			
2318-05-4733	SMITH, BARRY D	1357 MILL CREEK RD	DANVILLE, VA 24540
2318-05-4761	Above		
2318-05-5637	PLUNKETT, ADARYLL	1009 LAWLESS CREEK ROAD	BLAIRS, VA 24527
2318-05-5656	Above		

2318-05-6603	ADKINS, JAMES EDWARD	1409 MILL CREEK RD	DANVILLE, VA 24540
2318-05-6622	Above		
2318-05-6651	Above		
2318-05-7509	COLLINS, GARNETT L JR	501 PEACH ORCHARD RD	AXTON, VA 24054
2318-05-7528	Above		
2318-05-7557	Above		
2318-16-2709	VOSBERG, DANIEL VANCE	106 HAYES CT	DANVILLE, VA 24541
2318-16-2613	DECKER, STEVEN E	1715 WALNUT CREEK RD	DANVILLE, VA 24540

R-23-033 William R. Knick

ArcGIS Web Map



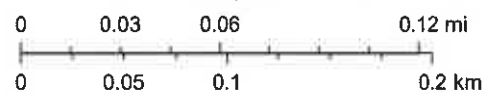
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Virginia Cities and Counties

-  County
-  Tax Parcels (All)
-  Assessed Parcels

Assessed Parcels Labels

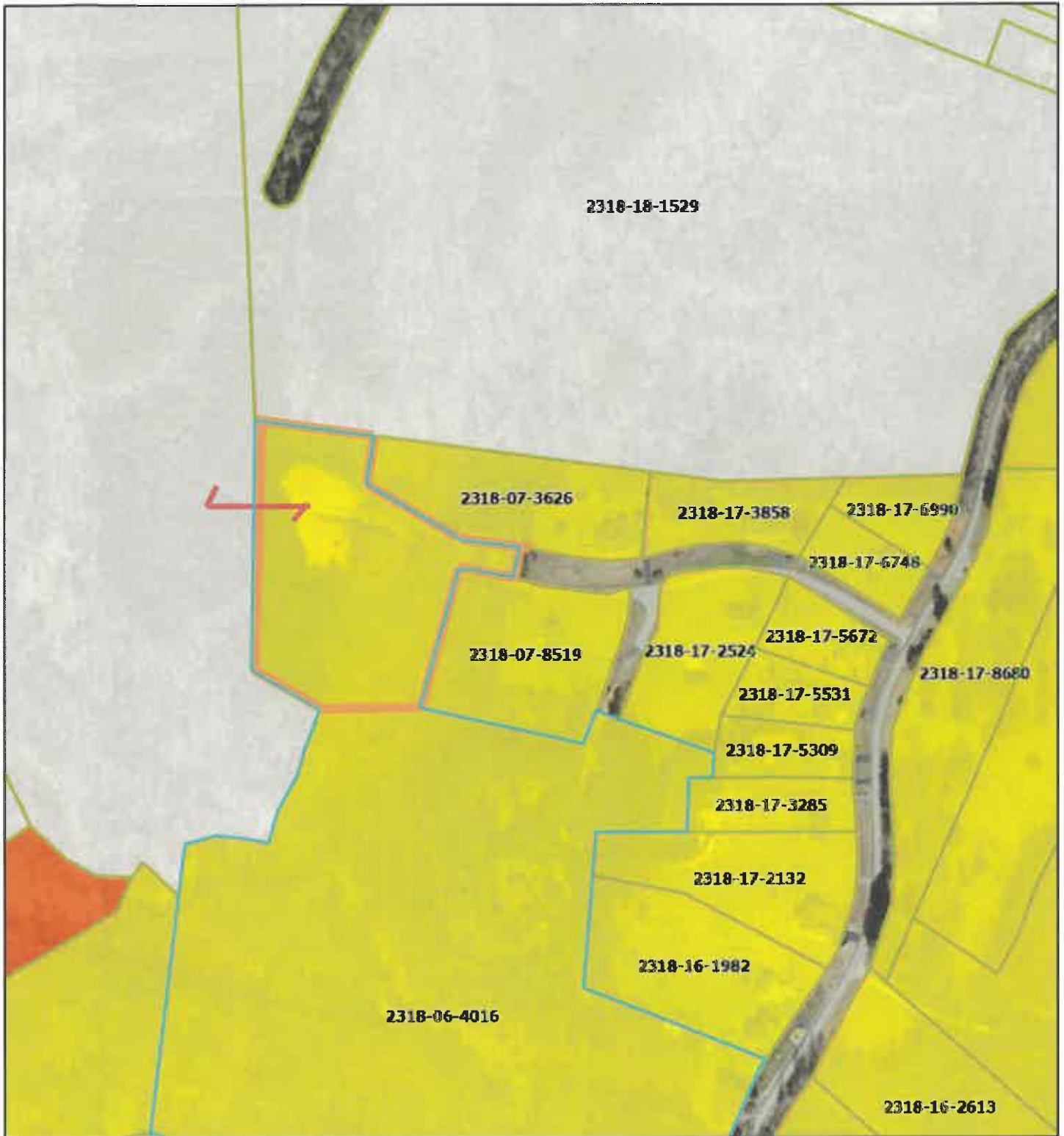
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ArcGIS Web AppBuilder

ArcGIS Web Map



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Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

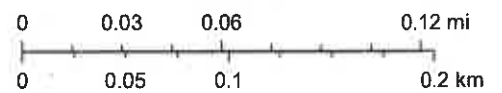
Assessed Parcels Labels

Zoning Districts

Agricultural

Heavy Industrial

Residential Suburban Subdivision



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ArcGIS Web AppBuilder

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-034 Dwight Jefferson: Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Mease)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	December 5, 2023	Item Number:	9.e.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-034 Dwight Jefferson App</td> </tr> <tr> <td>2.</td> <td>R-23-034 Dwight Jefferson Map-</td> </tr> </table>			1.	R-23-034 Dwight Jefferson App	2.	R-23-034 Dwight Jefferson Map-
1.	R-23-034 Dwight Jefferson App						
2.	R-23-034 Dwight Jefferson Map-						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Dwight Jefferson, to rezone property located on US Route 29 Business/North Main Street and State Road 1324/Northwest Drive, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 2531-20-9775. The applicant is requesting to rezone 1.009 acres, from R-1, Residential Suburban Subdivision District, to B-2, Business District, General, to allow for the property to be consolidated with an adjacent parcel zoned B-2.

BACKGROUND/DISCUSSION

Dwight Jefferson is requesting to rezone 1.009 acres from R-1, Residential Suburban Subdivision District to B-2, Business District, General to allow the property to be added to an adjacent property zoned B-2. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned B-2, Business District, General. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Dwight E. & Michael E. Jefferson* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential and Commercial.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to R-1, Residential Suburban Subdivision District, and B-2, Business District, General, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-034, submitted by Dwight Jefferson, requesting to rezone 1.009 acres located on US Route 29 Business/North Main Street and State Road 1324/Northwest Drive in the Callands-Gretna Election District and shown on the Tax Maps GPIN # 2531-20-9775. The subject property is adjacent to property currently zoned B-2, Business District, General, and the rezoning would be consistent with the Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-23-034 as submitted.

Recommend denial of Case R-23-034 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-034	<u>ZONING REQUEST</u> R-1 to B-2	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Dwight Jefferson is requesting to rezone property from R-1, Residential Subdivision District to B-2, Business District, General		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023
DISTRICT: Callands-Gretna		

SUBJECT

Requested by Dwight Jefferson, to rezone property located on US Route 29 Business/North Main Street and State Road 1324/Northwest Drive, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 2531-20-9775. The applicant is requesting to rezone 1.009 acres, from R-1, Residential Suburban Subdivision District, to B-2, Business District, General, to allow for the property to be consolidated with an adjacent parcel zoned B-2.

BACKGROUND/DISCUSSION

Dwight Jefferson is requesting to rezone 1.009 acres from R-1, Residential Suburban Subdivision District to B-2, Business District, General to allow the property to be added to an adjacent property zoned B-2. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned B-2, Business District, General. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Dwight E. & Michael E. Jefferson* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential and Commercial.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to R-1, Residential Suburban Subdivision District, and B-2, Business District, General, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-034, submitted by Dwight Jefferson, requesting to rezone 1.009 acres located on US Route 29 Business/North Main Street and State Road 1324/Northwest Drive in the Callands-Gretna Election District and shown on the Tax Maps GPIN # 2531-20-9775. The subject property

is adjacent to property currently zoned B-2, Business District, General, and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-034 as submitted.
2. Recommend denial of Case R-23-034 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

I, Dwight Jefferson, as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Dwight Jefferson
Address: P. O. Box 187, Gretna, VA 24557

2. Location of Property: Northwest Drive and North Main Street, Gretna

Telephone: 434-251-6300

3. Tax Map Numbers: 2531-20-9775

4. Election District: Callands-Gretna

Total Amount: \$368.24 Check #
Taken By: ESR 4639

5. Size of Property: 1.009 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To combine with the adjacent B-2 zoned property

Proposed Zoning: B-2, Business District, General

8. Are conditions being proffered: Yes X No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.



Dwight Jefferson

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/23

Application No. R-23-034

P.C. Meeting Date: 12/05/23

Date Received: 10/26/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

1.009 acres of land, generally located)
on Northwest Drive and North Main Street)
the Callands-Gretna Election District and recorded)
parcel ID # 2531-20-9775 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Dwight Jefferson, respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is are the owner of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have this part of the property rezoned to B-2, Business District, General

WHEREFORE, your Petitioner respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



Dwight Jefferson

November 16, 2023

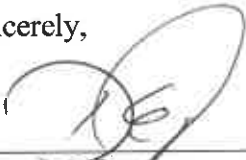
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Dwight Jefferson, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 1.009 acres, GPIN # 2531-20-9775, located on Northwest Drive and North Main Street, Gretna, in the Callands-Gretna Election District.

I am requesting to rezone this parcel from R-1, Residential Suburban Subdivision District to B-2, Business District, General to combine with an adjacent parcel zoned B-2.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dwight Jefferson', written over a horizontal line.

Dwight Jefferson

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case B-23-034 Applicant  Date _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2531-20-6666	WOODEN, MELVIN A ET ALS	205 NORTHWEST DR	GRETNA, VA 24557
2531-20-8736	FRATTA, MEGAN MARIE	220 NORTHWEST DR	GRETNA, VA 24557
2531-20-9806	ANDREWS, THOMAS WAYNE	236 NORTHWEST DRIVE	GRETNA, VA 24557
2531-20-5221	HARRIS LAND AND TIMBER COMPANY LLC	P O BOX 217	FLOYD, VA 24091
2531-30-1217	ROLLISON, CECIL MOORE	PO BOX 594	GRETNA, VA 24557
2531-30-1347	MCCARTHY, KATHERINE SELENE	3840 PEAKLAND PLACE	LYNCHBURG, VA 24503
2531-20-7463	TOWN OF GRETN	P O BOX 602	GRETNA, VA 24557

R-23-034 DWIGHT JEFFERSON

ArcGIS Web Map



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Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

Assessed Parcels Labels

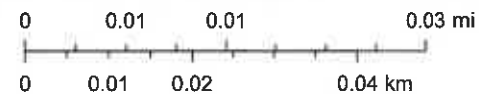
Addresses

Route Numbers

Streets

ALL OTHER

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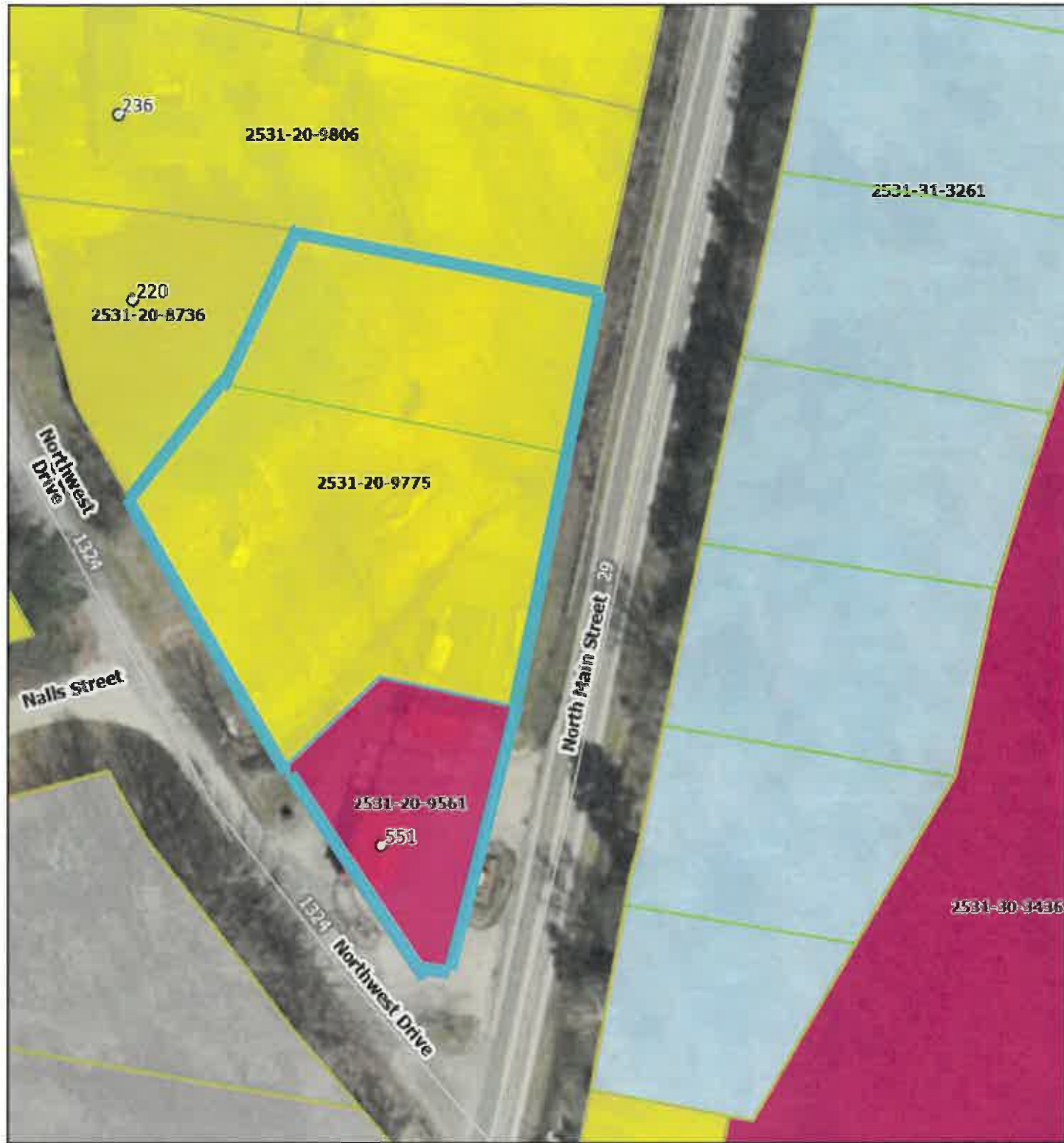


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ArcGIS Web Map



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Virginia Cities and Counties

- County
- Tax Parcels (All)
- Assessed Parcels

Streets

- ALL OTHER

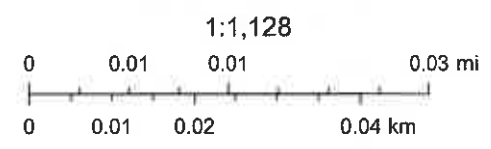
Zoning Districts

- Business, General
- Double-Zoned
- Residential Suburban Subdivision
- Town Zoning

Assessed Parcels Labels

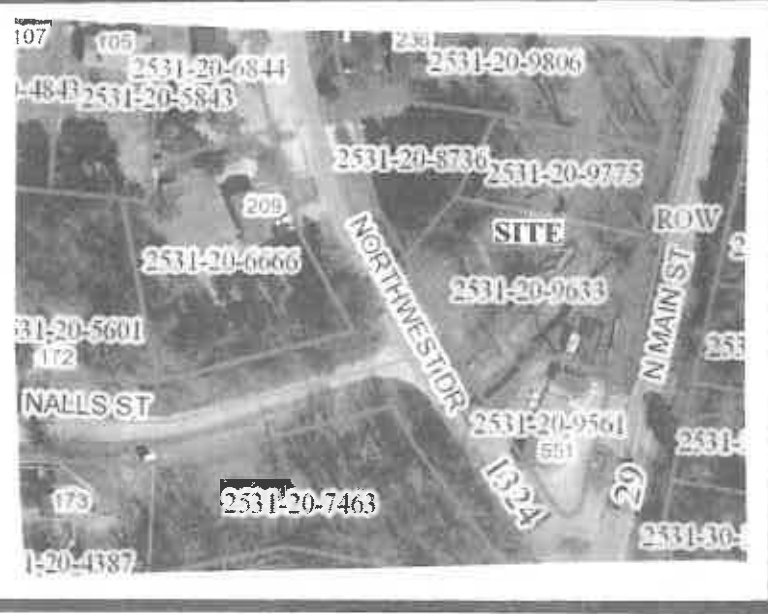
- Addresses

Route Numbers



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

ArcGIS Web AppBuilder



VICINITY MAP
(NOT TO SCALE)



Δ = 131-39-19
R = 11.22'
L = 25.78'
CH = 20.47'
CB = S 81 29' 30" W

OWNER'S STATEMENT:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITHIN THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES IF ANY.

DWIGHT E. JEFFERSON DATE

I, _____
A NOTARY PUBLIC IN AND FOR _____
IN THE STATE OF _____
DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HEREON, HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____
MY COMMISSION EXPIRES _____

OWNER'S STATEMENT:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITHIN THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES IF ANY.

MICHAEL E. JEFFERSON DATE

I, _____
A NOTARY PUBLIC IN AND FOR _____
IN THE STATE OF _____
DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HEREON, HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____
MY COMMISSION EXPIRES _____

*PARCEL ID 2531-20-9633 AND 2531-20-9775 PROPOSED ZONING WILL BE B-2 BUSINESS DISTRICT, GENERAL TO MATCH THE EXISTING B-2 ZONING FOR PARCEL ID 2531-20-9561.

ALL PARCELS, AS PLATTED, ARE SERVED OR WILL BE SERVED BY TOWN WATER AND PRIVATE SEPTIC.

THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE AE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO 51143C0253E, EFFECTIVE DATE SEPTEMBER 29, 2010. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATA OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

THIS PLAT DOES NOT ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.

LOCATION OF UTILITIES ARE BASED ON A VISUAL INSPECTION OF ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OF UNDERGROUND UTILITIES.

*DENOTES LOT LINES TO BE VACATED

ALBERT E. NEIGHBORS JR.
SURVEYOR AND PLANNER

222 GREENDALE DRIVE
RUSTBURG, VIRGINIA 24588
OFFICE (434) 821-5446
Email: ~neighborlandsurveying@comcast.com



—SERVING VIRGINIA SINCE 1974—

PLAT SHOWING
REZONING & VACATION OF LINES FOR
PARCEL ID 2531-20-9561, 9633 & 9775
PROPERTY OF

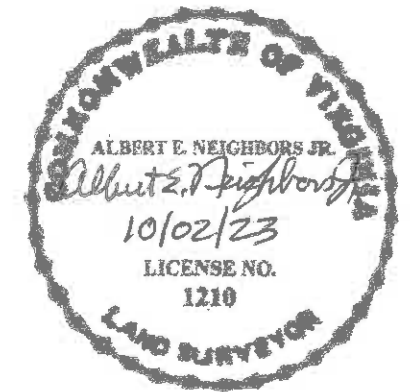
DWIGHT E. & MICHAEL E. JEFFERSON

CALLANDS-GREINA DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA
SURVEYED FOR:

DWIGHT E. & MICHAEL E. JEFFERSON

DATE: SEPTEMBER 28, 2023
F.B. 181

SCALE ~ 1" = 60'
COMM NO 2023014 A



PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-036 Clarence and Robin Emerson; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	December 5, 2023	Item Number:	9.f.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-036 Clarence Emerson App</td> </tr> <tr> <td>2.</td> <td>R-23-036 Clarence Emerson Map</td> </tr> </table>			1.	R-23-036 Clarence Emerson App	2.	R-23-036 Clarence Emerson Map
1.	R-23-036 Clarence Emerson App						
2.	R-23-036 Clarence Emerson Map						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Clarence and Robin Emerson, to rezone property located on State Road 41/Franklin Turnpike, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2401-19-5270. The applicant is requesting to rezone 6.17 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a wayside stand.

BACKGROUND/DISCUSSION

Clarence and Robin Emerson are requesting to rezone 6.17 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. The property is currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, an agricultural use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that "incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres." In order for the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. The applicants are requesting to rezone the property to bring the use of the property into compliance with the current Ordinance requirements. Additionally, R-1, Residential Suburban Subdivision District, does not allow for a wayside stand. The applicants currently operate a wayside stand on an adjacent property but are proposing to construct a structure on the subject property that will allow them

to expand. This will only be allowed if the property is rezoned.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-036, submitted by Clarence and Robin Emerson, requesting to rezone 6.17 acres located on State Road 41/Franklin Turnpike, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2401-19-5270. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-23-036 as submitted.
2. Recommend denial of Case R-23-036 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-036	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Clarence and Robin Emerson are requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023
DISTRICT: Chatham-Blairs		

SUBJECT

Requested by Clarence and Robin Emerson, to rezone property located on State Road 41/Franklin Turnpike, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2401-19-5270. The applicant is requesting to rezone 6.17 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a wayside stand.

BACKGROUND/DISCUSSION

Clarence and Robin Emerson are requesting to rezone 6.17 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. The property is currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, an agricultural use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that “incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres.” In order for the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. The applicants are requesting to rezone the property to bring the use of the property into compliance with the current Ordinance requirements. Additionally, R-1, Residential Suburban Subdivision District, does not allow for a wayside stand. The applicants currently operate a wayside stand on an adjacent property but are proposing to construct a structure on the subject property that will allow them to expand. This will only be allowed if the property is rezoned.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-036, submitted by Clarence and Robin Emerson, requesting to rezone 6.17 acres located on State Road 41/Franklin Turnpike, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2401-19-5270. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-036 as submitted.
2. Recommend denial of Case R-23-036 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

Clarence & Robin Emerson, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Clarence & Robin Emerson
Address: 333 Emerson Road, Dry Fork VA 24549

2. Location of Property: Route 41/Franklin Turnpike

Telephone: 434-334-4046

3. Tax Map Numbers: 2401-19-5270

4. Election District: Chatham Blairs

Total Amount: \$325.59

Taken By: CK# 22248

5. Size of Property: 6.17 acres

OK

6. Existing Land Use: Accessory Buildings

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To allow for agricultural uses, produce stand

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes X No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.



Clarence Emerson

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/23

Application No. R-23-036

P.C. Meeting Date: 12/05/23

Date Received: 10/19/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

6.17 acres of land, generally located)
on Route 41/Franklin Turnpike within)
the Chatham-Blairs Election District and)
recorded as parcel ID # 2401-19-5270 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Clarence & Robin Emerson, respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioners respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Clarence Emerson

November 17, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

Clarence & Robin Emerson as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 6.17 acres, GPIN # 2401-19-5270, located on Route 41/Franklin Turnpike, in the Chatham-Blairs Election District.

We are requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for agricultural uses.

Sincerely,



Clarence Emerson

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-23-036 Applicant CLARENCE A. EMERSON Date 11/17/2023

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2401-19-4239	EMERSON, CLARENCE A JR	333 EMERSON RD	DRY FORK, VA 24549
2401-18-6838	BOWMAN, KENNETH L	300 BOWMAN DR	DRY FORK, VA 24549
2401-08-9649	NOWLAN, WARREN ALAN	7713 FRANKLIN TPKE	DRY FORK VA 24549

R-23-036 CLARENCE EMERSON

Pittsylvania County Public GIS Viewer

2402-20-1486 X Q Show search results for 2402-2...

Emergency Services

Parks and Recreation (group layer)

Population Demographics (group layer)

Public Utilities (group layer)

Schools (group layer)

Tax Map Grids (group layer)

Transportation (group layer)

Route Numbers

Streets

Railways

Border Railways

Danville Airport

Voter Services (group layer)

Waste Collection (group layer)

Zoning (group layer)

Zoning Districts

Zoning Districts

Agricultural

Business, Limited

Business, General

Conservation

Double-Zoned

Light Industrial

Heavy Industrial

Mobile Home Park

Residential Suburban Subdivision

Residential Combined Subdivision

Residential Estates

Residential Multi-Family

Residential Planned Development

Town Zoning

Unknown

2401-19-4819

2401-19-4219

2401-19-5270

2401-18-6635

2401-18-7827

2401-08-9649

Emerson Road

Franklin Turnpike

Bowman Drive

Esri Community Maps Contributors, VGIN, © OpenStreetMap contributors, Imagery © Mapbox

200ft

39.455636, -77.112 Degrees

App State
Click to restore the map extent and layers visibility where you left off

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-037 Jonathan Wachendorfer; Rezoning from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District (Webb)										
Staff Contact(s):	Emily Ragsdale										
Agenda Date:	December 5, 2023	Item Number:	9.g.								
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-037 Timothy Wachendorfer App</td> </tr> <tr> <td>2.</td> <td>R-23-037 TimothyWachendorfer VDOT</td> </tr> <tr> <td>3.</td> <td>R-23-037 TimothyWachendorfer Map</td> </tr> <tr> <td>4.</td> <td>R-23-037 Timothy Wachendorfer Site Plan</td> </tr> </table>			1.	R-23-037 Timothy Wachendorfer App	2.	R-23-037 TimothyWachendorfer VDOT	3.	R-23-037 TimothyWachendorfer Map	4.	R-23-037 Timothy Wachendorfer Site Plan
1.	R-23-037 Timothy Wachendorfer App										
2.	R-23-037 TimothyWachendorfer VDOT										
3.	R-23-037 TimothyWachendorfer Map										
4.	R-23-037 Timothy Wachendorfer Site Plan										
Reviewed By:											

SUMMARY:

SUBJECT

Requested by Jonathan Wachendorfer, to rezone property located on State Road 740/Iris Lane, in the Westover Election District and shown on the Tax Maps as GPIN #s 2319-72-1889 and 2319-72-2938. The applicant is requesting to rezone two (2) parcels, totaling 1.392 acres, from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District, to allow duplexes to be constructed on the property.

BACKGROUND/DISCUSSION

Timothy Wachendorfer Et Als is requesting to rezone two (2) parcels, totaling 1.39 acres from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District, to allow the construction of two (2) duplexes on the subject properties. According to VDOT, the properties cannot meet the sight distance requirements for low volume commercial entrances. As explained in an attached email from VDOT, the applicant can use a private entrance; however, private entrances can only serve two (2) dwellings. This would require the applicant to provide separate entrances for each lot and the number of units per lot would be restricted to two (2).

Once the properties are rezoned to RMF, Residential Multi-Family District, all uses listed under Section 35-280 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to R-1, Residential Suburban Subdivision District & B-1, Business District, Limited zoned properties.

SITE DEVELOPMENT PLAN

Included.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-037, submitted by Timothy Wachendorfer Et Als, requesting to rezone 1.39 total acres located on Iris Lane in the Westover Election District and shown on the Tax Maps GPIN #s 2319-72-1889 & 2319-72-2938. The rezoning would be consistent with the Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-23-037 as submitted.
2. Recommend denial of Case R-23-037 as submitted.

STAFF SUMMARY

<u>CASE</u> R-23-037	<u>ZONING REQUEST</u> R-1 to RMF	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Timothy Wachendorfer Et Als is requesting to rezone property from R-1, Residential Suburban Subdivision District to RMF, Residential Multi-Family District		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023
DISTRICT: Westover		

SUBJECT

Requested by Jonathan Wachendorfer, to rezone property located on State Road 740/Iris Lane, in the Westover Election District and shown on the Tax Maps as GPIN #s 2319-72-1889 and 2319-72-2938. The applicant is requesting to rezone two (2) parcels, totaling 1.392 acres, from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District, to allow duplexes to be constructed on the property.

BACKGROUND/DISCUSSION

Timothy Wachendorfer Et Als is requesting to rezone two (2) parcels, totaling 1.39 acres from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District, to allow the construction of two (2) duplexes on the subject properties. According to VDOT, the properties cannot meet the sight distance requirements for low volume commercial entrances. As explained in an attached email from VDOT, the applicant can use a private entrance; however, private entrances can only serve two (2) dwellings. This would require the applicant to provide separate entrances for each lot and the number of units per lot would be restricted to two (2).

Once the properties are rezoned to RMF, Residential Multi-Family District, all uses listed under Section 35-280 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to R-1, Residential Suburban Subdivision District & B-1, Business District, Limited zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-037, submitted by Timothy Wachendorfer Et Als, requesting to rezone 1.39 total acres located on Iris Lane in the Westover Election District and shown on the Tax Maps GPIN #s 2319-72-1889 & 2319-72-2938. The rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-037 as submitted.

2. Recommend denial of Case R-23-037 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

We, Timothy Wachendorfer, Et Als, as owners of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Timothy Wachendorfer Et Als
Address: 5705 Snow Hill Drive, Summerfield, NC 27358

2. Location of Property: On Iris Lane

Telephone: 434-203-1122

3. Tax Map Numbers: 2319-72-1889 & 2319-72-2938

4. Election District: Westover

Total Amount: \$368.24 ^{#14918}

Taken By: K. Hayes \$368.24

5. Size of Property: .70 of an acre & .69 of an acre = 1.39 total acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Multi-Family units


Proposed Zoning: RMF, Residential Multi-Family District

8. Are conditions being proffered: Yes No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Timothy Wachendorfer

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/23

Application No. R-23-037

P.C. Meeting Date: 12/05/23

Date Received: 10/26/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

A total of 1.39 acres, two parcels of land,)
generally located on Iris Road within)
the Westover Election District and recorded)
as parcel ID #s 2319-72-1889 & 2319-72-2938)
in the Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

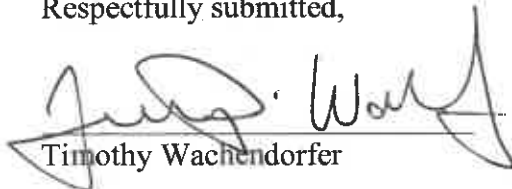
WHEREAS, your Petitioner, Timothy Wachendorfer Et Als, respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is are the owner of the above-referenced parcel.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have the properties rezoned to RMF, Residential Multi-Family District.

WHEREFORE, your Petitioner respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Timothy Wachendorfer

October 26, 2023

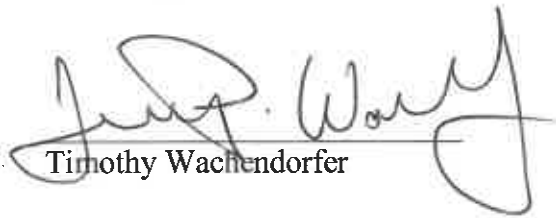
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Timothy Wachendorfer Et Als, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 1.39 acres, two parcels of land, GPIN #s 2319-72-1889 & 2319-72-2938, located on Iris Lane, in the Westover Election District.

I am requesting to rezone these parcels from R-1, Residential Suburban Subdivision District to RMF, Residential Multi-Family District to construct multi-family units.

Sincerely,



Timothy Wachendorfer



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case B-23-037 Applicant  Date 11-21-23

VIRGINIA REAL ESTATE POWER OF ATTORNEY

I, Matthew Wachendorfer, of 5705 Snow Hill Dr in the City of Summerfield, State of North Carolina hereby appoint Jonathan Wachendorfer, of 5705 Snow Hill Dr in the City of Summerfield, State of North Carolina to act on my behalf for the purpose(s) set forth in Article 1 below.

ARTICLE 1. ASSIGNMENT OF AUTHORITY

(Initial and Check the Applicable Types):

MW - SALE of Real Estate: My agent is authorized to act on my behalf for the purpose of selling the lands and premises located at Parcel ID: 2319-72-2938 and with a legal description of Hosea E Wilson Jr Subd Lot 20. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying, and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

MW - PURCHASE of Real Estate: My agent is authorized to act on my behalf for the purpose of purchasing the lands and premises located at Parcel ID: 2319-72-2938 and with a legal description of Hosea E Wilson Jr Subd Lot 20. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

MW - MANAGEMENT of Real Estate: My agent is authorized to act on my behalf for the purpose of managing the premises located at Parcel ID: 2319-72-2938 and with a legal description of Hosea E Wilson Jr Subd Lot 20. My agent is authorized to perform all acts related to maintaining the property, including, but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

Page 1 of 3

MW - REFINANCING of Real Estate: My agent is authorized to act on my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at Parcel ID: 2319-72-2938 and with a legal description of Hosea E Wilson Jr Subd Lot 20. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

ARTICLE 2. DURABLE POWER OF ATTORNEY

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article 3(b).

ARTICLE 3. TERM

(Initial and Check the Applicable Term):

a. _____ - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on _____.

b. MW - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

c. _____ - (Non-Durable Option) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.

ARTICLE 4. RATIFICATION

I, the Principal, grant my Agent full power and authority to perform all acts on my behalf as I could do if personally present, now ratifying and confirming all that my Agent may do pursuant to this power.

ARTICLE 5. GOVERNING LAW

This Note shall be governed by, and construed in accordance with, the laws of the State of Virginia.

ARTICLE 6. REVOCATION

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument on 03/29/2023.

Principal's Signature:



Print Name: Matthew Wachendorfer

ACCEPTANCE BY AGENT

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature:




Print Name: Jonathan Wachendorfer

NOTARY ACKNOWLEDGMENT

STATE OF Virginia

COUNTY OF Pittsylvania

On 03/29/2023, before me appeared Matthew Wachendorfer, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that she/he executed the same as his/her free act and deed.



Notary Public

My comission expires
01/31/2027.



VIRGINIA REAL ESTATE POWER OF ATTORNEY

I, Hannah Wachendorfer, of 5705 Snow Hill Dr in the City of Summerfield, State of North Carolina hereby appoint Jonathan Wachendorfer, of 5705 Snow Hill Dr in the City of Summerfield, State of North Carolina to act on my behalf for the purpose(s) set forth in Article 1 below.

ARTICLE 1. ASSIGNMENT OF AUTHORITY

(Initial and Check the Applicable Types):

HW - SALE of Real Estate: My agent is authorized to act on my behalf for the purpose of selling the lands and premises located at Parcel ID: 2319-72-1889 and with a legal description of Hosea E Wilson Jr Subd Lot 19. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying, and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

HW - PURCHASE of Real Estate: My agent is authorized to act on my behalf for the purpose of purchasing the lands and premises located at Parcel ID: 2319-72-1889 and with a legal description of Hosea E Wilson Jr Subd Lot 19. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

HW - MANAGEMENT of Real Estate: My agent is authorized to act on my behalf for the purpose of managing the premises located at Parcel ID: 2319-72-1889 and with a legal description of Hosea E Wilson Jr Subd Lot 19. My agent is authorized to perform all acts related to maintaining the property, including, but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

Page 1 of 3

HW - REFINANCING of Real Estate: My agent is authorized to act on my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at Parcel ID: 2319-72-1889 and with a legal description of Hosea E Wilson Jr Subd Lot 19. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

ARTICLE 2. DURABLE POWER OF ATTORNEY

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article 3(b).

ARTICLE 3. TERM

(Initial and Check the Applicable Term):

- a. _____ - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on _____.
- b. HW - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.
- c. _____ - (Non-Durable Option) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.

ARTICLE 4. RATIFICATION

I, the Principal, grant my Agent full power and authority to perform all acts on my behalf as I could do if personally present, now ratifying and confirming all that my Agent may do pursuant to this power.

ARTICLE 5. GOVERNING LAW

This Note shall be governed by, and construed in accordance with, the laws of the State of Virginia.

ARTICLE 6. REVOCATION

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument on 03/29/2023.

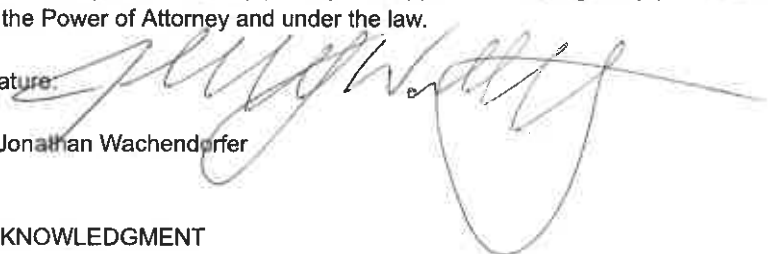
Principal's Signature:

Print Name: Hannah Wachendorfer 

ACCEPTANCE BY AGENT

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature:



Print Name: Jonathan Wachendorfer

NOTARY ACKNOWLEDGMENT

STATE OF Virginia

COUNTY OF Pittsylvania

On 03/29/2023, before me appeared Hannah Wachendorfer, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that she/he executed the same as his/her free act and deed.



Notary Public

My commission expires
01/31/2027.



GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2319-62-8977	SAUNDERS DIANNE RUSSELL DECLARATION OF TRUST	701 IRIS LANE	DANVILLE, VA 24540
2319-72-1889	WACHENDORFER, TIMOTHY P ET ALS	5705 SNOWHILL DRIVE	SUMMERFIELD, NC 27358
2319-72-2938	WACHENDORFER, TIMOTHY P ET ALS	5705 SNOW HILL DRIVE	SUMMERFIELD, NC 27358
2319-73-3261	FERRELL, DEBORAH L TRUSTEE	5053 JEFFERSON RD	DANVILLE, VA 24540
2319-73-2077	FERRELL, DEBORAH L TRUSTEE	5053 JEFFERSON RD	DANVILLE, VA 24540
	City of Danville/Ken Larking	PO Box 3300	Danville, VA 24543
	Edward & Jean Womack	822 Tamworth Dr	Danville, VA 24540
	Duane Hundley	117 Addie Way	Lynchburg, VA 24501
	ZDC Danville LLC	1602 Bellevue Blvd #3077	Alexandria, Va 22307
	Anicka Burnette	241 Lris Lane	Danville, VA 24540

R-23-037 Timothy & Hannah Wachendorfer

GPIIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2319-62-8977	SAUNDERS DIANNE RUSSELL DECLARATION OF TRUST	701 IRIS LANE	DANVILLE, VA 24540
2319-72-1889	WACHENDORFER, TIMOTHY P ET ALS	5705 SNOWHILL DRIVE	SUMMERFIELD, NC 27358
2319-72-2938	WACHENDORFER, TIMOTHY P ET ALS	5705 SNOW HILL DRIVE	SUMMERFIELD, NC 27358
2319-73-3261	FERRELL, DEBORAH L TRUSTEE	5053 JEFFERSON RD	DANVILLE, VA 24540
2319-73-2077	FERRELL, DEBORAH L TRUSTEE	5053 JEFFERSON RD	DANVILLE, VA 24540
	City of Danville/Ken Larking	PO Box 3300	Danville, VA 24543
	Edward & Jean Womack	822 Tamworth Dr	Danville, VA 24540
	Melvin Hogan	823 Tamworth Dr	Danville, VA 24540
	Duane Hundley	117 Addie Way	Lynchburg, VA 24501
	ZDC Danville LLC	1602 Bellevue Blvd #3077	Alexandria, Va 22307
	Anicka Burnette	241 Lrtis Lane	Danville, VA 24540

R-23-037 Timothy & Hannah Wachendorfer

Emily Ragsdale, AICP, CZA

From: Craddock, Joseph (VDOT) <Joseph.Craddock@VDOT.Virginia.gov>
Sent: Friday, December 1, 2023 11:16 AM
To: Emily Ragsdale, AICP, CZA
Subject: Fw: Parcel ID nubers 2319-72-2938 and 2319-72-1889 - Iris Lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I found this email from 2022...



Jay Craddock

Assistant Resident Engineer / Halifax Residency
Virginia Department of Transportation
434-433-3142
Joseph.Craddock@VDOT.Virginia.gov

From: Craddock, Joseph (VDOT) <Joseph.Craddock@VDOT.Virginia.gov>
Sent: Wednesday, October 19, 2022 7:58 AM
To: elenawachendorfer@me.com <elenawachendorfer@me.com>
Subject: Fwd: Parcel ID nubers 2319-72-2938 and 2319-72-1889 - Iris Lane

----- Forwarded message -----

From: Craddock, Joseph <joseph.craddock@vdot.virginia.gov>
Date: Tue, Oct 18, 2022 at 4:35 PM
Subject: Parcel ID nubers 2319-72-2938 and 2319-72-1889 - Iris Lane
To: Robin S. Vaughan <Robin.Vaughan@pittgov.org>
Cc: <elanawachendorfer@me.com>

Robin,

I checked the subject parcel numbers to see if they would be appropriate locations for commercial entrances. Due to the vertical alignment of the roadway, neither location has adequate sight distance for a commercial entrance.

A permit could be issued for a private entrance for each parcel. A private entrance can serve up to two individual residences (such as two single family dwellings or a duplex on each parcel).

Please let me know if you have any questions or need any additional information.

Thanks,

Jay

Assistant Resident Engineer - Land Use / Halifax Residency

Virginia Department of Transportation

434-433-3142

Joseph.Craddock@vdot.virginia.gov



--

Jay Craddock

Assistant Resident Engineer - Land Use / Halifax Residency

Virginia Department of Transportation

434-433-3142

Joseph.Craddock@vdot.virginia.gov



ArcGIS Web Map



11/20/2023, 4:00:22 PM

Virginia Cities and Counties

County

City

Tax Parcels (All)

Assessed Parcels Labels

Assessed Parcels

Addresses

Pittsylvania County

Townships

Danville

Streets

ALL OTHER

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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ArcGIS Web AppBuilder

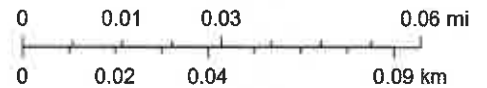
ArcGIS Web Map



11/20/2023, 4:01:57 PM

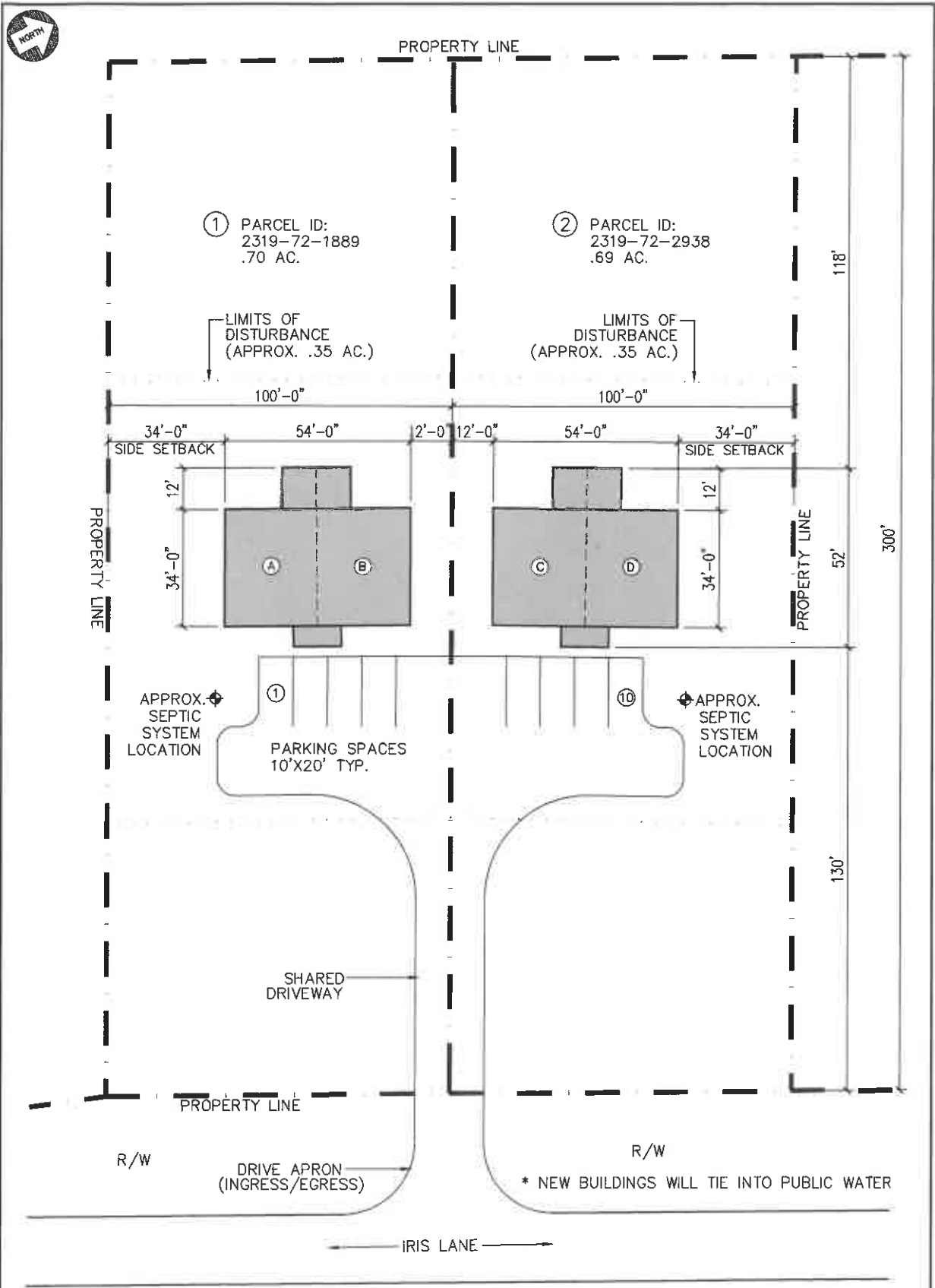
1:2,257

- | | |
|-------------------------------------|----------------------------------|
| Virginia Cities and Counties | Townships |
| County | Danville |
| City | Streets |
| Tax Parcels (All) | ALL OTHER |
| Assessed Parcels Labels | Zoning Districts |
| Assessed Parcels | Business, Limited |
| Addresses | Double-Zoned |
| Pittsylvania County | Residential Suburban Subdivision |



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ArcGIS Web AppBuilder



Wendy Bryant-Cook
 DRAFTING BY DESIGN
 PHONE: 434-489-4781
 wendy.draftingbydesign@gmail.com

PROPOSED CONCEPT PLAN FOR:
TIMOTHY & HANNAH WACHENDORFER
LOTS 19 & 20 - IRIS LANE
DANVILLE VA 24540

CONTACT: JONATHAN WACHENDORFER 434-822-3609

SHEET
 SK-2 of 2
 DATE
 OCT. 11, 2023
 FILE
 2023-59
 SCALE
 AS NOTED



SITE LOCATION PLAN (SEE SK-2 FOR ENLARGED CONCEPT PLAN)
NOT TO SCALE

PARCEL INFORMATION

OWNER OF PARCELS: TIMOTHY & HANNAH WACHENDORFER

- ① PARCEL ID: 2319-72-1889 - .70 AC.
BUILDING 1 - UNCLUDES UNITS A & B
- ② PARCEL ID: 2319-72-2938 - .69 AC.
BUILDING 2 - UNCLUDES UNITS C & D

SITE ADDRESS: IRIS LANE
APPROX. .3 MI FROM ORPHANGE RD.
DANVILLE VIRGINIA 24540
TUNSTALL MAGISTERIAL DISTRICT

OWNER ADDRESS: 5705 SNOW HILL DR.
SUMMERFIELD NC 27358

PROPOSED SCOPE OF WORK:

DEVELOPMENT OF APPROX. .7 AC. TOTAL
FOR CONSTRUCTION OF (2) BUILDINGS
WHICH INCLUDES (4 DWELLINGS TOTAL) IN ADDITION
TO 10 PARKING SPACES AND DRIVEWAY
FROM IRIS LANE ENTRANCE

ZONING

ZONE CODE-EXISTING:
(R-1) RESIDENTIAL SUBURBAN

ZONE CODE-CHANGE REQUEST:
(RMF) RESIDENTIAL MULTI-FAMILY

TRACT SIZE: 1.4 ACRES COMBINED (18 UNITS MAX.
ALLOW.) - DOES NOT EXCEED 50% OF ALLOWABLE UNITS.

ZONING DESIGNATION: RESIDENTIAL MULTI-FAMILY
PITTSYLVANIA COUNTY ZONING CODE DIVISION 6
RESIDENTIAL MULTI-FAMILY DISTRICT SEC. 35-289
STATES "THE MAXIMUM NUMBER OF UNITS PER GROSS
ACRE IS (13)."

NOTE: AERIAL IMAGE PROVIDED BY THE
PITTSYLVANIA COUNTY GIS WEBSITE.

Wendy Bryant-Cook
DRAFTING BY DESIGN
PHONE: 434-489-4781
wendy.draftingbydesign@gmail.com

PROPOSED CONCEPT PLAN FOR:
TIMOTHY & HANNAH WACHENDORFER
LOTS 19 & 20 - IRIS LANE
DANVILLE VA 24540
CONTACT: JONATHAN WACHENDORFER 434-822-3609

SHEET	SK-1 of 2
DATE	OCT. 11, 2023
FILE	2023-59
SCALE	AS NOTED

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-038 Morris Smith; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	December 5, 2023	Item Number:	9.h.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-038 Morris Smith Map-Plat</td> </tr> <tr> <td>2.</td> <td>R-23-038 Morris Smith App</td> </tr> </table>			1.	R-23-038 Morris Smith Map-Plat	2.	R-23-038 Morris Smith App
1.	R-23-038 Morris Smith Map-Plat						
2.	R-23-038 Morris Smith App						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Morris Smith, to rezone property located on State Road 823/Concord Road, in the Banister Election District and shown on the Tax Maps as a part of GPIN # 2415-37-2958. The applicant is requesting to rezone 7.595 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be subdivided.

BACKGROUND/DISCUSSION

Morris Smith is requesting to rezone 7.595 acres from RC-1, Residential Combined Subdivision District to A-1, Agricultural District, to allow the property to be subdivided. The property is currently zoned RC-1, Residential Combined Subdivision District. Currently, 7.595 acres of the parent tract cannot be subdivided unless the property is rezoned to A-1, enabling the property to be exempted from the Pittsylvania County Code, Chapter 18. Subdivision Ordinance by the Code of Virginia § 15.2-2244 and § 15.2-2244.1. The Pittsylvania County Subdivision Ordinance requires that all lots created under the Subdivision Ordinance have a minimum of 50' of road frontage on a state-maintained road. The lack of road frontage on a state-maintained road restricts the lot's ability to be subdivided. The applicant is proposing to subdivide the property into five (5) lots for immediate family members.

A plat titled *The Properties of Morris P. Smith on Concord Road* has been

submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-038, submitted by Morris Smith, requesting to rezone 7.595 acres located on State Road 823/Concord Road, in the Banister Election District and shown on the Tax Maps as a part of GPIN # 2415-37-2958. The subject property is adjacent to property currently zoned A-1, Agricultural District.

MOTION:

1. Recommend approval of Case R-23-038 as submitted.
2. Recommend denial of Case R-23-038 as submitted.

ArcGIS Web Map



11/17/2023, 10:52:17 AM

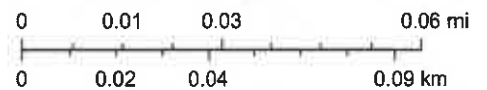
Virginia Cities and Counties

- County
- Tax Parcels (All)
- Assessed Parcels

Assessed Parcels Labels

- Addresses
- Streets
- ALL OTHER

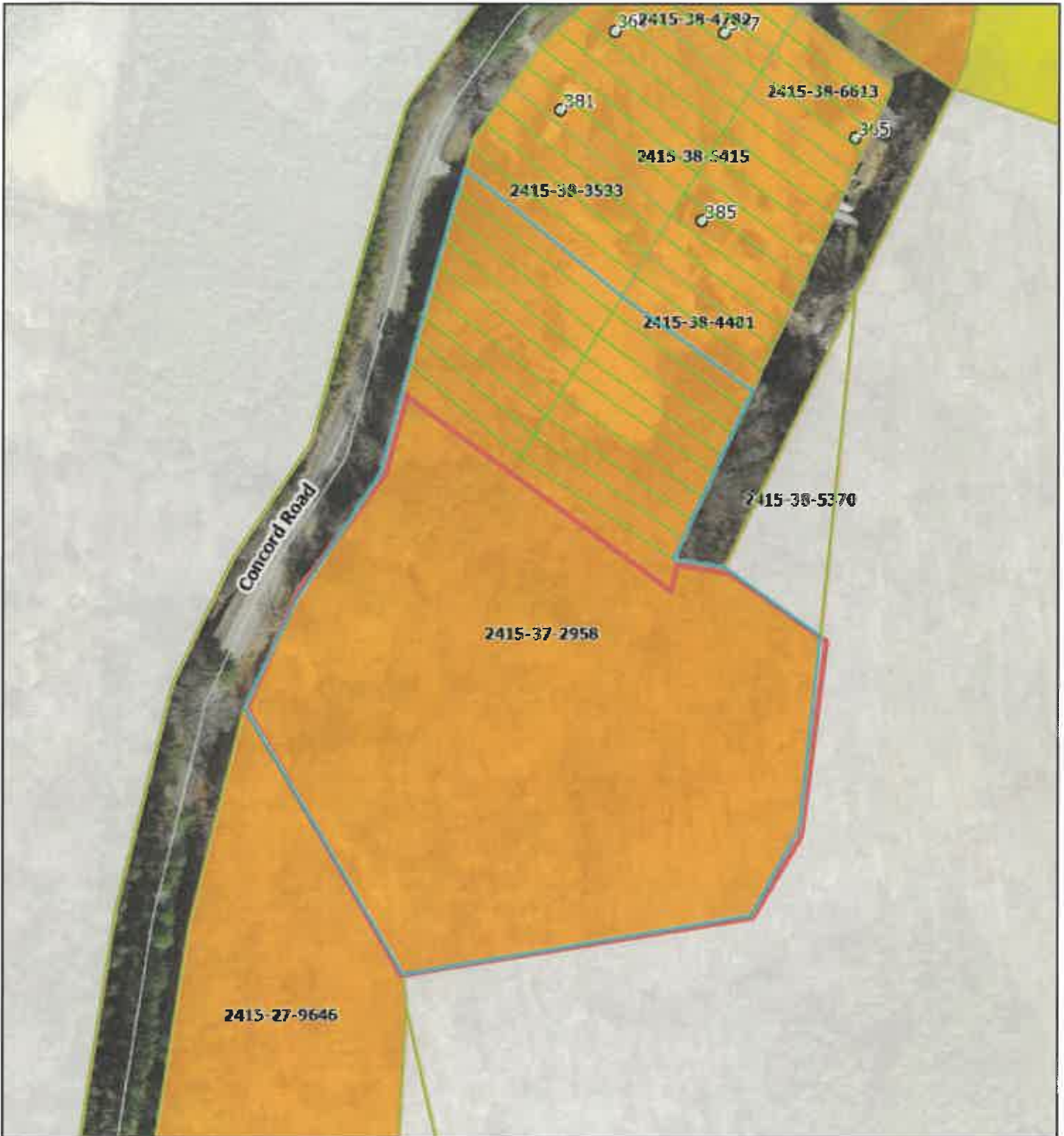
1:2,257



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ArcGIS Web AppBuilder

ArcGIS Web Map



11/17/2023, 10:53:11 AM

1:2,257

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

Assessed Parcels Labels

Addresses

Streets

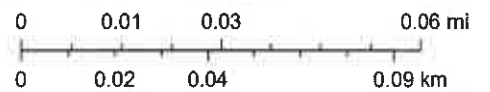
ALL OTHER

Zoning Districts

Agricultural

Residential Suburban Subdivision

Residential Combined Subdivision



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ArcGIS Web AppBuilder

Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Virginia

THE DEDICATION OF THE SUBDIVISION APPEARING ON THIS PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED AND TRUSTEES (IF ANY).

DATE: _____ BY: MORRIS P. SMITH
 DATE: _____ BY: SARAH LEE SMITH
 A NOTARY PUBLIC FOR THE COUNTY OF SPOTSYLVANIA, IN THE STATE OF VIRGINIA DO CERTIFY THAT

WHOSE NAMES ARE SIGNED TO THE WRITING ABOVE, BEARING THE DATE ON THE

DAY OF _____ HAVING ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID GIVEN UNDER MY HAND

THIS _____ DAY OF _____

MY COMMISSION EXPIRES _____

GRANTOR / GRANTEE NOTE
 THE FOLLOWING PARCELS WILL BE CONVERTED AS SUCH:

- PARCEL "E" TO TYRONE SMITH
 - PARCEL "F" TO PHELAM SMITH
 - PARCEL "G" TO TIMOTHY SMITH
 - PARCEL "H" TO MAROLEON SMITH
 - PARCEL "I" TO MICHAEL SMITH
- IN ADDITION, A 0.500 ACRE CEMETERY LOT IS TO BE CREATED.

EXEMPT FROM SUBDIVISION ORDINANCE BY SEC. 16.2 OF THE PLANNING AND ZONING ACT OF THE STATE OF VIRGINIA. THIS DEED SHALL HAVE A RESTRICTIVE COMMENT ON THE SUBDIVIDED PROPERTY THAT WOULD PROHIBIT THE TRANSFER OF THE PROPERTY TO A MEMBER OF THE IMMEDIATE FAMILY FOR A PERIOD OF 15 YEARS.

TM# 2415-47-5355
 CURTIS C. ENGLISH
 REVOCABLE TRUST
 INST# LR20/02043

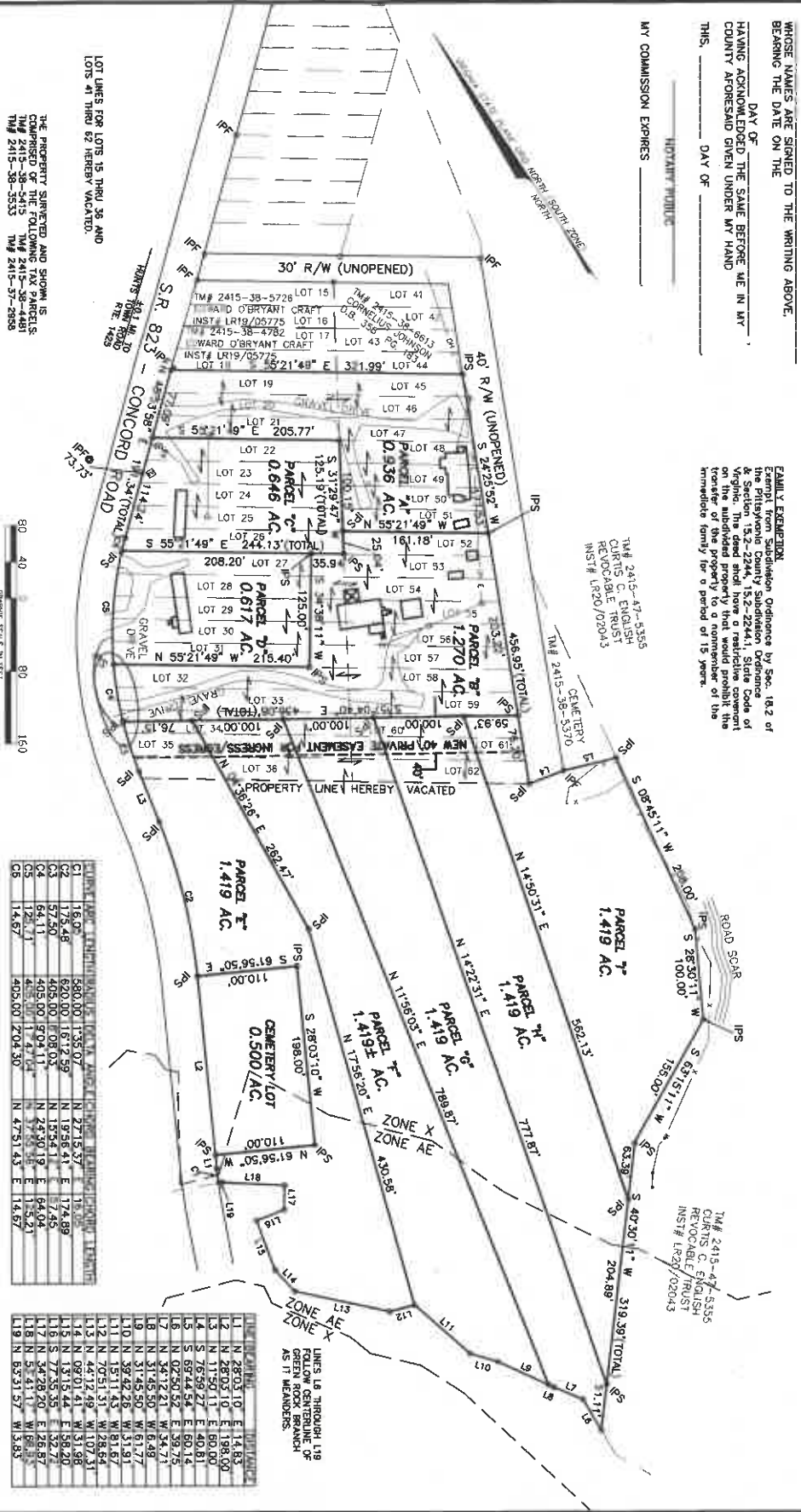
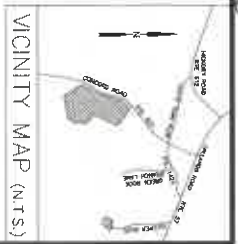
TM# 2415-36-5370
 CEMETERY

TM# 2415-47-5355
 CURTIS C. ENGLISH
 REVOCABLE TRUST
 INST# LR20/02043

APPROVED:

COUNTY ZONING ADMINISTRATOR

DATE



LOT	ACREAGE	BEARING	DISTANCE
C1	1.419	S 28°30'11" W	100.00'
C2	1.419	S 28°30'11" W	100.00'
C3	1.419	S 28°30'11" W	100.00'
C4	1.419	S 28°30'11" W	100.00'
C5	1.419	S 28°30'11" W	100.00'
C6	1.419	S 28°30'11" W	100.00'

LOT	ACREAGE	BEARING	DISTANCE
1	1.419	S 28°30'11" W	100.00'
2	1.419	S 28°30'11" W	100.00'
3	1.419	S 28°30'11" W	100.00'
4	1.419	S 28°30'11" W	100.00'
5	1.419	S 28°30'11" W	100.00'
6	1.419	S 28°30'11" W	100.00'

NOTES:
 1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THIS PROPERTY IS IN A FLOOD ZONE. THIS PROPERTY IS IN FLOOD ZONE AE AND ZONE X AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP # 51450038E, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
 3. THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAN AND THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
 4. PROPERTY SERVED BY PRIVATE WELL AND PRIVATE SEWERAGE SYSTEMS.

SOURCE OF TITLE:
 MORRIS P. SMITH
 D.B. 371 PG. 110

SOURCE OF TITLE:
 MORRIS P. SMITH
 D.B. 426 PG. 655

SOURCE OF TITLE:
 MORRIS P. SMITH
 D.B. 382 PG. 377



Surveyed For:
 NIXON Land Surveying, L.L.C.
 1060C Airport Road
 Lynchburg, VA 24002
 Phone: (434) 237-8600
 Fax: (434) 237-0699

THE PROPERTIES OF MORRIS P. SMITH ON CONCORD ROAD ON SPOTSYLVANIA CO., VIRGINIA
 PREPARED BY: MORRIS P. SMITH
 DATE: 10/21/23
 SHEET: 1 OF 1
 CEN. BY: BEN JAMES, NATE SUBUDS

STAFF SUMMARY

<u>CASE</u> R-23-038	<u>ZONING REQUEST</u> RC-1 to A-1	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Morris Smith is requesting to rezone a portion of property from RC-1, Residential Combined Subdivision District to A-1, Agricultural District.		PLANNING COMMISSION: December 5, 2023 BOARD OF SUPERVISORS: January 16, 2024 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023
DISTRICT: Banister		

SUBJECT

Requested by Morris Smith, to rezone property located on State Road 823/Concord Road, in the Banister Election District and shown on the Tax Maps as a part of GPIN # 2415-37-2958. The applicant is requesting to rezone 7.595 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be subdivided.

BACKGROUND/DISCUSSION

Morris Smith is requesting to rezone 7.595 acres from RC-1, Residential Combined Subdivision District to A-1, Agricultural District, to allow the property to be subdivided. The property is currently zoned RC-1, Residential Combined Subdivision District. Currently, 7.595 acres of the parent tract cannot be subdivided unless the property is rezoned to A-1, enabling the property to be exempted from the Pittsylvania County Code, Chapter 18. Subdivision Ordinance by the Code of Virginia § 15.2-2244 and § 15.2-2244.1. The Pittsylvania County Subdivision Ordinance requires that all lots created under the Subdivision Ordinance have a minimum of 50' of road frontage on a state-maintained road. The lack of road frontage on a state-maintained road restricts the lot's ability to be subdivided. The applicant is proposing to subdivide the property into five (5) lots for immediate family members.

A plat titled *The Properties of Morris P. Smith on Concord Road* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-038, submitted by Morris Smith, requesting to rezone 7.595 acres located on State Road 823/Concord Road, in the Banister Election District and shown on the Tax Maps

as a part of GPIN # 2415-37-2958. The subject property is adjacent to property currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-038 as submitted.
2. Recommend denial of Case R-23-038 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

I, Morris Smith., as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Morris Smith
Address: 285 Union Hall School Road, Chatham, VA 24531

2. Location of Property: On Concord Road

Telephone: 434-250-1416

3. Tax Map Numbers: part of 2415-37-2958

4. Election District: Banister

Total Amount: \$325.59

Taken By: H. Hays 151
\$325.59

5. Size of Property: 7.595 acres

6. Existing Land Use: Vacant

Existing Zoning: RC-1, Residential Combined Subdivision District

7. Proposed Land Use: To subdivide the property for family members

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes X No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Pauline McKenzie

Pauline McKenzie, POT for Morris Smith

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.O.S. Meeting Date: 01/16/23

Application No. R-23-038

P.C. Meeting Date: 12/05/23

Date Received: 10/26/23

Action: _____

November 27, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Morris Smith, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 7.595 acres, part of GPIN # 2415-37-2958, located on Concord Road, in the Banister Election District.

I am requesting to rezone this portion of the parcel from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District to subdivide for family members.

Sincerely,

A handwritten signature in blue ink that reads "Pauline McKenzie". The signature is written in a cursive style and is positioned above a horizontal line.

Pauline McKenzie, POT for Morris Smith

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

7.595 acres of land, generally located)
on Concord Road)
the Banister Election District and recorded)
part of parcel ID # 2415-37-2958 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Morris Smith, respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is are the owner of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as RC-1, Residential Combined Subdivision District.
- (3) Your petitioner now desires to have this part of the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioner respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



Pauline McKenzie, POT for Morris Smith



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-23-038 Applicant Pauline Moten Date 11-28-2023

GENERAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, **Sarah Barbour Hodnett**, do hereby constitute and appoint **Pauline Smith McKenzie**, as my true and lawful attorney-in-fact (herein referred to as my "Agent"), in my name, place and stead and on my behalf to transact any and all of my business and do and perform all things and acts relating to my property, real or personal, tangible or intangible, that I might personally do, including but not limited to the following:

1. Execute upon such terms and conditions as my agent may deem proper all deeds, contracts, checks and other drafts, negotiable instruments, guaranties, leases, releases, disclaimers, waivers, bills of sale and other legal instruments, of every kind and character;
2. Sell, lease, grant options upon, convey, assign, transfer and mortgage all or any part of my real or personal estate, wheresoever located and howsoever held;
3. Demand, sue for, recover, receive and retain every sum of money, securities, other property or assets of any kind due or owing, or that may become due or owing, to me;
4. Borrow and lend money from and to, with or without security to any person (including my agent and persons related to or having an identity of interest with my agent);
5. Change realty to personalty, and vice versa and assume a cash position;
6. Determine the rate of interest or income yield to be realized on any of my real or personal estate;
7. Vote any and all shares of stock owned by me and, in furtherance of such power, execute discretionary proxies with respect to such shares;

8. Employ such agents, attorneys, accountants, investment counsel, trustees, caretakers and any other persons and delegate duties hereunder and pay such compensation as my agent may deem proper;
9. Purchase, invest in and reinvest in real or personal property of every kind and nature;
10. Give to any person acting as agent or trustee under instruments executed by me, or executed by my agent on my behalf, such instructions and authorizations as I may have the right to give;
11. Donate property or to remove property from any trust which I have previously created or may hereafter create, including any trust as to which my agent is a trustee (and all persons, including transfer agents, may fully rely on this authority in effecting transfers directed by my agent);
12. Deposit in and withdraw from any bank or savings account maintained by me any and all sums, and have access to any safe deposit box rented or held by me alone or jointly with others and remove from or add to the contents thereof and have full and absolute control over same;
13. Cancel or continue my credit cards, charge accounts, and memberships in clubs and other associations;
14. Compromise claims and institute, settle, appeal or dismiss litigation or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in anyway concerned;
15. Sell, assign, transfer, or do any other acts concerning any stocks or bonds which I may have or possess, and transfer the same in any manner required by any corporation, company or law;

16. Take possession of and manage and dispose of all property, tangible or intangible in which I may have an interest and make such use or disposition of it as my agent may deem proper;
17. Instruct insurance companies with respect to change of beneficiary of, assignment of, borrowing against, exercising options under and the conversion (whether to a different type or not) of life insurance, annuity, or endowment policies, and receive all payments, dividends, amounts payable on surrender, proceeds (on maturity, death, or otherwise) or other benefits under any such policy which accrue during my lifetime;
18. Exercise, waive or disclaim any right or privilege or any interest in property to which I am now or may hereafter become entitled;
19. Take custody of my wills, deeds, life insurance policies, contracts, securities, and other important documents;
20. Perform any act consistent with my benefit allowed under the provisions of the Uniform Power of Attorney Act contained in Va. Code Ann. §64.2-1600 *et seq.*, incorporated by reference herein;
21. Any person, firm or corporation shall be fully protected in relying upon this power of attorney unless and until he or it shall have received notice of its revocation or notice of the death of the undersigned. All parties dealing with my agent are expressly exonerated from any duty to look to the application of funds or property delivered to my agent;
22. The power hereby conferred shall not be affected or terminated on my disability or

subsequent incompetency. Further, subsequent incompetency on my part shall not restrict the authority of my agent to use so much of the corpus of my estate as, in the exercise of my agent's sole discretion, my agent may deem appropriate for the reasonable maintenance and support of myself;

23. My agent shall incur no liability to me, my estate, my heirs, successors, or assigns for acting or refraining from acting hereunder, except for willful misconduct or gross negligence. My agent shall have no responsibility to make my assets income producing, to increase the value of my estate, to diversify in investments, or to enter transactions authorized by this power of attorney, so long as my agent believes her actions in refraining from doing so are in my best interest or in the best interest of my estate and those interested in my estate; and

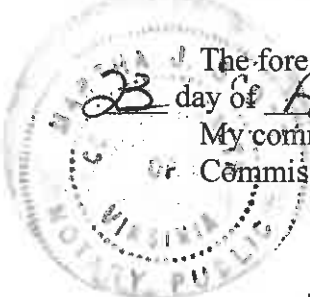
24. This power of attorney shall be governed by the law of the Commonwealth of Virginia.

Given under my hand and seal this 23 day of April, 2018.

Sarah Barbour Hodnett (SEAL)
Sarah Barbour Hodnett

COMMONWEALTH OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:



The foregoing instrument was acknowledged before me in my jurisdiction aforesaid this 23 day of April, 2018, by SARAH BARBOUR HODNETT.
My commission expires: May 31, 2021
Commission # 158578

Mark W. Scarce
Notary Public

INSTRUMENT 180005397
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
NOVEMBER 19, 2018 AT 11:55 AM
MARK W. SCARCE, CLERK₄
RECORDED BY: JSM

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2415-28-1568	BURTON KENNETH N SR TRUST DTD 8/	29 BRYANTS NURSERY RD	SILVER SPRINGS, MD 20905
2415-27-9646	WOOD, CHRISTOPHER	1215 KILBY ST	BURLINGTON, NC 27215
2415-47-5355	CURTIS C ENGLISH REVOCABLE TRUST I	613 CALLANDS ROAD	CHATHAM, VA 24531
2415-38-5370	CEMETERY		
2415-37-2958	SMITH, MORRIS P	285 UNION HALL SCHOOL RD	CHATHAM, VA 24531
2415-38-2326	SMITH, MORRIS P	285 UNION HALL SCHOOL RD	CHATHAM, VA 24531
2415-38-4218	SMITH, MORRIS P	285 UNION HALL SCHOOL RD	CHATHAM, VA 24531
2415-38-4205	SMITH, MORRIS P	285 UNION HALL SCHOOL RD	CHATHAM, VA 24531
2415-38-3293	SMITH, MORRIS P	285 UNION HALL SCHOOL RD	CHATHAM, VA 24531

R-23-038 Morris Smith

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-020 Daniel and Ksenia Moore; Special Use Permit for a Slaughterhouse/Meat Processing (Mease)											
Staff Contact(s):	Emily Ragsdale											
Agenda Date:	December 5, 2023	Item Number:	9.i.									
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td colspan="2">S-23-020 Daniel Moore App</td> </tr> <tr> <td>2.</td> <td colspan="2">S-23-020 Daniel Moore Map</td> </tr> <tr> <td>3.</td> <td colspan="2">S-23-020 Daniel Moore Site Pla</td> </tr> </table>			1.	S-23-020 Daniel Moore App		2.	S-23-020 Daniel Moore Map		3.	S-23-020 Daniel Moore Site Pla	
1.	S-23-020 Daniel Moore App											
2.	S-23-020 Daniel Moore Map											
3.	S-23-020 Daniel Moore Site Pla											
Reviewed By:												

SUMMARY:

SUBJECT

Requested by Daniel and Ksenia Moore, for a Special Use Permit for a Slaughterhouse/Meat Processing in accordance with Pittsylvania County Code § 35-179. The property is 39.73 acres, located on State Road 605/Toshes Road and State Road 40/West Gretna Road in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1590-13-6849.

BACKGROUND/DISCUSSION

Daniel and Ksenia Moore are requesting a Special Use Permit for a Slaughterhouse and Meat Processing Facility in accordance with PCC § 35-179. The applicants are proposing to process game (deer, etc.) and eventually livestock. The Special Use Permit for the Slaughterhouse is needed for the processing of livestock, which will be brought to the facility by private owners alive and slaughtered and processed onsite according to State and Federal Regulations. The applicants have submitted a site plan showing three (3) possible locations for the construction of 60' x 40' building. The final building locations will be determined by VDOT entrance requirements and approved well and septic locations for the property. According to VDOT, this use would likely qualify for low volume commercial entrance. This would have to meet sight distance requirements before a permit for an entrance could be issued.

Based on the amount of road frontage that the subject property has, VDOT does not feel that the requirements cannot be met. The applicants have had conversations with the Town of Chatham regarding their ability to take the waste created by the proposed facility at their wastewater treatment facility. The Town of Chatham stated that they do have the capacity and ability; however, all waste would have to be tested to ensure the Biochemical Oxygen Demand numbers were acceptable prior to the waste entering the facility. The building will have to meet all requirements of the Uniform Statewide Building Code.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

Included.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-020 with the following conditions:

1. All waste created by the use must be disposed of in accordance with all State and Federal regulations.
2. The property entrance shall meet all VDOT requirements for a commercial entrance.

MOTION:

1. Recommend approval of Case S-23-021 as submitted.
2. Recommend approval of Case S-23-021 subject to conditions by Staff.
3. Recommend approval of Case S-23-021 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-23-021 as submitted.

STAFF SUMMARY

<u>CASE</u> S-23-020	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Daniel and Ksenia Moore are requesting a Special Use Permit for a Slaughterhouse/Meat Processing.		PLANNING COMMISSION: December 5, 2023
DISTRICT: Callands-Gretna Election District		BOARD OF ZONING APPEALS: January 8, 2023
		ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023

SUBJECT

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FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

Included.

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-020 with the following conditions:

1. All waste created by the use must be disposed of in accordance with all State and Federal regulations.
2. The property entrance shall meet all VDOT requirements for a commercial entrance.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-021 as submitted.
2. Recommend approval of Case S-23-021 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-021 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

We, Daniel & Ksenia Moore, as Owners of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Daniel & Ksenia Moore
Address: 401 Duenke Road, Forostell, MO 63348

Telephone: (864) 723-6025

2. Location of Property: Highway 40/Toshes Road

Total Amt: \$ 350.00

Taken By: Cash \$350.00

3. Tax Map Number 1590-13-6849

By 10/6/23

4. Election District: Callands-Gretna

5. Size of Property: 39.73 Acres

6. Existing Land Use: Single-Family Dwelling

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Slaughterhouse/Meat Processing Facility

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input checked="" type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> Copy of Deed Restrictions Or Covenants

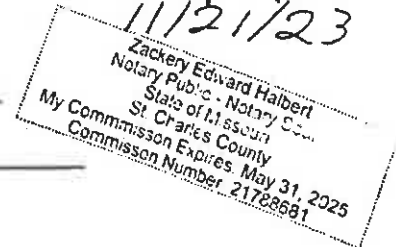
Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Daniel Moore
Daniel Moore

Richard Moore
Richard Moore

OFFICE USE ONLY
Application Deadline: 10/26/23
Received By: ESR
B.Z.A. Meeting Date: 01/08/24

Application No. S-23-019
P.C. Meeting Date: 12/05/23
Date Received: 10/04/23
Action: _____



**VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A 39.73 acre parcel of land)
generally located on Highway 40/Toshes Road)
within the Callands-Gretna Election District and) **PETITION**
recorded as parcel # 2415-42-7472 in the Pittsylvania)
County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Daniel & Ksenia Moore, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the owners of the above-referenced parcel of land, or are filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.
- (3) Your petitioners now desire to have a Special Use Permit issued to allow for a slaughterhouse/meat processing facility.

WHEREFORE, your Petitioners respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Richard Moore
Richard Moore

Daniel Moore
Daniel Moore

[Signature]
11/21/23

Zackery Edward Halbert
Notary Public - Notary Sc...
State of Missouri
St. Charles County
My Commission Expires: May 31, 2025
Commission Number: 21788681

November 21, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

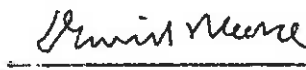
Dear Mrs. Ragsdale:

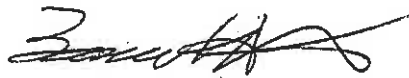
We, Daniel & Ksenia Moore, as Owners, would like to apply to the Planning Commission/
Board of Zoning Appeals for a Special Use Permit on 39.73 acres, located on Highway
40/Toshes Road, in the Callands-Gretna Election District. The property is shown on the
Tax Maps as GPIN # 149.

We would like a Special Use Permit to allow for a slaughterhouse/meat processing
facility.

Sincerely,


Richard Moore


Daniel Moore


11/21/23

Zackery Edward Halbert
Notary Public - Notary Se...
State of Missouri
St. Charles County
My Commission Expires May 31, 2025
Commission Number: 21788681



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case 8-23-019 Applicant _____ Date _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1590-02-2162	YOUNG, DONALD W	P.O. BOX 658	GRETNA, VA 24557
1590-23-2268	OSBORNE, MARGARET FAYE	4612 TOSHES RD	CHATHAM, VA 24531
1590-14-4752	BOLLING, JEREMY LEE	1189 PINEY RD	GRETNA, VA 24557
1590-23-2207	BOWLES, JOSEPH THOMAS	4568 TOSHES RD	CHATHAM, VA 24531
1590-21-6891	BOWLES, CATHERINE TOWLER LIFE TENANT ET ALS	4432 TOSHES RD	CHATHAM, VA 24531
1590-25-6829	GIBSON LIVING TRUST DTD 10/19/2018 ET ALS	1220 EAST GRETNA RD	GRETNA, VA 24557
1590-24-6423	BAKER, BONNIE L	4954 TOSHES RD	PITTSVILLE, VA 24139
1590-13-8323	OSBORNE, MARGARET FAYE	4612 TOSHES RD	CHATHAM, VA 24531

R-23-019 DANIEL MOORE

Robin S. Vaughan

From: Nick Morris <nmorris@chatham-va.gov>
Sent: Thursday, August 24, 2023 3:51 PM
To: Moore, Daniel L CPT USARMY USACAPOC (USA)
Cc: Daniel Moore
Subject: [Non-DoD Source] RE: Wastewater treatment plan for Special use permit

Daniel: The short answer is yes, our Wastewater Treatment plant is sized and properly permitted to accept liquid waste from a slaughterhouse.

The long answer is that we would need to test the waste to ensure the Biochemical Oxygen Demand (BOD) numbers are good.

Additionally, we would almost certainly need to phase the waste in, not take 5000 gallons at one time.

What else can I assist with?

Nick

Nicholas Morris
Town Manager
Chatham, VA
Office: 4344329515
Cell: 4344894225

Any e-mail or other correspondence sent to a member of the Chatham Town Council or any other public official or employee of the Town of Chatham, Virginia, in the transaction of public business, is considered a public record. Public records are subject to the Virginia Freedom of Information Act ("VA FOIA"). Virginia law requires the Town of Chatham to provide a copy of any such e-mail, upon request, for inspection and copying to any citizen of the Commonwealth, or to any member of the news media, unless lawfully exempted from production/disclosure under VA FOIA. If you have received this email or any attachments in error, please notify the sender immediately at [\(434\) 432-9515](tel:4344329515), and by reply email, and delete this email and any attachments to it from your inbox, sent items, and deleted items. Thank you

From: Moore, Daniel L CPT USARMY USACAPOC (USA) <daniel.l.moore136.mil@army.mil>
Sent: Monday, August 21, 2023 2:20 PM
To: Nick Morris <nmorris@chatham-va.gov>
Cc: Daniel Moore <dmoore@g.clemson.edu>
Subject: RE: Wastewater treatment plan for Special use permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sir,

Did you get an answer from DEQ?

Very Respectfully,

Daniel Moore
CPT, PO
AS3 10th POB
Phone: 719-516-0328
Mobile: 864-723-6025
Email: daniel.l.moore136.mil@army.mil

From: Nick Morris <nmorris@chatham-va.gov>
Sent: Tuesday, August 8, 2023 12:15 PM
To: Moore, Daniel L CPT USARMY USACAPOC (USA) <daniel.l.moore136.mil@army.mil>
Cc: Daniel Moore <dmoore@g.clemson.edu>
Subject: [URL Verdict: Neutral][Non-DoD Source] Re: Wastewater treatment plan for Special use permit

Dan: they provided a large part of the required information. We are waiting on 1 answer from DEQ we are expecting to receive today.

I will have an answer for you by tomorrow noon.

Nick

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Moore, Daniel L CPT USARMY USACAPOC (USA) <daniel.l.moore136.mil@army.mil>
Sent: Monday, August 7, 2023 3:40:04 PM
To: Nick Morris <nmorris@chatham-va.gov>
Cc: Daniel Moore <dmoore@g.clemson.edu>
Subject: RE: Wastewater treatment plan for Special use permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Sir,

Just following up to see if the smart guys have provided you with anything?

Very Respectfully,

Daniel Moore
CPT, PO
AS3 10th POB
Phone: 719-516-0328
Mobile: 864-723-6025
Email: daniel.l.moore136.mil@army.mil

From: Nick Morris <nmorris@chatham-va.gov>
Sent: Saturday, July 29, 2023 8:15 PM
To: Moore, Daniel L CPT USARMY USACAPOC (USA) <daniel.l.moore136.mil@army.mil>
Cc: Daniel Moore <dmoore@g.clemson.edu>
Subject: [Non-DoD Source] Re: Wastewater treatment plan for Special use permit

Daniel. I enjoyed meeting & talking with your Father.
I contacted the smart guys who oversee our treatment plant. They are running the numbers. I will contact you next week once I have the results and we can schedule a time to meet.
I'm excited about your plans and look forward to finding a way to work with you.

Semper Fidelis
Nick

Get [Outlook for Android](#)

From: Moore, Daniel L CPT USARMY USACAPOC (USA) <daniel.l.moore136.mil@army.mil>
Sent: Friday, July 28, 2023 5:49:03 PM
To: Nick Morris <nmorris@chatham-va.gov>
Cc: Daniel Moore <dmoore@g.clemson.edu>
Subject: Wastewater treatment plan for Special use permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Morris,

Thank you for speaking with my dad today. I had reached out to the treatment facility there in Chatham, and I could not get a definitive answer for accepting the water from the slaughter of animals. I am being told by the county that I need a plan for the septic/disposal of the water used while on the kill floor. The plan is to slaughter on average 25 head a week at 200gallons per head which would put us at roughly 5,000 gallons per week. We plan to have a 5,000 gallon tank that would be pumped twice a week and taken to the treatment plant if possible. Can you provide us something in writing stating that you will accept the waste water from the kill floor? The water will have blood, dissolved manure that is washed off the animal, and anything else that gets passed the traps in the path to the tank. If you are available to discuss this more next week, I would enjoy getting to talk to you. Please let me know if you have any questions.

Very Respectfully,

Daniel Moore
CPT, PO
AS3 10th POB
Phone: 719-516-0328
Mobile: 864-723-6025
Email: daniel.l.moore136.mil@army.mil

First Piedmont Corp
P O Box 1069
Chatham, VA 24531
 Tel (800)476-6780 Fax 434-432-0278

SERVICE AGREEMENT

Sales Rep: FPCDRogers
 Account: 4892900
 Date: 08/28/2023

SERVICE INFORMATION

BILLING INFORMATION

Name Moore's Meat Market
 Name 2 Daniel Moore
 Address 4869 Toshes Road
 Address 2
 City/State/Zip Chatham, VA 24531
 Telephone 864-723-6025 Fax
 Contact Daniel Moore
 Email daniel.l.moore136.mil@army.mil

Name Moore's Meat Market
 Name 2 Daniel Moore
 Address 4869 Toshes Road
 Address 2
 City/State/Zip Chatham, VA 24531
 Telephone 864-723-6025 Fax
 Contact Daniel Moore
 Email daniel.l.moore136.mil@army.mil

Equipment #1	(3) 4 Yard Trash	
Action:	New Business	
Effective Date	Upon Delivery	
Perm/Temp	Permanent	
Size	(3) 4 Yards	
Frequency	1xw	
Rent/Own	Monthly	\$59.89
Purchase		
Auto-Lock		
Delivery	See Below	
Haul/Pick-Up	\$383.08	
Disposal		
Misc.		
Waiting Time		
Bows/Tarp		
Liner		
Energy Surcharge*:		\$57.46
Charge for Service		\$499.43
Extra Pick-Up		\$62.30

Equipment #2		
Action:		
Effective Date		
Perm/Temp		
Size		
Frequency		
Rent/Own		
Purchase		
Auto-Lock		
Delivery		
Haul/Pick-Up		
Disposal		
Misc.		
Waiting Time		
Bows/Tarp		
Liner		
Energy Surcharge*:		
Charge for Service		
Extra Pick-Up		

Comments & Instructions: *A variable monthly Energy Surcharge (ESC) will apply to haul and pick up only. Currently 15%
No Admin fees, No Environmental Recovery Fees, No Container Refresh Fees, No Additional Fees Apply
One Free Switch Out Per Year, upon request.
 **One Time Delivery Fee- \$75.00 each

Customer acknowledges Terms & Conditions on the second page. Applicant authorizes FPC to obtain information from outside sources in evaluating applicant's financial responsibility.

Authorized Signature _____ Date _____
 Print Name _____ Title _____

First Piedmont Corp
P O Box 1069
Chatham, VA 24531
Tel (800)476-6780 Fax 434-432-0278

SERVICE AGREEMENT

Sales Rep: FPCDRogers
Account: 4892900
Date: 08/28/2023

Account Term and Conditions

This Service Agreement (Agreement) is between First Piedmont Corp. (FPC) and Customer.

Subject to the terms and conditions set forth herein, FPC agrees to collect and dispose of all solid waste and FPC approved recyclables generated by Customer (Covered Waste). Covered Waste shall specifically exclude biomedical, infectious, or any materials or waste considered toxic or hazardous by any federal, state or local law, rule, regulation, etc. (Excluded Waste). Title to all Covered Waste vests in FPC when loaded onto FPC's trucks.

Customer acknowledges that in connection with the services provided by FPC to Customer hereunder, Customer has care, custody and management of equipment furnished by FPC (Equipment) and accepts responsibility for the Equipment and its contents except when it is being physically handled by FPC employees. Customer expressly agrees not to place, or allow to be placed, any Excluded Waste in or around the Equipment, and Customer will be in breach of this Agreement for any Excluded Waste placed in the Equipment. In no event, however, shall FPC be responsible or liable for, or take title to, any Excluded Waste placed in the Equipment, regardless of whether such Excluded Waste is physically handled by FPC employees, loaded onto FPC's trucks, and/or disposed of by FPC. Customer expressly agrees to defend, indemnify and hold harmless FPC from and against any and all claims for loss, damage of property, or injury to or death of person or persons, including reasonable attorneys' fees and costs, resulting from or arising in any manner out of (i) Customer's use, operation or possession of the Equipment furnished under this Agreement and (ii) Customer's breach of its obligations under this Agreement. Customer agrees to be responsible for any damage to furnished Equipment while in Customer's possession in the event of fire, vandalism or damage beyond normal use and wear. Customer agrees to have a fully accessible site for location of the Equipment and to provide access to such utilities necessary for its operation. Customer agrees to grant FPC and its subcontractors complete and adequate access and right-of-way to the Equipment, suitable to bear the weight and operation of FPC or its subcontractors vehicles, machinery and other equipment. Customer further acknowledges that FPC or its subcontractors shall not be liable for any damage to pavement or driving surfaces resulting from its trucks serving an agreed upon area. Neither party hereto shall be held responsible for any failure or delay in performance under this agreement (excluding payment obligations) caused by force majeure events or circumstances beyond the reasonable control of a party or which cannot be overcome by means normally employed in performance, including, but not limited to, acts of God, war, terrorism, riot, labor dispute, lockout, labor shortage, pandemic, public health emergency, transportation delay, requirement or regulation of government, fire, flood, natural disaster, other casualty, power interruption, and equipment breakdown. The party affected by such a force majeure event shall reasonably notify the other party and use commercially reasonable efforts to minimize the impact of such event.

FPC's trucks when loaded with the Equipment containing waste material must not exceed legal weight limits. Customer agrees to pay any and all fines resulting from an overweight circumstance and agrees to assume any liabilities in connection therewith. FPC may charge and Customer will pay a separate container overweight fee as established from time-to-time by FPC. Customer agrees that FPC may, from time to time by notice to Customer (on its invoice), increase rates to account for cost increases that FPC has incurred or projected. Customer agrees that FPC has the right to pass on any increase in disposal or landfill charges or due to change in location of Customer's facility. Because fuel costs constitute a significant portion of the cost of FPC's services, FPC may pass on fuel/energy cost increases to Customer, including any increase in transportation cost due to changes in location of the disposal facility. Customer agrees that FPC may pass on any increases in FPC's cost due to changes in local, state or federal rules, ordinances or regulations applicable to FPC's operations or the services provided hereunder, and increases in taxes, fees or other government charges assessed against or passed thru to FPC. FPC may increase rates only for reasons other than those set forth above with the consent of the Customer. Such consent may be evident verbally, in writing or by the actions and practices of the parties.

Invoices are due in full within 30 days of invoice date. A finance charge of 1.5% per month will be added to all charges not paid within 30 days of invoice date. This agreement shall be governed by the laws of the Commonwealth of Virginia. Customer hereby irrevocably consents to the jurisdiction and venue of the state courts in Pittsylvania County, Virginia. A \$25.00 charge will be added for NSF checks returned to FPC.

This Agreement is for a term of 36 months, and thereafter shall automatically renew for successive 36 month terms without further action by the parties, but may be terminated at the end of the specified service period by either of the parties hereto by not less than 90 days prior written notice (certified mail). The parties agree that in the event Customer terminates or breaches this Agreement prior to expiration, FPC will be substantially damaged in amounts that will be difficult or impossible to determine. Therefore, the parties stipulate and agree that in the event of an early termination reasonable liquidated damages will be calculated and paid as follows: (1) if the remaining term under this Agreement is six or more months, liquidated damages shall equal the average of its most recent six (6) months of service charges multiplied by six; or (2) if the remaining term is less than six months, liquidated damages shall equal the average of its most recent six (6) months of service charges multiplied by the months remaining in the term. Customer agrees to pay these liquidated damages and acknowledges that the liquidated damages are intended as a reasonable estimation of the actual damages and not imposed as a penalty.

In the event Customer fails to pay FPC all amounts which become due under this Agreement, or fails to perform its obligations hereunder, and FPC refers such to an attorney or collection agency, Customer agrees to pay, in addition to the amount due, any and all costs and fees incurred by FPC as a result of such action, including reasonable attorneys' fees.

This Agreement shall be binding on the parties and their successors and assigns. In the event of any conflict between the terms and conditions of this Agreement and any purchase order or any other agreement issued or executed in connection with the services provided by FPC to Customer hereunder, the terms and conditions of this Agreement shall control.

We appreciate the opportunity to quote you on this project. Please feel free to contact our office if you have questions. We look forward to working with you in the future.

Customer initials _____

Pittsylvania County Public GIS Viewer

Virginia Cities and Counties

Tax Parcels (All)

Tax Parcels (group layer)

Addressing (group layer)

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

Economic Development (group layer)

Emergency Services

Parks and Recreation (group layer)

Population Demographics (group layer)

Public Utilities (group layer)

Schools (group layer)

Tax Map Grids (group layer)

Transportation (group layer)

Voter Services (group layer)

Polling Locations

Election Districts 2021

Voting Precincts 2022

Waste Collection (group layer)

Zoning (group layer)

Zoning Districts

VBMP 2002 Aerial Imagery

VBMP 2011 Aerial Imagery

VBMP 2015 Aerial Imagery

VBMP 2019 Aerial Imagery

1590-13-6849

Show search results for 1590-1...

West Virginia Road

West Virginia Road

1590-13-1752

1590-24-6833

1590-24-4000

1590-24-2200

1590-24-2000

1590-24-3321

1590-24-2111

1590-12-1227

1590-07-2162

App State

Click to restore the map extent and layers visibility where you left off

300ft

79,4870 36,9447 Degrees

Esri Community Maps Contributors, VGIN, © OpenStre

Pittsylvania County Public GIS Viewer

Virginia Cities and Counties

Tax Parcels (All)

Tax Parcels (group layer)

Addressing (group layer)

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

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VBMP 2002 Aerial Imagery

VBMP 2011 Aerial Imagery

VBMP 2015 Aerial Imagery

VBMP 2019 Aerial Imagery

1590-13-6849

Show search results for 1590-1...

1590-14-4752

1590-24-6524 West Greetha Road

1590-24-6423

1590-24-5044

1590-23-2268

1590-13-8323

1590-23-2207

1590-23-2113

1590-13-6049

1590-12-1927

1590-02-2162

R-08-006

1590-03-0533

App State

Click to restore the map extent and layers visibility where you left off.

300ft

-79.4882 36.9432 Degreeer

Esri Community Maps Contributors, VGIN, © OpenStre



SITE LOCATION PLAN (SEE SK-2 FOR ENLARGED CONCEPT PLAN)
NOT TO SCALE

PARCEL INFORMATION

OWNERS OF PARCEL: DANIEL & KSENIA MOORE

① PARCEL ID: 1590-13-6849 - 39.73 AC.

SITE ADDRESS: 4869 TOSHES RD.
CHATHAM VA 24531
CALLANDS-GRETNA MAGISTERIAL DISTRICT

PROPOSED SCOPE OF WORK:

DEVELOPMENT OF APPROX. .8 AC. SITE
TO BE USED FOR:
CUSTOM MEAT PROCESSING MARKET

ZONE CODE: EXISTING
(A-1) AGRICULTURAL DISTRICT

ZONE CODE CHANGE REQUEST:
(A-1) AGRICULTURAL DISTRICT
SPECIAL USE PERMIT: CUSTOM MEAT
CUTTING OPERATION

NOTE: AERIAL IMAGE PROVIDED BY GOOGLE EARTH
AND PITTSYLVANIA COUNTY GIS WEBSITE.

Wendy Bryant-Cook
DRAFTING BY DESIGN
PHONE: 434-489-4781
wendy.draftingbydesign@gmail.com

PROPOSED SITE LOCATION PLAN FOR:
DANIEL & KSENIA MOORE
4869 TOSHES RD
CHATHAM VA 24531
MOBILE No. (864) 723-6025

SHEET	SK-1 of X
DATE	2/2/2023
FILE	2023-02
SCALE	NOT TO SCALE



CONCEPT PLAN - ENLARGED

NOT TO SCALE



BUILDING LOCATION OPTION CONSIDERATIONS:

- 'A' - LOCATION OPTION #1 CLOSEST TO W. GRETNA RD. CUSTOMER DROP-OFF AND 3 PHASE POWER
- 'B' - LOCATION OPTION #2 NEXT CLOSEST TO W. GRETNA RD. AND 3 PHASE POWER
- 'C' - LOCATION OPTION #3 MINIMAL SITE DEVELOPMENT REQUIRED BUT FURTHEST TO 3 PHASE POWER

Wendy Bryant-Cook
DRAFTING BY DESIGN
 PHONE: 434-489-4781
 wendy.draftingbydesign@gmail.com

PROPOSED SITE LOCATION PLAN FOR:
DANIEL & KSENIA MOORE
4869 TOSHES RD
CHATHAM VA 24531
MOBILE No. (864) 723-6025

SHEET:
 SK-2 of 2
 DATE:
 FEB. 2, 2023
 FILE:
 2023-02
 SCALE:
 NOT TO SCALE

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-021 Richard Holbrook; Special Use Permit for a School (Webb)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	December 5, 2023	Item Number:	9.j.
Attachment(s):	1.	S-23-021 Richard Holbrook App	
	2.	S-230021 Richard Holbrook Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Richard Holbrook, for a Special Use Permit for School in accordance with Pittsylvania County Code § 35-223 and 35-366. The property is two (2) parcels, totaling 0.71 acres, located on US Highway 29 Business in the Westover Election District and shown on the Tax Maps as GPIN #s 2420-67-7550 and 2420-67-5512.

BACKGROUND/DISCUSSION

Richard Holbrook (Montana Tarpley) is requesting a Special Use Permit for a school. The applicant is proposing to operate a youth diversion program that will offer classes to youth relating to life skills. PCC § 35-223 and 35-366 require a Special Use Permit for a school under the R-1 and B-2 zoning classifications. Building Code regulations for this use group will control the occupancy of the space, including staff and students.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-021 as submitted.

MOTION:

1. Recommend approval of Case S-23-021 as submitted.
2. Recommend approval of Case S-23-021 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-021 as submitted.

STAFF SUMMARY

CASE S-23-021	ZONING REQUEST SUP	CYCLE December 2023/January 2024
SUBJECT/PROPOSAL/REQUEST Richard Holbrook is requesting a Special Use Permit for a school, youth diversion program.		PLANNING COMMISSION: December 5, 2023 BOARD OF ZONING APPEALS: January 8, 2023 ADVERTISED: November 22 & 29, 2023
DISTRICT: Westover Election District		

SUBJECT

Requested by Richard Holbrook (Montana Tarpley), for a Special Use Permit for a school, youth diversion program in accordance with Pittsylvania County Code § 35-223 & 35-366. The properties are a total of .71 of an acre, located on U S Hwy 29, in the Westover Election District and shown on the Tax Map as GPIN #s 2420-67-5512 & 2420-67-7550.

BACKGROUND/DISCUSSION

Richard Holbrook (Montana Tarpley) is requesting a Special Use Permit for a school, youth diversion program. PCC § 35-223 & 35-366 requires a Special Use Permit for school under the R-1 zoning classification and B-2, Business District, General.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-021 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-021 as submitted.
2. Recommend approval of Case S-23-021 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-021 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, Richard Holbrook, as Owner of the below described properties, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Richard Holbrook
Address: 6220 Spring Garden Rd, Blairs, VA 24527

Telephone: (336) 695-8472

Montana Tarpley

2. Location of Property: U S Hwy 29

Total Amt: \$351.18

Taken By: K. Hayes *Cash*

3. Tax Map Number 2420-67-5512 & 2420-67-7550

4. Election District: Westover

5. Size of Property: .33 of an acre & .38 of an acre totling .71 of an acre

6. Existing Land Use: Commercial building

Existing Zoning: R-1, Residential Suburban Subdivision District & B-2, Business District, General

7. Proposed Land Use: School, youth diversion program

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Richard Holbrook

OFFICE USE ONLY
Application Deadline: 10/26/23
Received By: ESR
B.Z.A. Meeting Date: 01/08/24

Application No. S-23-021
P.C. Meeting Date: 12/05/23
Date Received: 10/17/23
Action: _____

**VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A total of .71 of an acre, two parcels of land)
generally located on U S Hwy 29)
within the Westover Election District and) **PETITION**
recorded as parcel #s 2420-67-5512 & 2420-67-7550)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Richard Holbrook, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the owner of the above-referenced parcels of land or are filing with the owner's consent.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have a Special Use Permit issued for a school, youth diversion program.

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcels of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Richard Holbrook

October 26, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Richard Holbrook, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of .71 of an acre, two parcels of land, GPIN #s 2420-67-5512 & 2420-67-7550, located on U S Hwy 29, in the Westover Election District.

I am requesting a Special Use Permit on these parcels for a school, youth diversion program.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Holbrook", written in black ink.

Richard Holbrook

SPECIAL POWER OF ATTORNEY

Property Description (Tax Map Number, Street Address or Common Description, Borough):

Tax Map # _____

I/we Richard Holbrook, am/are:

_____ the applicant for the above-referenced application

 O the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Montana Tupper, authorized agent of _____, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to SUP Process, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to SUP Process, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to _____, on the Property.


Owner: Print Name Richard S. Holbrook

Commonwealth of Virginia

City/County of _____, to-wit:

Subscribed and sworn to before me this _____ day of _____,

in my City and State aforesaid, by _____

Notary Public.

My Commission Expires: _____



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case S-23-021 Applicant  Date 11.22.23

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2420-57-2341	RELIGIOUS CONGREGATION OF TIMBERLAKE BAPT CH	P O BOX 10004	DANVILLE, VA 24543
2420-57-9705	PAM INC	479 PINEY FOREST RD	DANVILLE, VA 24540
2420-67-5677	BURCH, MICHAEL R	P.O. BOX 69	BLAIRS, VA 24527
2420-67-8509	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-7550	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-5512	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-7426	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-6491	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-6387	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-6237	CHATTIN, WANDA	1511 AQUA MARINE BLVD	AVON LAKE, OH 44012
2420-67-5770	BURCH, MICHAEL R	P.O. BOX 69	BLAIRS, VA 24527
2420-67-5675	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-7597	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-5662	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-7574	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-5660	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-7562	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-5557	HOLBROOK, RICHARD STEVEN	6220 SPRING GARDEN RD	BLAIRS, VA 24527
2420-67-7438	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-7414	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-6399	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-4445	RICE, DAVID R	1872 HUNTERS LANE	BLAIRS, VA 24527
2420-67-6364	CHATTIN, WANDA	1511 AQUA MARINE BLVD	AVON LAKE, OH 44012
2420-67-6352	CHATTIN, WANDA	1511 AQUA MARINE BLVD	AVON LAKE, OH 44012
2420-67-6340	CHATTIN, WANDA	1511 AQUA MARINE BLVD	AVON LAKE, OH 44012
2420-67-4322	PITTSYLVANIA COUNTY VA	P O BOX 426	CHATHAM, VA 24531

S-23-021 Richard Holbrook

ArcGIS Web Map



11/17/2023, 2:49:29 PM

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels Labels

Assessed Parcels

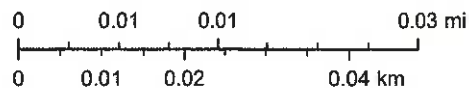
Addresses

Pittsylvania County

Streets

ALL OTHER

1:1,128



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ArcGIS Web AppBuilder

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ArcGIS Web Map



11/17/2023, 2:51:02 PM

1:1,128

Virginia Cities and Counties

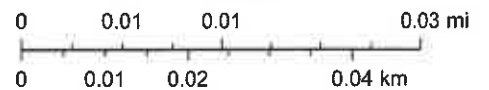
- County
- Tax Parcels (All)
- Assessed Parcels Labels
- Assessed Parcels
- Addresses
- Pittsylvania County

Streets

- ALL OTHER

Zoning Districts

- Agricultural
- Business, General
- Light Industrial
- Mobile Home Park
- Residential Suburban Subdivision



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

ArcGIS Web AppBuilder

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-022 Beverly Grisales; Special Use Permit for a Beauty Shop (Webb)								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	December 5, 2023	Item Number:	9.k.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td colspan="2">S-23-022 Beverly Grisales App</td> </tr> <tr> <td>2.</td> <td colspan="2">S-23-022 Beverly Grisales Map</td> </tr> </table>			1.	S-23-022 Beverly Grisales App		2.	S-23-022 Beverly Grisales Map	
1.	S-23-022 Beverly Grisales App								
2.	S-23-022 Beverly Grisales Map								
Reviewed By:									

SUMMARY:

SUBJECT

Requested by Beverly Grisales, for a Special Use Permit for a Beauty Shop in accordance with Pittsylvania County Code § 35-223. The property is 0.89 acres, located on State Road 1550/Forestroad Drive in the Westover Election District and shown on the Tax Map as GPIN # 2420-51-7371.

BACKGROUND/DISCUSSION

Beverly Ann Armstrong Grisales is requesting a Special Use Permit for a beauty shop in the single-family dwelling located on the subject property so she can relocate her esthetician business to her home. PCC § 35-223 requires a Special Use Permit for beauty shop under the R-1 zoning classification. PCC § 35-40 defines a beauty shop as “an establishment where hairdressing, facials, manicures and tanning are performed”.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-022 with the following conditions:

1. If hair or nail services are offered at this location, all Uniform Statewide Building Code requirements shall be met.
2. The business shall not employ anyone not residing on the property.

MOTION:

1. Recommend approval of Case S-23-022 as submitted.
2. Recommend approval of Case S-23-022 subject to conditions by Staff.
3. Recommend approval of Case S-23-022 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-23-022 as submitted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-23-022	SUP	December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Beverly Ann Armstrong Grisales is requesting a Special Use Permit for a beauty shop.		PLANNING COMMISSION: December 5, 2023
DISTRICT: Westover Election District		BOARD OF ZONING APPEALS: January 8, 2023
		ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023

SUBJECT

Requested by Beverly Grisales, for a Special Use Permit for a Beauty Shop in accordance with Pittsylvania County Code § 35-223. The property is 0.89 acres, located on State Road 1550/Forestroad Drive in the Westover Election District and shown on the Tax Map as GPIN # 2420-51-7371.

BACKGROUND/DISCUSSION

Beverly Ann Armstrong Grisales is requesting a Special Use Permit for a beauty shop in the single-family dwelling located on the subject property so she can relocate her esthetician business to her home. PCC § 35-223 requires a Special Use Permit for beauty shop under the R-1 zoning classification. PCC § 35-40 defines a beauty shop as “an establishment where hairdressing, facials, manicures and tanning are performed”.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-022 with the following conditions:

1. If hair or nail services are offered at this location, all USBC requirements shall be met.
2. The business shall not employ anyone not residing on the property.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-022 as submitted.
2. Recommend approval of Case S-23-022 subject to conditions by Staff.
3. Recommend approval of Case S-23-022 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-23-022 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary

- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, Beverly Ann Armstrong Grisales, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Beverly Ann Armstrong Grisales
Address: 3048 #rd Street, Surf City, NC 28445 Telephone: (434) 755-5932

2. Location of Property: Forestroad Drive Total Amt: \$342.65
Taken By: K. Hayes

3. Tax Map Number 2420-51-7371

4. Election District: Westover

5. Size of Property: .89 of an acre

6. Existing Land Use: Single-Family Dwelling

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Beauty Shop

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Beverly Ann Armstrong Grisales

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.Z.A. Meeting Date: 01/08/24

Application No. S-23-022

P.C. Meeting Date: 12/05/23

Date Received: 10/17/23

Action: _____

November 17, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Beverly Ann Armstrong Grisales, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on .89 of an acre, located on Forestroad Drive, in the Westover Election District. The property is shown on the Tax Maps as GPIN # 2420-51-7371.

We would like a Special Use Permit for a beauty shop.

Sincerely,

Beverly Ann Armstrong Grisales

**VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A .89 of an acre parcel of land)
generally located on Forestroad Drive)
within the Westover Election District and) **PETITION**
recorded as parcel # 2420-51-7371 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Beverly Ann Armstrong Grisales, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the owner of the above-referenced parcel of land or are filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have a Special Use Permit issued for a beauty shop.

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Beverly Ann Armstrong Grisales

SPECIAL POWER OF ATTORNEY

Property Description (Tax Map Number, Street Address or Common Description, Borough):

101 FORESTROAD DR
DANVILLE, VA

ACC # 221,337

Tax Map # 2420-51-~~7~~ 7371

I/we Beverly CRISALES DARCY ARMSTRONG am/are:

the applicant for the abovereferenced application

the owner(s) of the property described above

I/we do hereby make, constitute, and appoint SALLY BURNETT, authorized agent of Beverly CRISALES DARCY ARMSTRONG, my/our true and lawful attorneyinfact, and grant unto my/our attorneyinfact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to Beauty Shop, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to Beauty Shop, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to Beauty Shop, on the Property.

Beverly Crisales / Darcy Armstrong
Owner: Print Name Beverly CRISALES
DARCY ARMSTRONG

Commonwealth of NC KFM

City/County of ONSLow, to wit:

Subscribed and sworn to before me this 21 day of SEPT., 2023.

in my City and State aforesaid, by Karley Forsythe - Maston

Karley Forsythe - Maston Notary Public.

My Commission Expires: 1/22/2028

KARLEY FORSYTHE-MASTON
Notary Public, North Carolina
Onslow County
My Commission Expires
January 22, 2028

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2420-51-9135	BURKE, CYNTHIA GAIL	148 TALBOTT DRIVE	DANVILLE, VA 24540
2420-51-9372	HOBSON INVESTMENTS LLC	3801 U S HIGHWAY 29	DANVILLE, VA 24540
2420-51-8515	FRANCIS, SHERRIE BELL	100 FORESTROAD DRIVE	DANVILLE, VA 24540
2420-51-6323	WILLIS, TONY B	103 FOREST ROAD DR	DANVILLE, VA 24540
2420-51-6121	TURNER, WALTER L SR	107 FOREST COURT	DANVILLE, VA 24540

S-23-022 BEVERLY GRISALES

Pittsylvania County Public GIS Viewer

2420-51-7371 X

Show search results for 2420-5...

2420-51-3558

2420-51-8515

2420-51-4360

2420-51-6321

2420-51-6121

2420-50-6948

Forest Road 1500

Forest Court 1500

Map Layers:

- Virginia Towns
- Virginia Cities and Counties
- Tax Parcels (All)
- Tax Parcels (group layer)
- Addressing (group layer)
- Administrative (group layer)
- Base Map (group layer)
- Community Development (group layer)
- Economic Development (group layer)
- Emergency Services
- Parks and Recreation (group layer)
- Population Demographics (group layer)
- Public Utilities (group layer)
- Schools (group layer)
- Tax Map Grids (group layer)
- Transportation (group layer)
- Voter Services (group layer)
- Waste Collection (group layer)
- Zoning (group layer)
- Zoning Districts
- Zoning Districts
- VBMP 2002 Aerial Imagery
- VBMP 2011 Aerial Imagery
- VBMP 2015 Aerial Imagery
- VBMP 2019 Aerial Imagery

App Slac

Click to restore the map view and its styling where you left off

100ft

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Pittsylvania County Public GIS Viewer

2420-51-7371 X Q
Show search results for 2420-5...

Virginia Towns

Virginia Cities and Counties

Tax Parcels (All)

Tax Parcels (group layer)

Addressing (group layer)

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

Economic Development (group layer)

Emergency Services

Parks and Recreation (group layer)

Population Demographics (group layer)

Public Utilities (group layer)

Schools (group layer)

Tax Map Grids (group layer)

Transportation (group layer)

Voter Services (group layer)

Waste Collection (group layer)

Zoning (group layer)

Zoning Districts

Zoning Districts

VBMP 2002 Aerial Imagery

VBMP 2011 Aerial Imagery

VBMP 2015 Aerial Imagery

VBMP 2019 Aerial Imagery

100ft

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PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-023 Chancellor and Samantha Turner; Special Use Permit for the placement of a Singlewide Manufactured Home (Oakes)								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	December 5, 2023	Item Number:	9.I.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td colspan="2">S-23-023 Chancellor Turner App</td> </tr> <tr> <td>2.</td> <td colspan="2">S-23-023 Chancellor Turner Map</td> </tr> </table>			1.	S-23-023 Chancellor Turner App		2.	S-23-023 Chancellor Turner Map	
1.	S-23-023 Chancellor Turner App								
2.	S-23-023 Chancellor Turner Map								
Reviewed By:									

SUMMARY:

SUBJECT

Requested by Chancellor and Samantha Turner, for a Special Use Permit for the placement of Singlewide Manufactured Home in accordance with Pittsylvania County Code § 35-223. The property is 1.47 acres, located on State Road 750/Strawberry Road in the Tunstall Election District and shown on the Tax Map as GPIN # 1473-91-2149.

BACKGROUND/DISCUSSION

Chancellor and Samantha Turner are requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and A-1,

Agricultural District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-023 as submitted.

MOTION:

1. Recommend approval of Case S-23-023 as submitted.
2. Recommend approval of Case S-23-023 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-023 as submitted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-23-023	SUP	December 2023/January 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Chancellor and Samantha Turner are a Special Use Permit for the placement of a single-wide mobile home.		PLANNING COMMISSION: December 5, 2023 BOARD OF ZONING APPEALS: January 8, 2023 ADVERTISED: November 22 & 29, 2023 and December 20 & 27, 2023
DISTRICT: Tunstall Election District		

SUBJECT

Requested by Chancellor and Samantha Turner, for a Special Use Permit for the placement of Singlewide Manufactured Home in accordance with Pittsylvania County Code § 35-223. The property is 1.47 acres, located on State Road 750/Strawberry Road in the Tunstall Election District and shown on the Tax Map as GPIN # 1473-91-2149.

BACKGROUND/DISCUSSION

Chancellor and Samantha Turner are requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District and A-1, Agricultural District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-023 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-023 as submitted.
2. Recommend approval of Case S-23-023 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-023 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit

G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

We, Chancellor & Samantha Turner, as Owners of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Chancellor & Samantha Turner
Address: 6828 Strawberry Road, Chatham, VA 24531

Telephone: (434) 709-1814

2. Location of Property: State Road 750/Strawberry Road

Total Amt: \$ 350.00 Check #

Taken By: ESR 1508

3. Tax Map Number 1473-91-2149

4. Election District: Tunstall

5. Size of Property: 1.47 Acres

6. Existing Land Use: Vacant

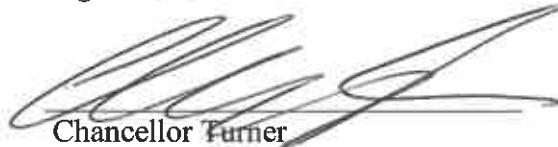
Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a Single-Wide Mobile Home

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Chancellor Turner

OFFICE USE ONLY

Application Deadline: 10/26/23

Received By: ESR

B.Z.A. Meeting Date: 01/08/24

Application No. S-23-023

P.C. Meeting Date: 12/05/23

Date Received: 10/17/23

Action: _____

**VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A 1.47 acre parcel of land)
generally located on State Road 750/Strawberry Road)
within the Tunstall Election District and recorded as) **PETITION**
parcel # 2415-42-7472 in the Pittsylvania County)
tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Chancellor & Samantha Turner, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the owners of the above-referenced parcel of land, or are filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have a Special Use Permit issued to allow for placement of a single-wide mobile home.

WHEREFORE, your Petitioners respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Chancellor Turner

November 17, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, Chancellor & Samantha Turner, as Owners, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 1.47 acres, located on State Road 750/Strawberry Road, in the Tunstall Election District. The property is shown on the Tax Maps as GPIN # 1473-91-2149.

We would like a Special Use Permit to allow for placement of a single-wide mobile home.

Sincerely,



Chancellor Turner



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case S-23-023

Applicant

A handwritten signature in black ink, appearing to be "M. G.", written over a horizontal line.

Date

11/21/23

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1473-71-2111	TURNER, CHANCELLOR D	6828 STRAWBERRY RD	CHATHAM, VA 24531
1473-82-3079	WOODS, DELSIE WALTON ET ALS	6476 STRAWBERRY ROAD	CHATHAM, VA 24531
1473-91-3486	WOODS, DELSIE W	6195 STRAWBERRY ROAD	CHATHAM, VA 24531
1473-90-3879	KING, KERMIT JR	6773 STRAWBERRY RD	CHATHAM, VA 24531

S-23-023 CHANCELLOR TURNER

Pittsylvania County Public GIS Viewer

1473-91-2149 X Q

Show search results for 1473-9...

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

Economic Development (group layer)

Emergency Services

Parks and Recreation (group layer)

Population Demographics (group layer)

Public Utilities (group layer)

Schools (group layer)

Tax Map Grids (group layer)

Transportation (group layer)

Route Numbers

Streets

Railways

Border Railways

Danville Airport

Voter Services (group layer)

Waste Collection (group layer)

Zoning (group layer)

Zoning Districts

VBMP 2002 Aerial Imagery

VBMP 2011 Aerial Imagery

VBMP 2015 Aerial Imagery

VBMP 2019 Aerial Imagery

VBMP 2023 Aerial Imagery

100ft

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- Base Map (group layer)
- Community Development (group layer)
- Economic Development (group layer)
- Emergency Services
- Parks and Recreation (group layer)
- Population Demographics (group layer)
- Public Utilities (group layer)
- Schools (group layer)
- Tax Map Grids (group layer)
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- Border Railways
- Danville Airport
- Voter Services (group layer)
- Waste Collection (group layer)
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- Zoning Districts
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- VBMP 2002 Aerial Imagery
- VBMP 2011 Aerial Imagery
- VBMP 2015 Aerial Imagery
- VBMP 2019 Aerial Imagery
- VBMP 2023 Aerial Imagery