



**BOARD OF ZONING APPEALS  
REGULAR MEETING  
Monday, December 4, 2023 - 6:00 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. APPROVAL OF AGENDA**
- 6. APPROVAL OF MINUTES**
  - a. November Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. CHAIRMAN'S REPORT**
- 10. PUBLIC HEARING**

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

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

- b. Case S-23-017 Network Towers; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-179. (Staff Contact: Emily Ragsdale)
- c. Case S-23-020 David Roach; Special Use Permit for the placement of singlewide manufactured home in accordance with Pittsylvania County Code § 35-223 (Staff Contact: Emily Ragsdale)

**11. ADJOURNMENT**

# PITTSYLVANIA

COUNTY, VIRGINIA

## BOARD OF ZONING APPEALS EXECUTIVE SUMMARY

### Action Item

<b>Agenda Title:</b>	November Board Meeting Minutes Approval		
<b>Staff Contact(s):</b>	Emily Ragsdale		
<b>Agenda Date:</b>	December 4, 2023	<b>Item Number:</b>	6.a.
<b>Attachment(s):</b>	1.	BZA 11132023 Minutes	
<b>Reviewed By:</b>			

### SUMMARY:

### FINANCIAL IMPACT AND FUNDING SOURCE:

### RECOMMENDATION:

### MOTION:

**BOARD OF ZONING APPEALS  
REGULAR MEETING  
Monday, November 13, 2023 - 6:00 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. APPROVAL OF AGENDA**

Upon motion of Mr. Merricks, seconded by Mr. Yeaman, and by a unanimous vote, the agenda was approved as presented.

**RESULT: APPROVE**

**MOVER:** Ronald Merricks

**SECONDER:** Carroll Yeaman

**AYES:** Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield

**NOES:** None

**ABSTAIN:** None

**6. APPROVAL OF MINUTES**

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

a. October Board Meeting Minutes Approval

Upon motion of Mr. Yeaman, seconded by Mr. Stone, and by a unanimous vote, the minutes were approved as presented.

**RESULT: APPROVE**

**MOVER:** Carroll Yeaman

**SECONDER:** Hershel Stone

**AYES:** Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield

**NOES:** None

**ABSTAIN:** None

## **7. OLD BUSINESS**

Mrs. Ragsdale informed Board members that the Zoning Ordinance Rewrite project is entering the public input phase. She stated a Public Workshop would be held on December 14, 2023 from 6:00 pm to 7:30 pm in the Board Meeting Room.

## **8. NEW BUSINESS**

There was no new business.

## **9. CHAIRMAN'S REPORT**

There was no Chairman's report.

## **10. PUBLIC HEARING**

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

### **PUBLIC HEARING**

- a. Public Hearing: Case S-23-012 Southside Investing, LLC; Special Use Permit for commercial uses such as a grocery anchored shopping center, restaurants, offices, assisted living/dementia care facility, and a hotel for service to the residents of the planned area and its adjacent communities in accordance with Pittsylvania County Code § 35-295 (Staff Contact: Emily Ragsdale)
- a. Public Hearing: Case S-23-012 Southside Investing, LLC; Special Use Permit for commercial uses such as a grocery anchored shopping center, restaurants, offices, assisted living/dementia care facility, and a hotel for service to the residents of the planned area and its adjacent communities in accordance with Pittsylvania County Code § 35-295.

Mr. Easley read the zoning precepts and opened the Public Hearing at 6:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Southside Investing, LLC had petitioned for a Special Use Permit on 313.72 acres, located on US Highway 58/Martinsville Highway in the Tunstall Election District and shown on the Tax Map as GPIN # 1349-33-2695, for commercial uses such as a grocery anchored shopping center, restaurants, offices, assisted living/dementia care facility, and a hotel for service to the residents of the planned area and its adjacent communities

in accordance with Pittsylvania County Code § 35-295. Tom Gallagher, a representative for Southside LLC was present to represent the Petition. Mr. Easley asked if there would be an issue with meeting the time frame for the Special Use Permit. Mrs. Ragsdale stated they could add a condition that allows them more time for this construction to begin. Mr. Gallagher agreed that would be a benefit to them. There was no opposition. Easley closed the Public Hearing at 6:15 PM. A motion was made by Mr. Merricks, seconded by Mr. Yeaman, that the Special Use Permit be granted with the following conditions:

<b>RESULT:</b>	<b>APPROVE</b>
<b>MOVER:</b>	Ronald Merricks
<b>SECONDER:</b>	Carroll Yeaman
<b>AYES:</b>	Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield
<b>NOES:</b>	None
<b>ABSTAIN:</b>	None

Easley stated there were ten (10) conditions recommended by Planning Commission. A positive motion to approve with added condition regarding time frame as presented by Mrs. Ragsdale. An eleventh (11) condition was added.

1. Prior to the approval of the first subdivision plat, the Applicant will submit to the County a traffic impact analysis performed in accordance with the Virginia Administrative Code (24 VAC 30-155). The traffic impact analysis shall (i) identify any traffic issues associated with access from the Property to the existing transportation network, (ii) outline solutions to potential problems, (iii) address the sufficiency of the future transportation network within a radius to be determined by VDOT, in the vicinity of the Property, and (iv) present improvements and anticipated timelines for improvements to be incorporated into the development of the Property. The scope of the analysis will be mutually agreed upon with the Virginia Department of Transportation ("VDOT"). The Applicant shall perform any transportation improvements as required by VDOT, in accordance with the deadlines established in any permits, to mitigate for impacts to the public transportation system which will occur because of this Project. All required permits will be obtained from VDOT prior to construction. For all improvements to the existing transportation system and for all proposed streets that VDOT will be asked to maintain, the Applicant will arrange for a firm not otherwise related to the Applicant or

contractor to provide inspection services for construction. Inspection and testing methodology and frequency shall be accomplished in accordance with the VDOT Materials Division's Manual of Instructions and the VDOT Road and Bridge Specifications. A report shall be submitted to VDOT summarizing the inspections steps taken, certifying the results of the inspection, and testing as accurate, and confirming that the streets or improvements were built to the approved specifications and pavement design, and signed and stamped by a professional engineer licensed to practice as such in the Commonwealth of Virginia.

2. The Applicant will maintain a setback of not less than one hundred feet (100') on the exterior lots of the Property.

3. On the site development plan or subdivision plat for each phase of the Property, the Applicant will identify tree save areas and will maintain at a minimum a thirty foot (30') vegetative buffer on the perimeter of the Property that adjoins property that is not included in the rezoning application. If the Applicant is required to disturb areas within the minimum thirty foot (30') vegetative buffer to construct any improvements, then the Applicant will install supplemental plantings consisting of staggered rows of planted trees and large shrubs that are intended for screening. At least fifty percent (50%) of the trees and/or shrubs used in the staggered rows shall be evergreen in nature. All planted vegetation shall be of varieties native or adaptable to the region that are expected to reach a minimum height of at least to fifteen (15) feet (or minimum of 10 feet if specifically designed for screening) in height at maturity and will be no less than six (6) feet at the time of planting.

4. Prior to construction, an approved erosion and sediment control plan will be implemented for the entire Project, and an erosion and sediment control bond will be provided.

5. Prior to construction, a Virginia Stormwater Management Program Permit from the Virginia DEQ will be obtained for the Project, including an approved Stormwater Pollution Prevention Plan.

6. Prior to construction, the Applicant shall prepare and submit to the Zoning Administrator a construction management plan to address traffic control methods, site access, fencing, lighting, mitigation of construction operations, hours of construction activity, and clearly defined construction phases and proposed safety precautions for publicly accessible areas during construction.

7. All parking requirements of the Pittsylvania County Code §35-80 - 35-85 shall be met and shown on all submitted site plans for each use.

8. Gravel parking lots shall not be permitted.

9. All signage shall meet the requirements of Pittsylvania County Code § 35-95 -35-101.

10. Lighting shall meet the following requirements:

a. Site and area lighting. Light levels shall not exceed 0.5 foot-candles at any point along the property perimeter or perimeters adjacent to residential zones and uses, except for light levels of up to 2.0 footcandles along the perimeter of property adjacent to commercial or industrial zones or uses. Given traffic safety and visibility concerns, lighting on areas of the property contiguous to Route 58 and not within two hundred (200) feet of an adjacent perimeter property, will be permitted to exceed the aforementioned 2.0 footcandles restriction, including any standards necessitated by VDOT regulations.

b. Pole-Mounted Fixtures. Pole-mounted light fixtures used for site and area lighting must be subject to the following design guidelines:

i. Pole-mounted lighting with a pole height of 15 feet or less must not exceed 15.0 foot-candles. The light must be shaded, shielded or directed so that the light intensity or brightness is mitigated.

ii. Pole-mounted lighting with a pole height of greater than 15 feet and not exceeding 35 feet in height must be a down-type, mounted horizontally and angled perpendicular to the ground.

iii. Building mounted lighting fixtures must not exceed 15.0 foot-candles and must not exceed 35 feet mounting height. The light must be shaded, shielded, or directed so that the light intensity or brightness will be mitigated and will not exceed site and area lighting limits at the property perimeter.

c. Landscape Light Fixtures. Landscape light fixtures, including ground lighting for signs, flag poles and statues, must be equipped with shields or shutters to eliminate glare. The light must be so shaded, shielded or directed that the light intensity or brightness will be mitigated and will not exceed site and area lighting limits at



the property perimeter.

d. Blinking, Flashing and Temporary Lighting. Lights must not blink, flash, oscillate, or flutter including changes in light intensity, brightness or color.

e. Site Lighting Plan. A site lighting plan shall be submitted including the following information:

- i. Locations of all exterior light fixtures.
- ii. Details for illumination devices, fixtures, lamps, supports, reflectors and other devices (e.g., fixture type, mounting height, output).
- iii. Photometric data of illumination cast on horizontal surfaces. Vertical photometric data must be provided in either a grid or contour line format measuring footcandles on the ground.

11. The Special Use permit will expire unless construction of the entire project is commenced within two years within issuance of the Special Use Permit. The Zoning Administrator reserves the right to administratively extend that for an additional six (6) months without approval from the Board of Zoning Appeals.

- b. Public Hearing: Case S-23-015 Crown Castle; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-295. (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case S-23-015 Crown Castle; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-295.

Easley opened the Public Hearing at 6:29 PM. Johnathan Yeatts was present to represent the Petition. No one signed up to speak and Easley closed the Public Hearing at 6:32 PM. A motion was made by Mr. Yeaman, seconded by Mr. Brumfield, that the Special Use Permit be granted.

<b>RESULT:</b>	<b>APPROVE</b>
<b>MOVER:</b>	Carroll Yeaman
<b>SECONDER:</b>	Ryland Brumfield
<b>AYES:</b>	Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield
<b>NOES:</b>	None

**ABSTAIN:** None

- c. Public Hearing: Case S-23-016 Arcola Towers; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-179 (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case S-23-016 Arcola Towers; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-179

Easley opened the Public Hearing at 6:34 PM. Johnathan Yeatts was present to represent the Petition. No one signed up to speak and Easley closed the Public Hearing at 6:38 PM. A motion was made by Mr. Craddock, seconded by Mr. Stone, that the Special Use Permit be granted.

**RESULT:** **APPROVE**

**MOVER:** Joseph Craddock

**SECONDER:** Hershel Stone

**AYES:** Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield

**NOES:** None

**ABSTAIN:** None

- d. Public Hearing: Case Z-23-001 Atkinsons, LLC; Requesting a sign permit for an off-site, illuminated 10' x 30' (300 square feet), double-sided (total of four (4) panels) sign in accordance with Pittsylvania County Code § 35-100 (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case Z-23-001 Atkinsons, LLC; Requesting a sign permit for an off-site, illuminated 10' x 30' (300 square feet), double-sided (total of four (4) panels) sign in accordance with Pittsylvania County Code § 35-100

Easley opened the Public Hearing at 6:40 PM. Joann Atkinson was present to represent the Petition. No one signed up to speak and Easley closed the Public Hearing at 6:42 PM. A motion was made by Mr. Merricks, seconded by Mr. Yeaman, that the Special Use Permit be granted.

**RESULT:** **APPROVE**

**MOVER:** Ronald Merricks

**SECONDER:** Carroll Yeaman

**AYES:** Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield

**NOES:** None

**ABSTAIN:** None

- e. Case V-23-001 Gary Durham; Variance to Section 35-369. MINIMUM YARD DIMENSIONS. (C.) Rear Setback. (Staff Contact: Emily Ragsdale)
- e. Case V-23-001 Gary Durham; Variance to Section 35-369. MINIMUM YARD DIMENSIONS. (C.) Rear Setback.  
Easley opened the Public Hearing at 6:44 PM. Gary Durham was present to represent the Petition. Ragsdale presented a letter to the Board from the adjacent property owner regarding constructing a privacy fence. No one signed up to speak and Easley closed the Public Hearing at 6: 49 PM. A motion was made by Mr. Stone, seconded by Mr. Yeaman, that the Variance be granted.
- f. Case V-23-002 William and Erin Shelhorse; Variance to Section 35-226. MINIMUM YARD DIMENSIONS. (B.) Side Setback. (Staff Contact: Emily Ragsdale)
- f. Case V-23-002 William and Erin Shelhorse; Variance to Section 35-226. MINIMUM YARD DIMENSIONS. (B.) Side Setback.  
Easley opened the Public Hearing at 6:50 PM. James Shelhorse was present to represent the Petition. Ragsdale provided a letter to the Board from the adjacent property owner. No one signed up to speak and Easley closed the Public Hearing at 6:53 PM. A motion was made by Mr. Craddock, seconded by Mr. Stone, that the Variance be granted.

**RESULT:** **APPROVE**

**MOVER:** Joseph Craddock

**SECONDER:** Hershel Stone

**AYES:** Allan Easley, Carroll Yeaman, Hershel Stone, Joseph Craddock, Ronald Merricks, Ryland Brumfield

**NOES:** None

**ABSTAIN:** None

## 11. ADJOURNMENT

Easley adjourned the Meeting at 6:55 PM.

# PITTSYLVANIA

COUNTY, VIRGINIA

## BOARD OF ZONING APPEALS

### EXECUTIVE SUMMARY

#### Rezoning Case

<b>Agenda Title:</b>	Case S-23-013 Susan Tedder; Special Use Permit for a School in accordance with Pittsylvania County Code § 35-366.								
<b>Staff Contact(s):</b>	Emily Ragsdale								
<b>Agenda Date:</b>	December 4, 2023	<b>Item Number:</b>	10.a.						
<b>Attachment(s):</b>	<table border="1"> <tr> <td>1.</td> <td>S-23-013 Susan Tedder App</td> </tr> <tr> <td>2.</td> <td>S-23-013 Susan Tedder Map</td> </tr> <tr> <td>3.</td> <td>S-23-013 Susan Tedder SitePlan</td> </tr> </table>			1.	S-23-013 Susan Tedder App	2.	S-23-013 Susan Tedder Map	3.	S-23-013 Susan Tedder SitePlan
1.	S-23-013 Susan Tedder App								
2.	S-23-013 Susan Tedder Map								
3.	S-23-013 Susan Tedder SitePlan								
<b>Reviewed By:</b>									

#### **SUMMARY:**

#### **SUBJECT**

Requested by Susan Tedder, for a Special Use Permit for a school in accordance with Pittsylvania County Code § 35-366. The property is 2.54 acres, located on State Road 1002/Gentlemans Ridge Road in the Dan River Election District and shown on the Tax Map as GPIN # 1349-33-2695.

#### **BACKGROUND/DISCUSSION**

The subject property is zoned B-2, Business District, General. Under Pittsylvania County Code § 35-366, a Special Use Permit is required for schools under the B-2 zoning classification. The applicant is proposing to use an existing building on the property that was previously used as an event center. In July, Community Development staff was contacted by the applicant inquiring about converting the property from an event venue to a church and a school. She was informed that the church was permitted by-right but that the school would require a SUP. Staff also informed the applicant that a site plan was required to be submitted with her application and that once staff received the site plan, staff could start the application process. Two other individuals associated with the school came into the office at the end of July inquiring about the process and were told the same thing. They were told that if a SUP was issued by the BZA, they would be required to go through the Change of Use process to meet requirements of the

Uniform Statewide Building Code ("USBC") and Fire Code and then could start the licensing process with the State.

On Tuesday, September 5, 2023, the Pittsylvania County Building Official, Fire Marshall, and Code Enforcement Officer accompanied the Department of Education, Licensing Division, to the property after receiving information that an unpermitted school was operating. When staff arrived, approximately 40-50 students were observed onsite ranging in age from 2-15. Because there were children under the age of 5, the owners were informed by the Department of Education that they were operating an illegal day care under Virginia State Code. Additionally, since the use of the building changed from an event venue to a childcare facility without the Change of Use required by the USBC to ensure that all Building and Fire Codes were met, the building was considered an unsafe structure under the USBC.

In addition to licensing and Building and Fire Code violations, the operation of a school in the B-2, Business District, General, zoning district without a Special Use Permit ("SUP") is a violation of the Zoning Ordinance. If the application is approved and a SUP is granted, a Change of Use will still be needed to ensure all requirements of the USBC and Fire Code are met. The applicant has met with both the Building Official and Fire Marshall to ensure all updates were done and that the property would meet the requirements of the new use group if the SUP is granted.

#### **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 A-1, Agricultural District, zoned properties.

#### **SITE DEVELOPMENT PLAN**

Attached

#### **FINANCIAL IMPACT AND FUNDING SOURCE:**

None

#### **RECOMMENDATION:**

Staff recommends APPROVAL of Case S-23-013 with the following conditions:

1. Remain in compliance with all applicable Virginia Department of Education regulations.

On November 9, 2023, the Planning Commission recommended by a seven (7)

to zero (0) vote, with no opposition, that the petitioner's request be granted with the conditions by Staff.

**MOTION:**

1. Recommend approval of Case S-23-013 as submitted.
2. Recommend approval of Case S-23-013 subject to conditions by Staff
3. Recommend approval of Case S-23-013 subject to conditions by the Board of Zoning Appeals.
4. Recommend denial of Case S-23-013 as submitted.

## STAFF SUMMARY

<b><u>CASE</u></b> S-23-013	<b><u>ZONING REQUEST</u></b> SUP	<b><u>CYCLE</u></b> November 2023/December 2023
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Susan Tedder is requesting a Special Use Permit for a school.	<b><u>DISTRICT:</u></b> Dan River Election District	<b>PLANNING COMMISSION:</b> November 13, 2023 <b>BOARD OF ZONING APPEALS:</b> December 19, 2023 <b>ADVERTISED:</b> October 25, 2023 & November 1 & 22, 2023

### **SUBJECT**

Requested by Susan Tedder, for a Special Use Permit for a school in accordance with Pittsylvania County Code § 35-366. The property is 2.54 acres, located on State Road 1002/Gentlemans Ridge Road in the Dan River Election District and shown on the Tax Map as GPIN # 1349-33-2695.

### **BACKGROUND/DISCUSSION**

The subject property is zoned B-2, Business District, General. Under Pittsylvania County Code § 35-366, a Special Use Permit is required for schools under the B-2 zoning classification. The applicant is proposing to use an existing building on the property that was previously used as an event center. In July, Community Development staff was contacted by the applicant inquiring about converting the property from an event venue to a church and a school. She was informed that the church was permitted by-right but that the school would require a SUP. Staff also informed the applicant that a site plan was required to be submitted with her application and that once staff received the site plan, staff could start the application process. Two other individuals associated with the school came into the office at the end of July inquiring about the process and were told the same thing. They were told that if a SUP was issued by the BZA, they would be required to go through the Change of Use process to meet requirements of the Uniform Statewide Building Code ("USBC") and Fire Code and then could start the licensing process with the State.

On Tuesday, September 5, 2023, the Pittsylvania County Building Official, Fire Marshall, and Code Enforcement Officer accompanied the Department of Education, Licensing Division, to the property after receiving information that an unpermitted school was operating. When staff arrived, approximately 40-50 students were observed onsite ranging in age from 2-15. Because there were children under the age of 5, the owners were informed by the Department of Education that they were operating an illegal day care under Virginia State Code. Additionally, since the use of the building changed from an event venue to a childcare facility without the Change of Use required by the USBC to ensure that all Building and Fire Codes were met, the building was considered an unsafe structure under the USBC.

In addition to licensing and Building and Fire Code violations, the operation of a school in the B-2, Business District, General, zoning district without a Special Use Permit ("SUP") is a violation of the Zoning Ordinance. If the application is approved and a SUP is granted, a Change of Use will still be needed to ensure all requirements of the USBC and Fire Code are met. The applicant has met with both the Building Official and Fire Marshall to ensure all updates were done and that the property would meet the requirements of the new use group if the SUP is granted.

### **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 A-1, Agricultural District, zoned properties.

## **SITE DEVELOPMENT PLAN**

Attached

## **RECOMMENDATION**

Staff recommends APPROVAL of Case S-23-013 with the following conditions:

1. Remain in compliance with all applicable Virginia Department of Education regulations.

## **PLANNING COMMISSION MOTIONS:**

1. Recommend approval of Case S-23-013 as submitted.
2. Recommend approval of Case S-23-013 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-013 as submitted.


## **ATTACHMENTS:**

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




**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

I, Susan Tedder, 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 Name: Susan Tedder  
Address: 589 Gentlemens Ridge Road, Blairs, VA 24527 Telephone: (434) 441-0851
2. Location of Property: State Road 1002/Gentlemens Ridge Road Total Amt: \$ 350.00  
Taken By: CK# 2344  

3. Tax Map Number's 2440-34-4131
4. Election District: Dan River
5. Size of Property: 2.54 Acres
6. Existing Land Use: School  
  
Existing Zoning: B-2, Business District General
7. Proposed Land Use: School
8. Check completed items:  
 Letter of Application     Site Development Plan     Legal Forms  
 11"x 17" Concept Plan     Application Fee     List of Adjoining Properties  
 Copy of Plat     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.*

  
\_\_\_\_\_  
Susan Tedder

OFFICE USE ONLY  
Application Deadline: 09/28/23  
Received By: ESR  
B.Z.A. Meeting Date: 12/11/23

Application No. S-23-013  
P.C. Meeting Date: 11/09/23  
Date Received: 09/14/2023  
Action: \_\_\_\_\_

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

One parcel of land totaling 2.54 acres )  
generally located on State Road 1002/Gentlemen's Ridge )  
Road within the Dan River Election District, ) **PETITION**  
and recorded as parcel # 2440-34-4131 )  
in the Pittsylvania County tax records. )

**TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioner, Susan Tedder, respectfully files 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 B-2, Business District General.
- (3) Your petitioner now desires to have a Special Use Permit issued to allow for a school.

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 requests that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
\_\_\_\_\_  
Susan Tedder

September 14, 2023

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

Dear Mrs. Ragsdale:

I, Susan Tedder, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 2.54 acres (one parcel), located on State Road 1002/Gentlemen's Ridge Road, in the Dan River Election District. The property is shown on the Tax Maps as GPIN # 2440-34-4131.

I would like a Special Use Permit to allow for a School.

Sincerely,



Susan Tedder



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-23-03 Applicant Sumter Date 9-15-23

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2440-33-0252	TEDDER, SUSAN WILLIAMS	589 GENTLEMENS RIDGE RD	BLAIRS, VA 24527
2440-15-2123	WILLIAMS, DAVID ALAN	8307 OLD RICHMOND RD	BLAIRS, VA 24527
2440-45-4060	MCCAIN, JANICE GOSNEY	8841 OLD RICHMOND RD	KEELING, VA 24566

**S-23-013 SUSAN TEDDER**

# ArcGIS Web Map



7/18/2023, 4:42:59 PM

1:1,128

## Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

Assessed Parcels Labels

Addresses

## Route Numbers

Streets

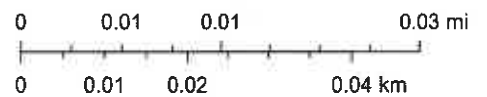
ALL OTHER

Zoning Districts

Agricultural

Business, General

Residential 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



## CONCEPT PLAN

NOT TO SCALE

**PARCEL INFORMATION**

OWNER OF PARCELS: SUSAN TEDDER WILLIAMS

- ① PARCEL ID: 2440-34-4131 - 2.54 AC. (B-2)
- ② PARCEL ID: 2440-33-0252 - 196.74 AC. (A-1)
- ③ PARCEL ID: 2440-24-9290 - 2.0 AC. (R-1)

SITE ADDRESS: 563 GENTLEMENS RIDGE RD.  
BLAIRS VA 24527  
DAN RIVER MAGISTERIAL DISTRICT

**PROPOSED SCOPE OF WORK:**

CHANGE OF USE FROM EXISTING WEDDING VENUE (WHICH INCLUDES CHAPEL, DINING & KITCHEN) TO A CHURCH, GRADE SCHOOL & PRE-SCHOOL (300+ PARKING SPACES AVAILABLE)

ZONE CODE: EXISTING - PARCEL ①  
(B-2) BUSINESS DISTRICT

ZONE CODE CHANGE REQUEST:  
(B-2) BUSINESS DISTRICT  
SPECIAL USE PERMIT:  
PRIVATE SCHOOL/PRE-SCHOOL

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 CONCEPT PLAN FOR:**  
**SUSAN WILLIAMS TEDDER**  
**563 GENTLEMENS RIDGE RD.**  
**BLAIRS VA 24527**  
**MOBILE No. (434) 441-0851**

SHEET	SK-1 OF 1
DATE	9/14/2023
FILE	2023-45
SCALE	NOT TO SCALE

# PITTSYLVANIA

COUNTY, VIRGINIA

## BOARD OF ZONING APPEALS

### EXECUTIVE SUMMARY

#### Rezoning Case

<b>Agenda Title:</b>	Case S-23-017 Network Towers; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-179.								
<b>Staff Contact(s):</b>	Emily Ragsdale								
<b>Agenda Date:</b>	December 4, 2023	<b>Item Number:</b>	10.b.						
<b>Attachment(s):</b>	<table border="1"> <tr> <td>1.</td> <td colspan="2">S-23-017 Network Towers App</td> </tr> <tr> <td>2.</td> <td colspan="2">S-23-017 Network Towers Maps-Plans</td> </tr> </table>			1.	S-23-017 Network Towers App		2.	S-23-017 Network Towers Maps-Plans	
1.	S-23-017 Network Towers App								
2.	S-23-017 Network Towers Maps-Plans								
<b>Reviewed By:</b>									

#### **SUMMARY:**

##### **SUBJECT**

Requested by Network Towers, for a Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-179. The property is 115.88 acres, located on State Road 640/Renan Road in the Staunton River Election District and shown on the Tax Map as GPIN # 2572-50-5843.

##### **BACKGROUND/DISCUSSION**

The applicant is requesting a Special Use Permit to allow a cell tower to be constructed on the subject property. The subject property is zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-179, Towers are allowed by Special Use Permit. The leased area will be 100' x 100' with the fenced compound being 50' x 50'. The proposed tower will be approximately 199 feet tall, consisting of a 195-foot monopole with a 4-foot lightning rod. Verizon Wireless will be the anchor tenant on the tower, with the ability to support equipment for four (4) additional providers.

##### **FUTURE LAND USE DESIGNATION**

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

##### **ZONING OF SURROUNDING PROPERTIES**

Mostly surrounded by A-1, Agricultural District zoned properties.



**SITE DEVELOPMENT PLAN**

Included.

**FINANCIAL IMPACT AND FUNDING SOURCE:**

None

**RECOMMENDATION:**

Staff recommends APPROVAL of Case S-23-017.

On November 9, 2023, the Planning Commission recommended by a seven (7) to zero (0) vote, with no opposition, that the petitioner's request be granted.

**MOTION:**

1. Recommend approval of Case S-23-017 as submitted.
2. Recommend approval of Case S-23-017 subject to conditions by the Board of Zoning Appeals.
3. Recommend denial of Case S-23-017 as submitted.

## STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-23-017	SUP	November 2023/December 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Network Towers is requesting a Special Use Permit for the placement of a cell tower.		<b>PLANNING COMMISSION:</b> November 13, 2023
<b>DISTRICT:</b> Staunton River Election District		<b>BOARD OF ZONING APPEALS:</b> December 19, 2023
		<b>ADVERTISED:</b> October 25, 2023 & November 1 & 22, 2023

### SUBJECT

Requested by Network Towers, for a Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-179. The property is 115.88 acres, located on State Road 640/Renan Road in the Staunton River Election District and shown on the Tax Map as GPIN # 2572-50-5843.

### BACKGROUND/DISCUSSION

The applicant is requesting a Special Use Permit to allow a cell tower to be constructed on the subject property. The subject property is zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-179, Towers are allowed by Special Use Permit. The leased area will be 100' x 100' with the fenced compound being 50' x 50'. The proposed tower will be approximately 199 feet tall, consisting of a 195-foot monopole with a 4-foot lightning rod. Verizon Wireless will be the anchor tenant on the tower, with the ability to support equipment for four (4) additional providers.

### FUTURE LAND USE DESIGNATION

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

### ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District zoned properties.

### SITE DEVELOPMENT PLAN

Included.

### RECOMMENDATION

Staff recommends APPROVAL of Case S-23-017.

### PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-017 as submitted.
2. Recommend approval of Case S-23-017 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-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
- H. Site Plan

**PITTSYLVANIA COUNTY**  
**APPLICATION FOR SPECIAL USE PERMIT**

I/We, Network Towers II, LLC., 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 Name: Anthony R. Layne Phone: \_\_\_\_\_  
Address: 3213 Piney Grove Rd Gretna, VA  
\_\_\_\_\_  
ZIP 24557
2. Location of Property: 4256 Renan Rd Gretna, VA 24557
3. Tax Map Parcel Number: 2572-50-5843
4. Election District: Staunton River
5. Size of Property: 115.88 acres / square feet  
Size of Proposed Special Use: 10,000 acres / square feet
6. Existing Land Use: Agricultural  
Existing Zoning: A-1 (Agricultural)
7. Proposed Land Use: Telecommunications Facility
8. Check completed items:  
 Letter of Application     Site Development Plan     Legal Forms  
 11" x 17" Concept Plan     Application Fee     Plat Map  
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.  
saverna@nbcllc.com (Email)

*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.*

*Andrew Patterson*  
Applicant

Sworn to and subscribed before me in my presence this 25 day of July, 2023, in my City and State  
aforesaid, by Jacob Todd Townsend Notary Public. My commission Expires: 09/30/2027

\*\*\*\*\*

OFFICE USE ONLY: Application No.: S-23-017      Check # 4642

Application Deadline: 9-28-2023 P. C. Hearing Date: 11-9-2023

Received By: E.S.P. Date Received: 9-11-2023

B.Z.A. Hearing Date: 12-11-2023 Action: \_\_\_\_\_

Jacob Todd Townsend  
NOTARY PUBLIC  
REGISTRATION # 8063687  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES September 30, 2027

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 115.88 acre parcel of land, )  
generally located, 4256 Renan Road )  
within the Staunton River )  
Election District, and recorded as )  
parcel # 2572-50-5843 in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Network Towers II, LLC. respectfully files this petition pursuant to Section 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 is 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 petitioner now desires to have a Special Use Permit issued for the purpose of Proposed Wireless Telecommunications Facility.

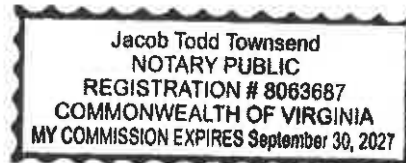
WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Dean Patterson  
Petitioner

Sworn to and subscribed before me in my presence this 25 day of July, 2023, in my City and State aforesaid, by Jacob Todd Townsend Notary Public. My commission Expires: 09/30/2027



SPECIAL POWER OF ATTORNEY

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

4256 Renan Road

Gretna, VA 24557

Tax Map # 2572-50-5843

I/we Anthony R. Layne, atm/are:

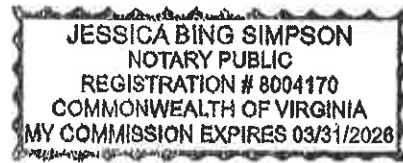
         the applicant for the above-referenced application

  X   the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Drew Patterson, authorized agent of Network Towers II, LLC., 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 proposed wireless telecommunications facility, 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 proposed wireless telecommunications facility, 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 proposed wireless telecommunications facility, on the Property.

*Anthony R. Layne*  
Owner:



Print Name Anthony R. Layne

Commonwealth of Virginia City/County of Pittsylvania, to-wit:  
Subscribed and sworn to before me this 13 day of July, 2023, in my City and State aforesaid, by Jessi Simpson Notary Public.  
My Commission Expires: 03/31/2026

Return To:

Sec. 58.1-807(F)  
Code of Virginia

LESSEE Site Name: Glenland  
LESSEE MGD Location: 5000919232

### MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made effective this 17<sup>th</sup> day of May 2023, by and between **Anthony R. Layne**, an individual, with an address at 3213 Piney Grove Road, Gretna, VA 24557 (hereinafter "Lessor" or "Grantor"), and **Cellco Partnership d/b/a Verizon Wireless**, a Delaware general partnership ("Lessee" or "Grantee") with a mailing address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920.

WHEREAS, Lessor and Lessee entered into a Land Lease Agreement ("Lease"), dated May 10, 2023 whereby Lessor conveyed a Lease to Lessee, for a 100' x 100' portion (the "Leased Premises") of a 115.88 acre tract of property located at 4256 Renan Road, Gretna, Pittsylvania County, VA 24557, and also known as Tax Parcel ID No.: 2572-50-5843 (the "Property"), which Property is described in Exhibit "A" attached hereto; and,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee shall set forth basic terms of the Lease as follows:

1. The Initial Term of the Lease is for five (5) years commencing on the first day of the month after Lessee begins installation on the Premises, with options to renew for four (4) additional five (5) year terms unless terminated in accordance with the provisions of the Lease Agreement.
2. In consideration of the Rent set forth in the Lease, Lessor leases to Lessee a portion of the Property consisting of a 100' by 100' parcel of land containing 10,000 square feet, together with the non-exclusive right for ingress and egress seven (7) days a week, twenty-four (24) hours a day for installation, maintenance and operation of communications facilities. A plat of the Leased Premises is attached hereto as Exhibit "B".
3. A copy of the Lease, as may be amended, is on file with the Lessor and Lessee.
4. The terms, covenants and provisions of the Lease, of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

LESSEE: **CELLCO PARTNERSHIP**  
**d/b/a Verizon Wireless**

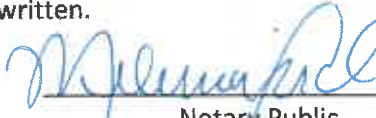
BY:   
Michelle Chu

STATE / COMMONWEALTH OF Maryland :  
COUNTY OF Anne Arundel : SS

**CORPORATE ACKNOWLEDGMENT**

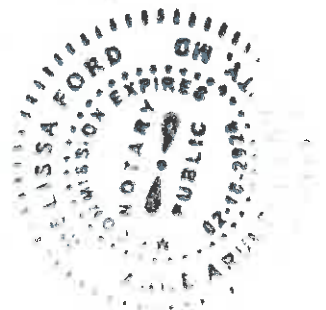
On this 17<sup>th</sup> day of May, 2023, before me, the subscriber, a Notary Public, in and for the State / Commonwealth Maryland, personally appeared Michelle Chu (name), Director - Network Bldg (title) of **Cellco Partnership**, a Delaware general partnership, and in due form of law acknowledged that he/she is authorized on behalf of said Partnership to execute all documents pertaining hereto and acknowledged to me that he executed the same as his/her voluntary act and deed on behalf of said Partnership.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said County and State of the day and year last above written.

  
Notary Public

My Commission Expires:

MELISSA FORD  
Notary Public-Maryland  
Anne Arundel County  
My Commission Expires  
February 10, 2024





follows:

Beginning at iron located in the northeastern margin of the right of way of State Road No. 640, as shown on the aforementioned plat, common front corner between the property herein described and the property now or formerly belonging to Floyd Junior Betterton; thence leaving said margin of said right of way of said road, North 84 degrees 36 minutes East 708.00 feet to iron; thence South 17 degrees 04 minutes East 388.28 feet to white oak tree; thence South 62 degrees 29 minutes West 757.00 feet to iron located in the State Road No. 640; thence in a northerly direction along the northeastern margin of the right of way of State Road No. 640 as it meanders, chord bearing and distance being North 12 degrees 42 minutes West 670.63 feet to iron, the point and place of beginning.

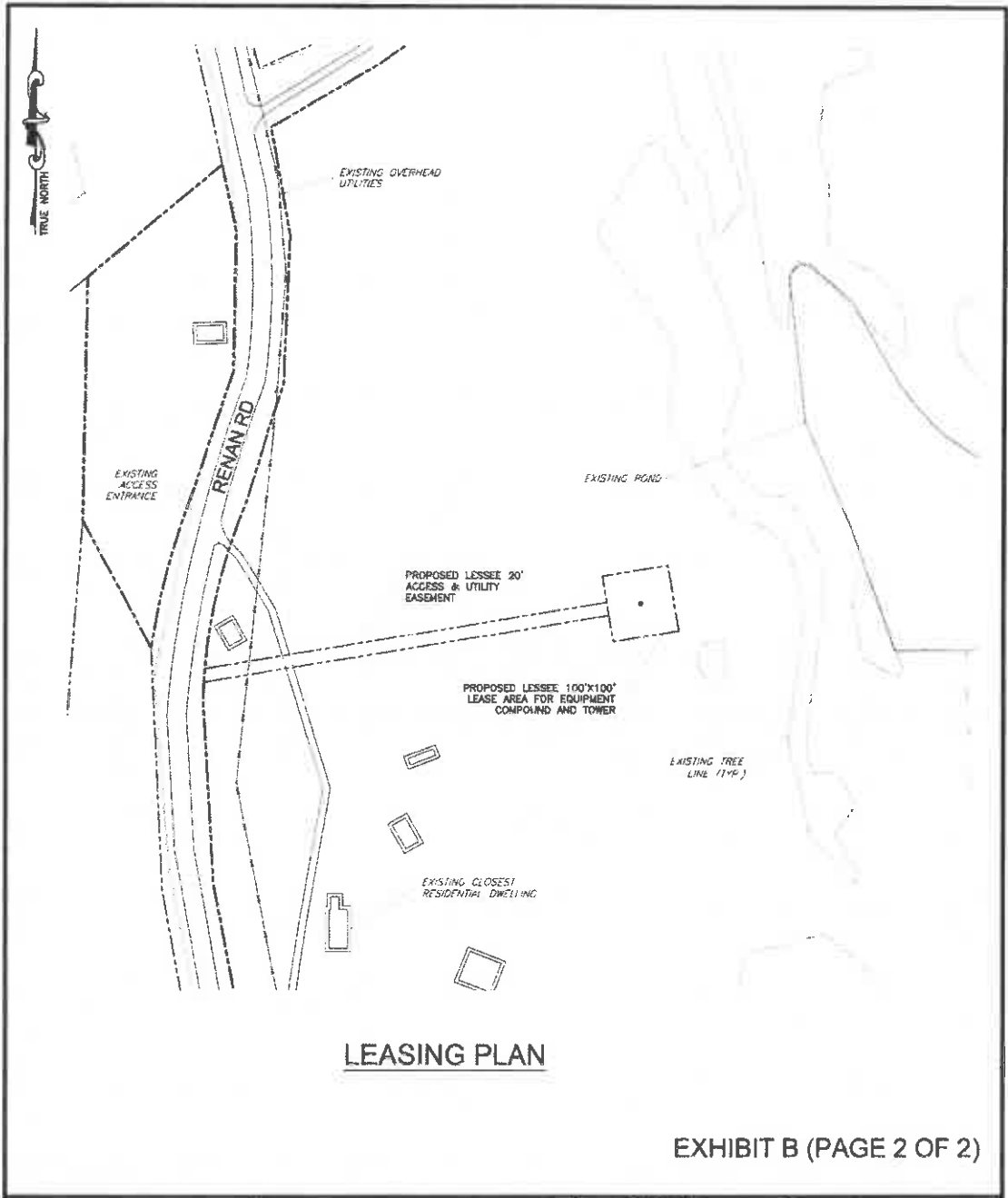
Saving and excepting therefrom, however, the following two (2) parcels:

Being for the first all that certain parcel of land in Staunton River Magisterial District of Pittsylvania County, Virginia, conveyed by Burton H. Layne Estate to the Commonwealth of Virginia by Deed dated January 2, 1974 and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book No. 582, Page 712.

Together with the temporary right and easement to use the additional area shown on the plans for the construction of a silt settlement basin opposite right approximate Station 54+72 (the "Temporary Easement"), and further together with the permanent right and easement to use the additional area shown as being required for the proper construction and maintenance of a drainage ditch left opposite approximate Station 72+59 (the "Drainage Easement").

Being for the second all that certain parcel of land, containing 25 acres, more or less, in Staunton Magisterial District, Pittsylvania County, Virginia, which by Deed dated September 4, 1990 and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book No. 886, Page 203, which was granted and conveyed by Richard Leroy Miller and Brenda Claire Layne Miller to Richard Leroy Miller, fronting on State Route 640 for a distance of 708 feet, and which is more particularly shown on and described according to a survey by John David Jacobs, C.L.S., entitled "Tract of Land Surveyed For Richard L. Miller and Brenda L. Miller, to be Conveyed to Richard L. Miller," surveyed on August 4, 1990, and which was attached to and recorded with the aforesaid Deed.

Deed: Book No. 886, Page 203.  
Parcel ID No: 2572-50-5843



<p><b>TOTALLY COMMITTED.</b></p> <p><small>NB+C ENGINEERING SERVICES, LLC. 100 EASTSHORE DRIVE, SUITE 200 GREEN ALLEN, VA 22060</small></p>	<p>GLENLAND 4256 RENAN RD GRETNA, VA 24557 PITTSYLVANIA COUNTY</p>	<b>SUBMITTALS</b>		<b>SITE INFORMATION</b>					
		<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>01/11/23</td> <td>AT</td> </tr> </tbody> </table>	REV	DATE	BY	0	01/11/23	AT	<table border="1"> <tbody> <tr> <td>VISIT BY: JAD</td> </tr> <tr> <td>DATE: 01/09/23</td> </tr> </tbody> </table>
REV	DATE	BY							
0	01/11/23	AT							
VISIT BY: JAD									
DATE: 01/09/23									
		SHEET 2							



**NT SITE NAME: GLENLAND**  
**NT SITE ID: VA-T23.32**

4256 REANAN ROAD  
 GRETNA, VA 24657  
 PITTSYLVANIA COUNTY

**811**  
 Know what's below.  
 Call before you dig.

**DRAWING INDEX**

T-1	TITLE SHEET
EE-1	EASEMENT EXHIBIT
Z-1	OVERALL SITE PLAN
Z-2	SITE PLAN
Z-3	AERIAL PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION
S-1	FENCE DETAILS
S-2	ACCESS DRIVE GATE DETAILS
S-3	SIGNAGE DETAILS

**VICINITY MAP**

SCALE: 1" = 200'

**DIRECTIONS**

FROM RICHMOND, VIRGINIA, GET ON I-65 / US-301 SOUTH AND HEAD TOWARD AMELIA / CHESTERFIELD TOWNSHIP. TURN RIGHT ON I-65 / US-301 SOUTH AND HEAD TOWARD FARMVILLE / HENSVILLE. KEEP STRAIGHT TOWARD CHARLOTTE CH / DRAHEES BRANCH / HENSVILLE. TURN RIGHT ON VA-49 / CHURCH ST. TURN LEFT ONTO COACH RD. TURN RIGHT ONTO REANAN RD. ARRIVE AT REANAN RD. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS PINEY BROVE RD / VA-426. IF YOU REACH ELBOW RD, YOU'VE GONE TOO FAR. 4256 REANAN RD, GRETNA, VA 24657

**CODE COMPLIANCE**

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
- 2018 INTERNATIONAL BUILDING CODE
- 2018 VA LANSFORM 5TH EDITION
- 2017 NATIONAL ELECTRICAL CODE
- 2015 NFPA 701 LIFE SAFETY CODE
- 2015 IPC
- AMERICAN CONCRETE INSTITUTE
- TELECOMMA 68-1175
- ANSIF 311

**SITE INFORMATION**

SITE ADDRESS: 4256 REANAN ROAD, GRETNA, VA 24657  
 LATITUDE (NAD 83): 37° 52' 29.3807" N  
 LONGITUDE (NAD 83): 79° 12' 38.7287" W  
 JURISDICTION: PITTSYLVANIA COUNTY  
 ZONING: AGRICULTURAL  
 PARCEL ID: 29724958643  
 PARCEL AREA: 116.68 ACRES  
 PROPOSED COMPOUND AREA: 2,500 SQ. FT.  
 PROPOSED DISTURBED AREA: 13,000 SQ. FT. (0.29 ACRES)  
 PROPOSED IMPERVIOUS AREA: 11,250 SQ. FT. (0.26 ACRES)  
 PARKING: 1  
 PARCEL OWNER: LANS ANTIQUARI  
 TOWER OWNER: NETWORK TOWERS, LLC  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 MONOPOLE  
 199.27' (40.3' TPOD OF TOWER)  
 199.47' (44.1' HIGHEST POINT)  
 CLASSIFICATION GROUP: U  
 CONSTRUCTION TYPE:  
 POWER SUPPLIER: MECKLENBURG ELECTRIC CO-OP  
 CONTRACT NO.:  
 ENAL: TBD  
 WORK ORDER # TBD

**PROJECT TEAM**

CLIENT: NETWORK TOWERS, LLC  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 983-8971

CONSTRUCTION MANAGEMENT:  
 NETWORK BUILDING + CONSULTING  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 290-8704

ENGINEERING FIRM:  
 NBS-C ENGINEERING SERVICES, LLC  
 GLEN ALLEN, VA 23059  
 (804) 545-8751

**POWER SUPPLIER**

MECKLENBURG ELECTRIC CO-OP  
 CONTRACT NO.:  
 ENAL: TBD  
 WORK ORDER # TBD

**CONSTRUCTION TYPE**

MONOPOLE  
 199.27' (40.3' TPOD OF TOWER)  
 199.47' (44.1' HIGHEST POINT)

**CLASSIFICATION GROUP**

U

**CONSTRUCTION TYPE**

MONOPOLE  
 199.27' (40.3' TPOD OF TOWER)  
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MECKLENBURG ELECTRIC CO-OP  
 CONTRACT NO.:  
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 WORK ORDER # TBD

**CONSTRUCTION MANAGEMENT**

NETWORK BUILDING + CONSULTING  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 290-8704

**ENGINEERING FIRM**

NBS-C ENGINEERING SERVICES, LLC  
 GLEN ALLEN, VA 23059  
 (804) 545-8751

**PROJECT TEAM**

CLIENT: NETWORK TOWERS, LLC  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 983-8971

CONSTRUCTION MANAGEMENT:  
 NETWORK BUILDING + CONSULTING  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 290-8704

ENGINEERING FIRM:  
 NBS-C ENGINEERING SERVICES, LLC  
 GLEN ALLEN, VA 23059  
 (804) 545-8751

**SITE INFORMATION**

NT SITE NAME: GLENLAND  
 NT SITE ID: VA-T23.32  
 NB-C PROJ. # 100772  
 (811 ADDRESS TBD)  
 4256 REANAN ROAD  
 GRETNA, VA 24657  
 PITTSYLVANIA COUNTY

**REVISIONS**

REV	DATE	DESCRIPTION	BY
B	07/30/20	ZONING/PERMITS	DP

**DESIGN RECORD**

**PROFESSIONAL STAMP**

**ENGINEER**

THOMAS SANDERS  
 VA PROFESSIONAL ENGINEER LIC. #04689

**APPLICANT**

**APPLICANT**

NETWORK TOWERS, LLC  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 983-8971

**CONSTRUCTION MANAGEMENT**

NETWORK BUILDING + CONSULTING  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 290-8704

**ENGINEERING FIRM**

NBS-C ENGINEERING SERVICES, LLC  
 GLEN ALLEN, VA 23059  
 (804) 545-8751

**PROJECT TEAM**

CLIENT: NETWORK TOWERS, LLC  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 983-8971

CONSTRUCTION MANAGEMENT:  
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ENGINEERING FIRM:  
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**CONSTRUCTION MANAGEMENT**

NETWORK BUILDING + CONSULTING  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 290-8704

**APPLICANT**

**NETWORK TOWERS**  
NETWORK TOWERS, LLC  
11000 MARKET STREET  
PITTSBURGH, PA 15204

**ENGINEER**

**TOTALLY COMMITTED**  
**NBC ENGINEERING SERVICES, LLC**  
11000 MARKET STREET  
PITTSBURGH, PA 15204

**SITE INFORMATION**

HT SITE NAME: BELLEVILLE  
 1303 RENAN ROAD  
 NB#42 PERCULE # 100772  
 (811 ADDRESS TBD)  
 4228 RENAN ROAD  
 GREENTON, VA 24657  
 PITTSBURGH COUNTY

**DESIGN RECORD**

REV #	DATE	DESCRIPTION	BY

**PROFESSIONAL STAMP**

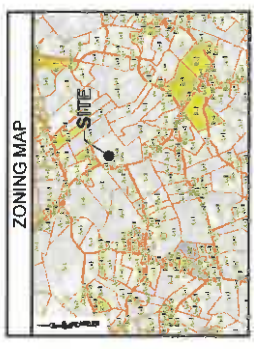
TRAVIS SWARTZ, P.E.  
 VA PROFESSIONAL ENGINEER, LIC. #06679  
 DATE: 07-12-2010

**SHEET TITLE**

OVERALL SITE PLAN

**SHEET NUMBER**

Z-1



**ZONING INFORMATION**

REQUIREMENT	REQ.	PROPOSED
FRONT YARD SETBACK	60'	58'
REAR YARD SETBACK	20'	15'
HEIGHT RESTRICTION, STRUCTURE	35'	100 FT.
LOT AREA	115,144 S.F.	100,000 S.F.

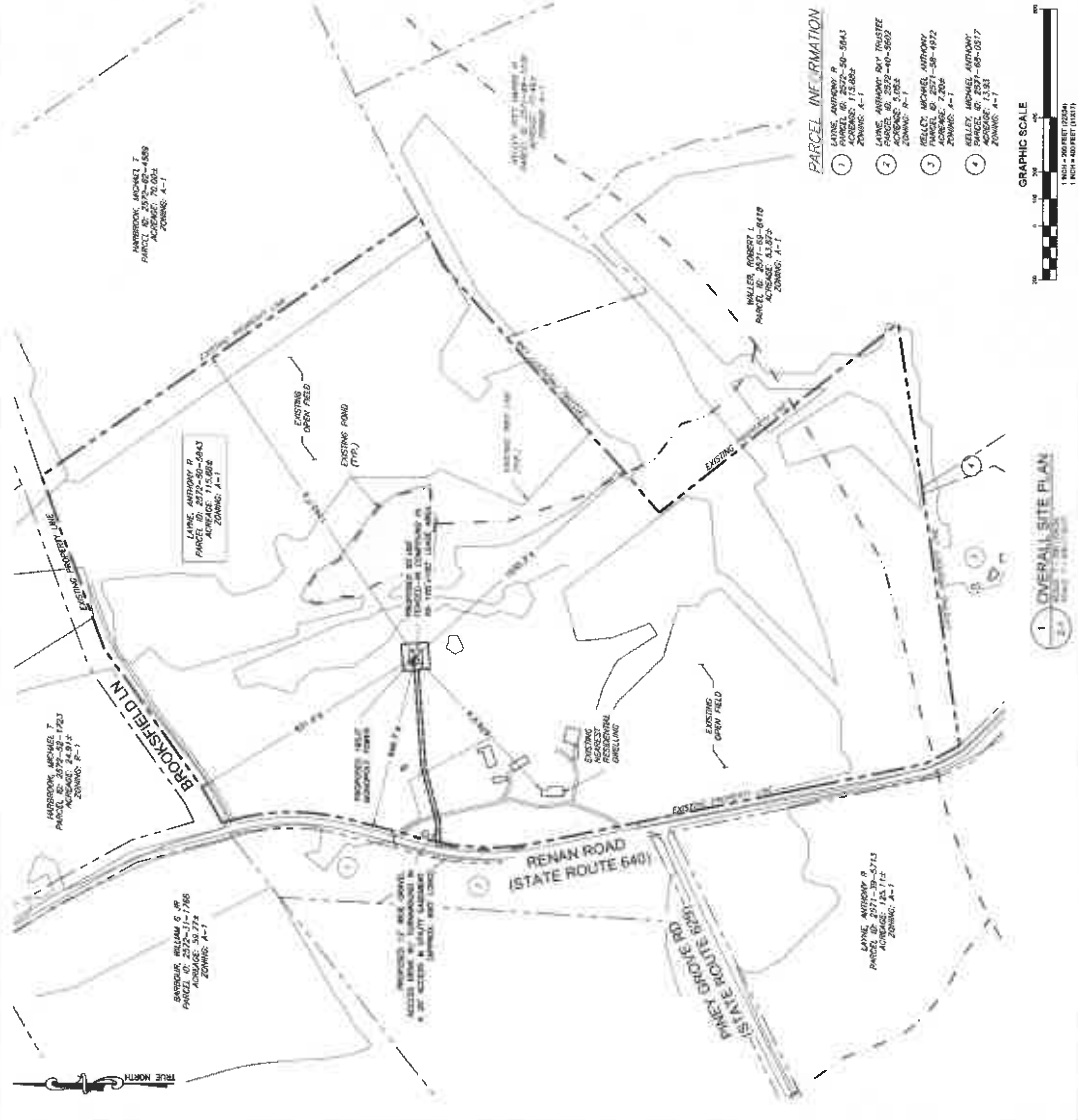
ALL REQUIREMENTS ARE IN FEET UNLESS OTHERWISE NOTED.  
 ALL SETBACKS SHOWN ARE FROM EXISTING TOWER CENTER TO EXISTING PROPERTY LINES.

**LEGEND**

--- (dashed line)	PROPERTY LINE - SUBJECT PARCELS
- - - - (dash-dot line)	PROPERTY LINE - ADJACENTS
—— (solid line)	EXISTING ROAD
—— (solid line)	EXISTING DRIVEWAY
—— (solid line)	EXISTING SIDE WALK
—— (solid line)	EXISTING DRIVEWAY
—— (solid line)	PROPOSED DRIVEWAY
—— (solid line)	PROPOSED LEASE AREA
—— (solid line)	PROPOSED DRIVEWAY EDGE
—— (solid line)	PROPOSED DRIVEWAY

**GENERAL NOTES**

- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS PLAN MAY BE SUBJECT TO FEDERAL, STATE, COUNTY OR LOCAL ORDINANCES AND RESTRICTIONS OF RECORD.
- THIS FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION.
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE PORTABLE WATER OR SANITARY SERVICE.
- EXISTING OR PROPOSED INDUSTRIAL BUILDINGS IS LOCATED 675.00' AWAY FROM PROPOSED TOWER CENTER.
- THIS IS NOT A SUBDIVISION SURVEY AND IS NOT TO BE USED TO CONVEY OR PART OF A SUBDIVISION INTEREST FROM RECORDS DEED.
- LEASED AREA, ACCESS & UTILITY EXISTENCE AND PROPERTY BOUNDARY INFORMATION, THE FEDERAL BUREAU OF SURVEYING, MANAGEMENT, AND RECORDS SERVICE, THE FEDERAL BUREAU OF LAND MANAGEMENT, AND THE NATIONAL BUREAU OF SURVEYING AND MAPPING.
- THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL MANAGEMENT AGENCY - COMMUNITY PLAN, NO. 51143-028E, DATED 07/29/2010.





NT SITE NAME: GLENLAD  
 1500 W. 100' TOWER COMPILING LEASE AREA  
 NB/C PROJ # 18072  
 811 ADDRESS (IBD)  
 4258 RENAN ROAD  
 GRETTNA, VA 24657  
 PITTSYLVANIA COUNTY

REVISIONS

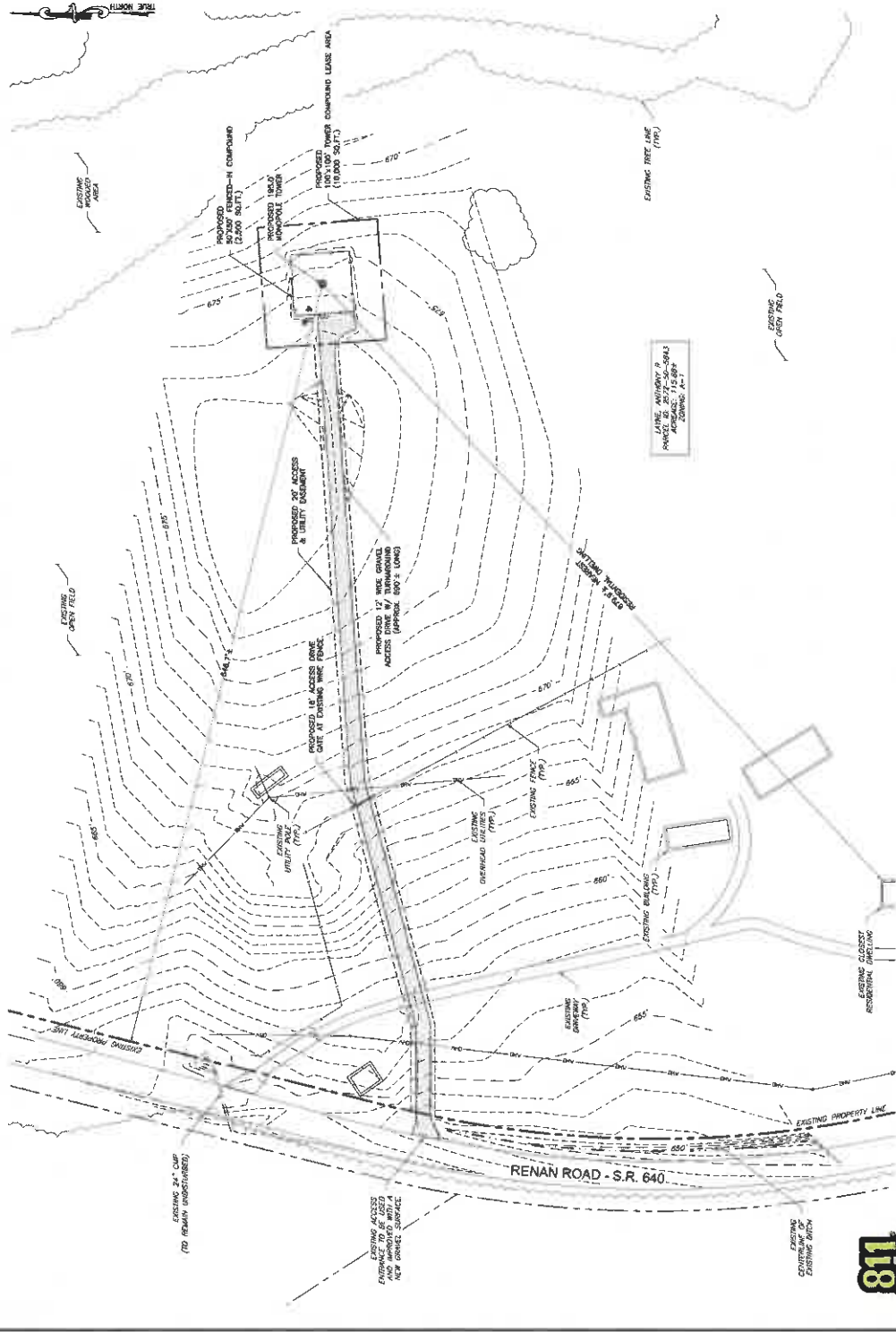
REV	DATE	DESCRIPTION	BY



TRENT Y. SAWYER, P.E.  
 VA PROFESSIONAL ENGINEER LIC. #04689

SITE PLAN

Z-2



1 SITE PLAN  
 SCALE 1" = 40' (2025/24)  
 SCALE 1" = 40' (11/14/17)



Know what's below.  
 Call before you dig.



Drew Patterson  
Director  
Network Towers  
120 Eastshore Drive, Suite 300  
Glen Allen, VA 23059

September 7, 2023

Emily Ragsdale, Community Development Director  
Pittsylvania County Community Development Department  
53 Main Street  
Chatham, VA 24531

RE: Special Use Permit Application for New Wireless Telecommunication Facility  
Parcel Address: 4256 Renan Road, Gretna, VA 24557  
Parcel #: 2572-50-5843

Dear Ms. Ragsdale:

The application filed on behalf of the applicant, Network Towers II, LLC., with respect to its proposed telecommunications facility (monopole tower) on the above referenced property:

- Application;
- Applicant narrative and associated filing materials;
- One (1) digital copy of the plan; and
- Special Use Permit Application Fee for New Wireless Telecommunication Facility (\$350.00, check # 4603).

If you have any questions or require any additional information, please contact me at (571) 340-5493.

Sincerely,

*Drew Patterson*

Director  
Network Towers

## ORDINANCE REQUIREMENTS

The subject property is zoned A-1, Agricultural. In accordance with the Zoning Ordinance, telecommunications towers are permitted in the A-1, Agricultural District with an approved Special Use Permit "SUP". Wireless Telecommunication Facilities are governed within the Zoning Ordinance, Section 35-128. Towers, Antennas, Satellite Dishes. The applicable requirements in these sections are as follows:

*The tower will far exceed all required setbacks to include the primary structure setbacks for the A-1, Agricultural district setbacks. The following are the required and proposed setbacks:*

<i>Setback</i>	<i>Required</i>	<i>Proposed</i>
<i>Front</i>	<i>60'</i>	<i>646.9'</i>
<i>Right Side</i>	<i>10'</i>	<i>931.5'</i>
<i>Left Side</i>	<i>10'</i>	<i>1,100'</i>
<i>Rear</i>	<i>40'</i>	<i>1,435.6'</i>

### **§ 35-179. Uses permitted by special use permit.**

The uses listed in this section shall be permitted within the A-1, Agricultural, zoning districts only upon the issuance of a Special Use Permit by the board of zoning appeals.

*Towers shall be permitted only by special use permit within the A-1, Agricultural zoning district.*

## **Comprehensive Plan Compliance**

### **Chapter IV Community Facilities and Services: Emergency Management & Communications**

**§A - 6.** Strive to Ensure multiple modes of communications in disaster events.

**§B – 5.** Maintain high level of confidence in the public radio safety system. Continue to upgrade, maintain FCC compliance, and collaborate with other departments to ensure radio footprint of county system is improved to 100% wherever possible. Continue to promote, demonstrate, clear text communications and implement radio interoperability throughout the county following P25 Standards.

### **Chapter IV Community Facilities and Services: High Speed Communication Network**

*The proposed telecommunications tower and facility has been designed to meet the spirit and criteria outlined in Chapter IV of the Pittsylvania County Comprehensive Plan related to wireless telecommunications infrastructure. The proposed facility will allow for more methods of communication during disaster events, improve high level of confidence in public safety systems, and enhance the high speed communication network in Pittsylvania County.*

*The proposed tower is in an area designated by the comprehensive plan as agricultural and rural residential. This category is characterized by agriculture, farming, forestry, open space and low density residential, commercial or recreational uses. The proposed tower will benefit the County residents and businesses in the area by bringing network coverage and capacity to this underserved area. The tower has been strategically located in relation to existing infrastructure to maximize its impact to the existing wireless network. This site is*

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2571-39-5713	LAYNE, ANTHONY R	3213 PINEY GROVE RD	GRETNA, VA 24557
2571-89-1230	KELLEY, OTEY HARRIS III	409 HARMONY RD	GRETNA, VA 24557
2571-69-8418	WALLER, ROBERT L	1352 WALLER RD	HURT, VA 24563
2572-31-1766	BARBOUR, WILLIAM G JR	5193 RENAN RD	GRETNA, VA 24557
2572-52-1723	HARBROOK, MICHAEL T	161 BROOKSFIELD LANE	GRETNA, VA 24557
2571-58-4972	KELLEY, MICHAEL ANTHONY	3980 RENAN RD	GRETNA, VA 24557

**S-23-017 NETWORK TOWERS**



11/1/23, 2:42 PM

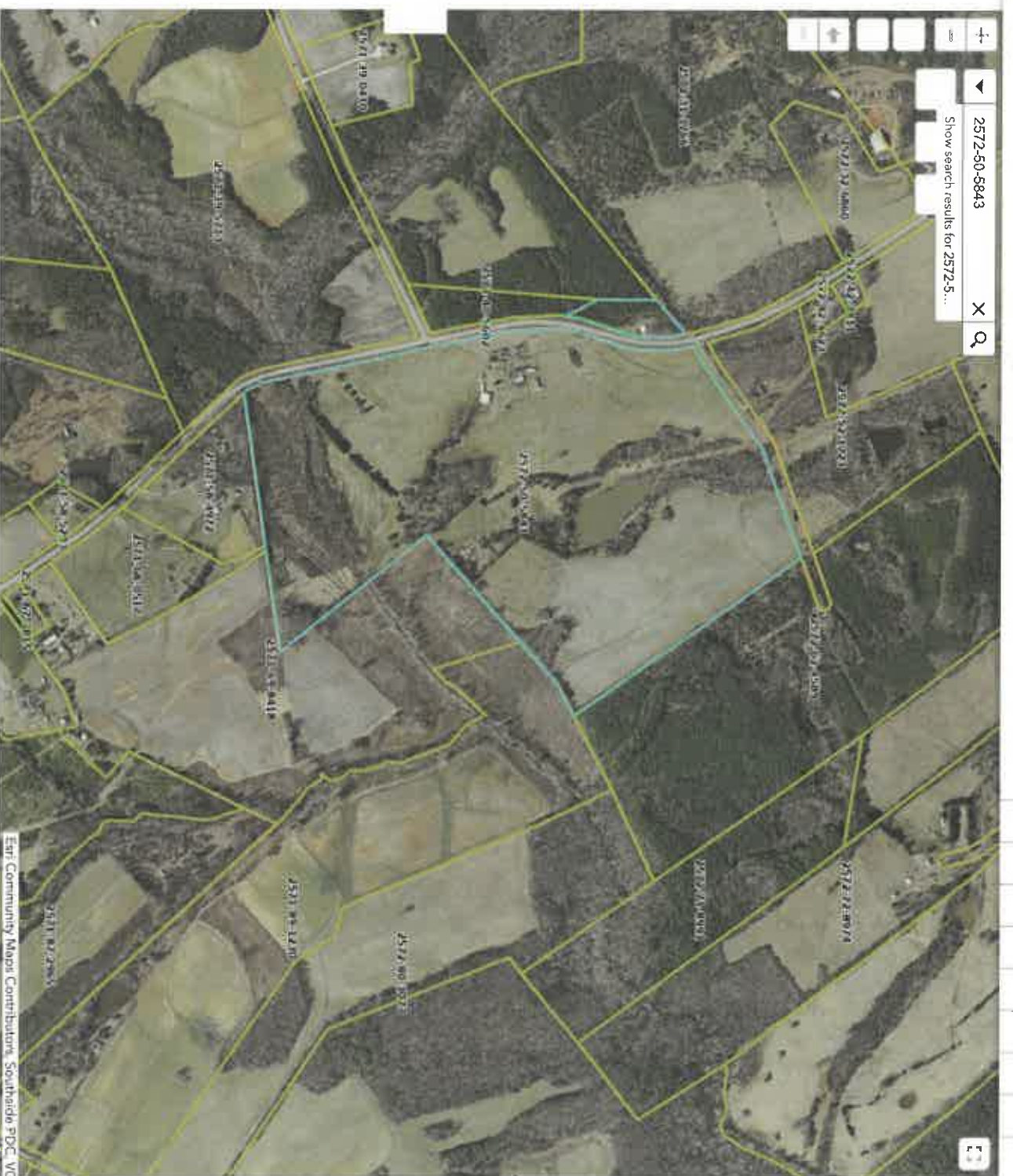
Pittsylvania County Public GIS Viewer

Personal notes Using the Query tool

Pittsylvania County Public GIS Viewer

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
- VGIN 1m Land Cover Classification
- VBMP 2002 Aerial Imagery
- VBMP 2011 Aerial Imagery
- VBMP 2015 Aerial Imagery
- VBMP 2019 Aerial Imagery
- VBMP 2023 Aerial Imagery

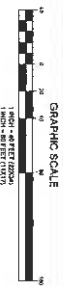





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Click to restore the map extent and layers  
visible where you left off.

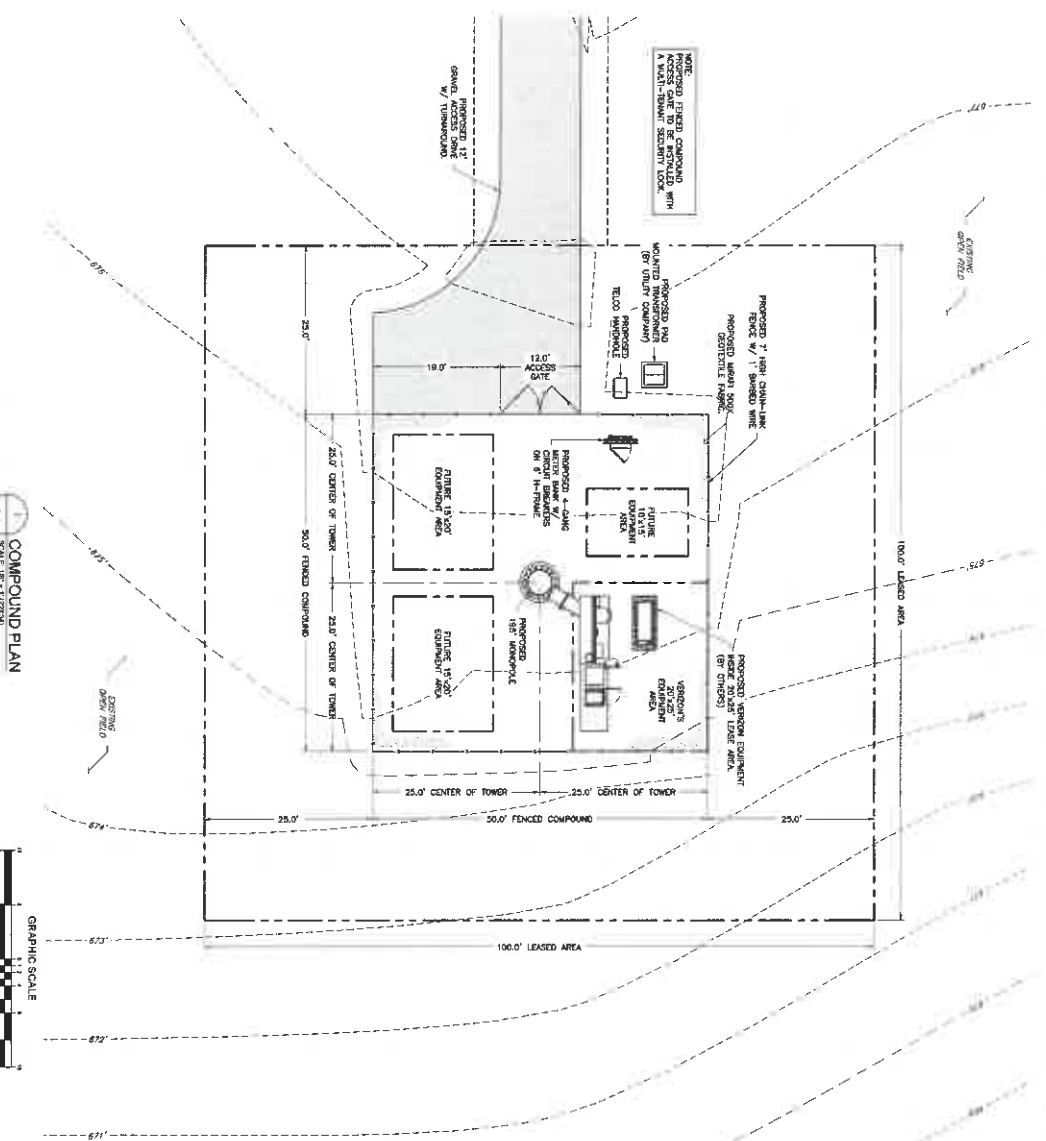


811  
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Call before you dig.

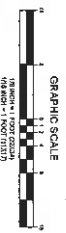
2-3  
AERIAL PLAN  
SCALE: 1" = 100'



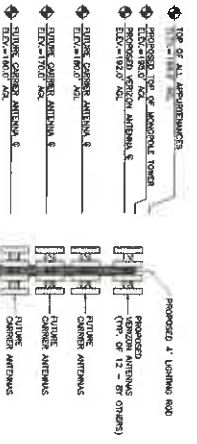
<p>APPLICANT</p>  <p>NETWORK TOWERS</p>	<p>ENGINEER</p>  <p>NEC TOTALLY COMMITTED</p>	<p>SITE INFORMATION</p> <p>NET SITE NAME: GLENLAND NET SITE ID: VA128232 NE-C-PH01A &amp; 10972 4299 REMAN ROAD ORLETTA VA 22650 PT 13, TARRANT COUNTY</p>	<p>DESIGN RECORD</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY					<p>PROFESSIONAL STAMP</p> 	<p>ENGINEER</p> <p>TRENT T. SAUER, E.E. VA PROFESSIONAL ENGINEER NO. 48078</p>	<p>SHEET NUMBER</p> <p>Z-3</p>
REV	DATE	DESCRIPTION	BY											



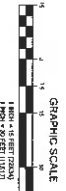
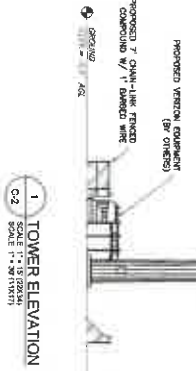
COMPOUND PLAN  
SCALE: 1/8" = 1'-0"  
SCALE: 1/8" = 1'-0"



<b>APPLICANT</b>  NETWORK TOWERS, LLC 4500 W. BROADWAY SUITE 200 DENVER, CO 80202	<b>ENGINEER</b>  NE+C ENGINEERING SERVICES, LLC 4500 W. BROADWAY SUITE 200 DENVER, CO 80202	<b>SITE INFORMATION</b> NT SITE NAME: GLENLAND NT SITE ID: VA-12322 NB/C-PROJ-A (10/27) (811 ADDRESS TBD) 4250 MERRAN ROAD PITTSBURGH, PA 15201	<b>DESIGN RECORD</b> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>08/23</td> <td>20% CONCEPT</td> <td>GP</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	08/23	20% CONCEPT	GP	<b>PROFESSIONAL STAMP</b>  JAMES S. TURNER LICENSE NO. 88888 DATE: 01/13/23 PROFESSIONAL ENGINEER	<b>ENGINEER</b> JAMES S. TURNER, S.E. VIA PROFESSIONAL ENGINEER S.L.C. LICENSE	<b>SHEET TITLE</b> <b>COMPOUND PLAN</b>  <b>SHEET NUMBER</b> <b>C-1</b>
REV	DATE	DESCRIPTION	BY											
0	08/23	20% CONCEPT	GP											



**NOTES:**  
 1. FOR THE DETERMINATION OF NO HAZARD TO AN ADJACENT PROPERTY, LETTERS DATED 11/11/2014, TOWER ELEVATION IS NOT REQUIRED.  
 2. TOWER STEEL PILING AND STEEL COMPONENTS TO BE DELIVERED, TRUCK & FOUNDATION DESIGN PERFORMED INDEPENDENTLY FROM THESE CONSTRUCTION DOCUMENTS.

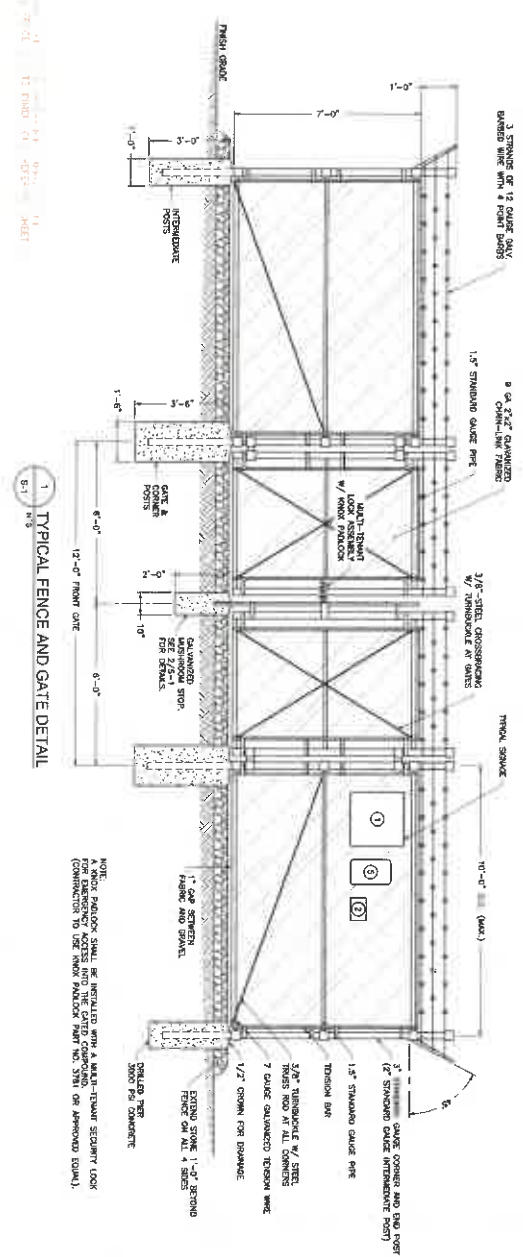


- GENERAL NOTES**
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
  2. THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP OF ALL WORKMANSHIP AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION OF THIS FACILITY.
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  5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE FACILITY. ALL MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE AND SHALL BE STORED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
  7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND REGULATIONS.
  8. TRANSPORTATION EQUIPMENT AND MATERIALS ARE REQUIRED TO BE DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
  10. STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
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  12. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND REGULATIONS.
  13. BEFORE THE INSTALLATION OF THE PROPOSED EQUIPMENT OR STRUCTURE, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
  14. PROPERTY LINE RECORDATION WAS PROVIDED UNDER ESTATE, TAX MAPS, AND/OR SURVEY RECORDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
  15. THIS PLAN IS SUBJECT TO ALL ORDINANCES AND REGULATIONS OF THE LOCAL, STATE AND FEDERAL AUTHORITIES.
  16. NO CONSTRUCTION SHALL BE PERMITTED ON SUNDAYS OR HOLIDAYS.
  17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN OCCUPANCY.
  18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE TOWER WALKER OR SAFETY NETTING.
  19. POWER TO THE FACILITY WILL BE DELIVERED BY A SERVICE METER.

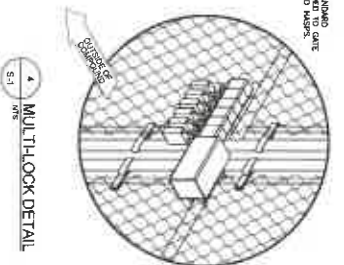
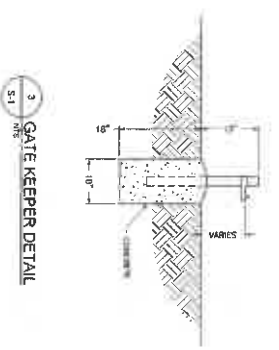
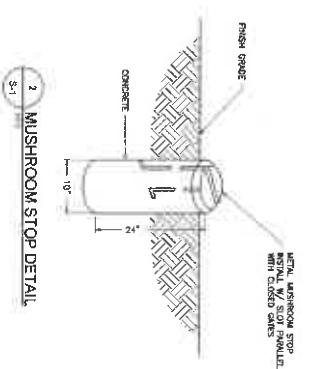


APPLICANT		ENGINEER		SITE INFORMATION		DESIGN RECORD		PROFESSIONAL STAMP		ENGINEER		SHEET TITLE		SHEET NUMBER									
				<b>NET-C</b> TOTALLY COMMITTED 1644 BRIDGESIDE AVENUE, SUITE 100 PITTSBURGH, PA 15206		NT SITE NAME: GLENDALE NT SITE ID: 14-123-32 NB-C-PROJ # 10072 4328 REIDMAN ROAD PITTSBURGH, PA 15206		<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	1						TOWER ELEVATION		C-2	
REV	DATE	DESCRIPTION	BY																				
1																							




1:1  
 1/2" = 1'-0"  
 1/4" = 3'-0"  
 1/8" = 6'-0"  
 1/16" = 12'-0"  
 1/32" = 24'-0"  
 1/64" = 48'-0"

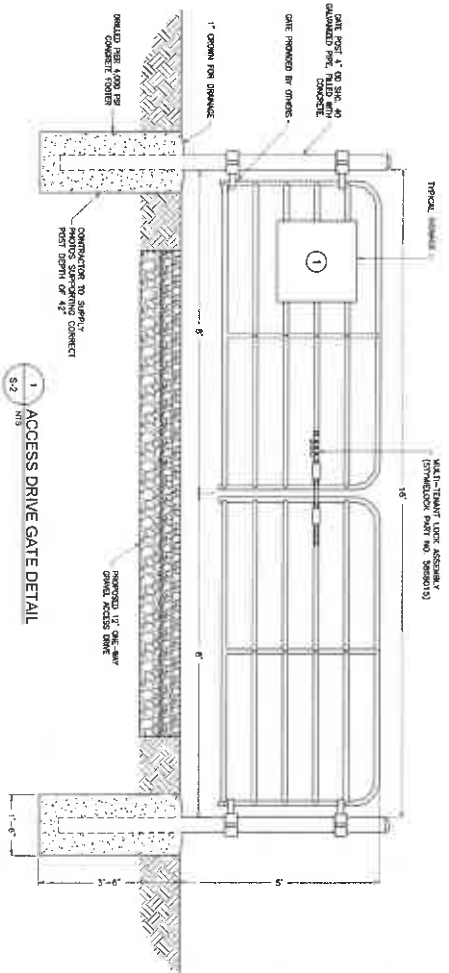


NOTE: THE PULLLOCK SHALL BE INSTALLED WITH A METAL-TOWER SECURITY LOCK FROM REMOTE ACCESS INTO THE GATE COMPARTMENT (SEE CONNECTION TO SEE HOW PULLLOCK MAY BE SET ON APPROVED MODEL).

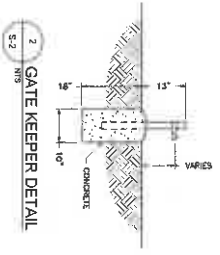


NOTE: METAL-TOWER SECURITY LOCK, STANDARD GATE FROM REMOTE ACCESS INTO THE GATE COMPARTMENT (SEE CONNECTION TO SEE HOW PULLLOCK MAY BE SET ON APPROVED MODEL).

APPLICANT	 <p>NETWORK TOWERS, LLC        10000 W. WILSON ROAD        SUITE 100        GREENVILLE, SC 29615</p>								
ENGINEER	 <p>TOTALLY COMMITTED        NB+C CONSULTING ARCHITECTS, LLC        1000 W. WILSON ROAD        SUITE 100        GREENVILLE, SC 29615</p>								
SITE INFORMATION	<p>NT SITE NAME: GLENLAND        NB+C PROJECT: 10072        (811 ADDRESS) TBD        4226 RENAN ROAD        GREENVA VA 22627        PITTSYLVANIA COUNTY</p>								
DESIGN RECORD	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>01/20/20</td> <td>ISSUED FOR PERMITS</td> <td>BT</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	01/20/20	ISSUED FOR PERMITS	BT
REV	DATE	DESCRIPTION	BY						
0	01/20/20	ISSUED FOR PERMITS	BT						
PROFESSIONAL STAMP									
ENGINEER	<p>TRENT T. SWARR, P.E.        VA PROFESSIONAL ENGINEER, LIC. #49979</p>								
SHEET TITLE	<p>FENCE DETAILS</p>								
SHEET NUMBER	<p>S-1</p>								



1 ACCESS DRIVE GATE DETAIL



2 GATE KEEPER DETAIL

- NOTES:
1. GATES TO BE MADE ADVANCED THROUGH GATE 2' TO 4' ABOVE GROUND TO BE MAINTAINED THROUGHOUT LIFE OF GATE.
  2. 4" OD X 8' LONG STEEL SUPPORT POSTS SHALL BE WELDED TO THE SUPPORT FORM.
  3. CONNECTION TO EXISTING NETWORK INFRASTRUCTURE TO BE MADE TO THE EXISTING NETWORK INFRASTRUCTURE WITH CONCRETE GATE.
  4. STEEL SQUARE LOCK STANDARD ADVANCED 2" LOCK SYSTEM WELDED TO GATE CROSS SUPPORTS 4'-2" APART WITH SLOTTED MARKS.

APPLICANT

NETWORK TOWERS, L.L.C.  
10000 WOODBRIDGE DRIVE  
PITTSBURGH, PA 15110

ENGINEER

NEBC  
TOTALLY COMMITTED  
N.E. ENGINEERING ASSOCIATES, L.L.C.  
10000 WOODBRIDGE DRIVE  
PITTSBURGH, PA 15110

SITE INFORMATION

NT SITE NAME: CLELAND  
NT SITE ID: V412332  
NB-C PROJ # 18072  
4281 RENAISSANCE ROAD  
PITTSBURGH, PA 15110  
PITTSBURGH COUNTY

DESIGN RECORD

REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

TRENT J. HARRIS, L.L.C.  
VA PROFESSIONAL ENGINEER L.C. #4978

ENGINEER

TRENT J. HARRIS, L.L.C.  
VA PROFESSIONAL ENGINEER L.C. #4978

SHEET NUMBER

S-2



1 NETWORK TOWERS II - SITE SIGN  
24" WIDE X 24" HIGH

OPT: (1) ON FRONT SIDE OF SIGN CONSIDER ONE (1) FT ACCESS ROAD DATE: 8' EDGE  
CONTRACTOR SHALL VERIFY FCC NO. FROM TO OBTAINING SPACE

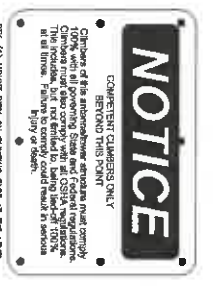
WRITE BACKGROUND W/ BLACK INK  
CONTRACTOR SHALL VERIFY FCC NO. FROM TO OBTAINING SPACE  
CONTRACTOR SHALL VERIFY ADDRESS FROM TO OBTAINING SPACE  
NO LETTERING (ALL OTHER S.A.S)

**SIGNAGE NOTES**  
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATING.  
2. SIGNS UNLESS NOTED OTHERWISE SHALL BE MOUNTED TO THE FRONT OF THE SIGN AND SHALL BE A MINIMUM OF 6" CLEAR OF SHALE METAL AS THE STRUCTURE TO AVOID COLLAPSE.  
3. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE.



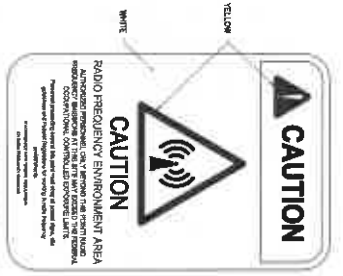
2 NO TRESPASSING - SIGN  
10" WIDE X 7" HIGH

OPT: (4) BACK SIDE OF SIGNBOARD



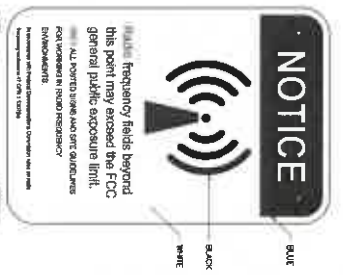
3 COMPETENT CLIMBER - SIGN  
10" WIDE X 7" HIGH

OPT: (1) MOUNT SIGN ON CLIMBER FACE OF THE SIGN



4 CAUTION RF - SIGN  
12" WIDE X 18" HIGH

OPT: (1) TO BE LOCATED AT THE BACK OF SIGN SIGN MUST CLIMB



5 NOTICE RF - SIGN  
12" WIDE X 18" HIGH

OPT: (1) TO BE LOCATED AT THE BACK OF SIGN ACCESS DATE



NT SITE NAME: GLENLAND  
NT SITE ID: VA-T23.32  
N3+C PROJ. # 180772  
(911 ADDRESS TRAD)  
4256 RENAN ROAD  
GRETNA, VA 24557  
PTT (VA) VIRGINIA COUNTY

REVISIONS			
NO.	DATE	DESCRIPTION	BY



PRINT: SIGNER P.E.  
VA PROFESSIONAL ENGINEER: L.S. GIBSON

**SIGNAGE DETAILS**

**S-3**



Site: **Glenland**  
Communication Facility  
44 Glenland Road  
424557

**Photograph Information:**  
View 4-Glenland Road  
View from the North  
[Showing the Proposed Site](#)

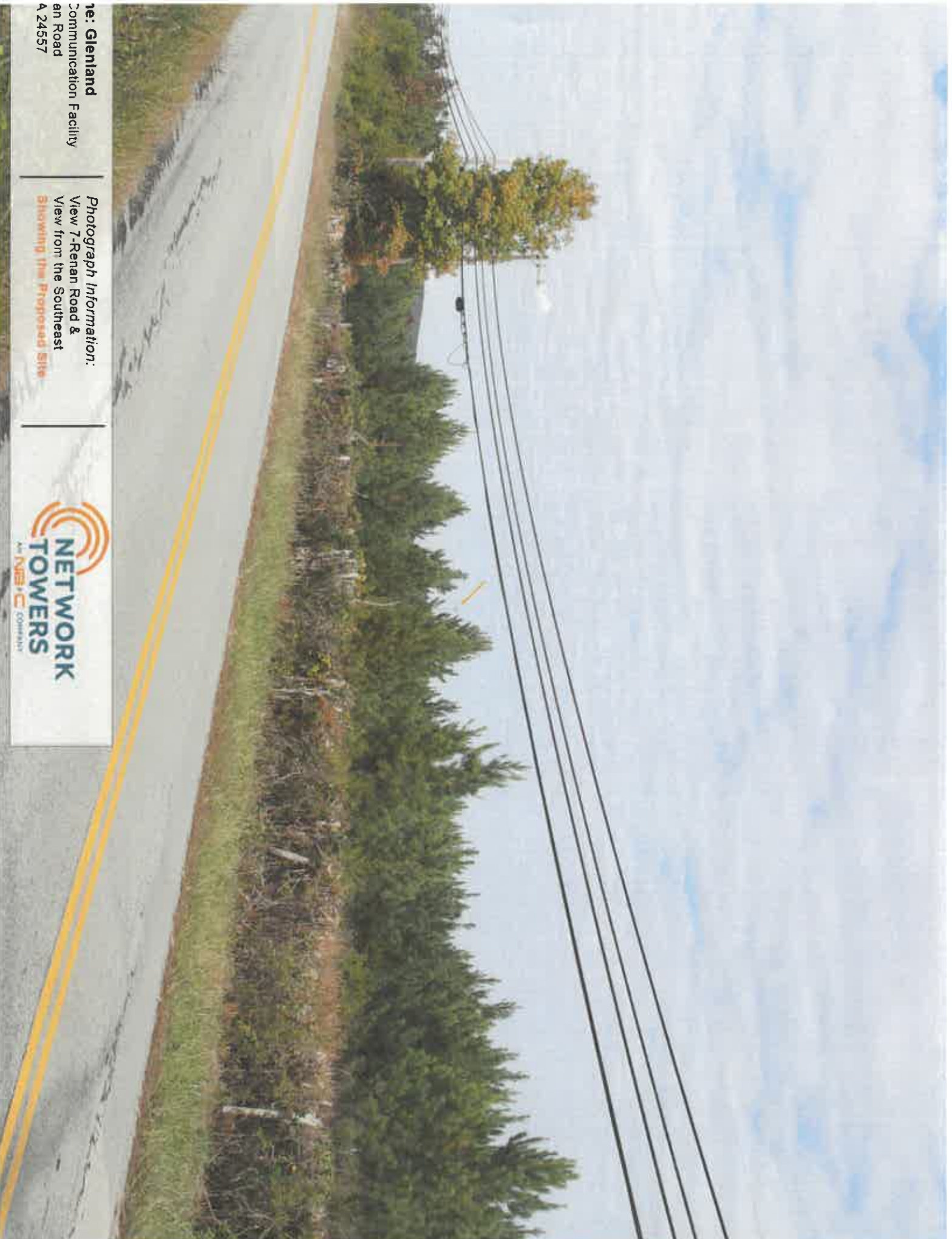




Site: **Glenland**  
Communication Facility  
on Road  
A 24557

Photograph Information:  
View 6-Harmony Road  
View from the East  
Showing the Proposed Site





**Site: Glenland**  
Communication Facility  
on Road  
A 24557

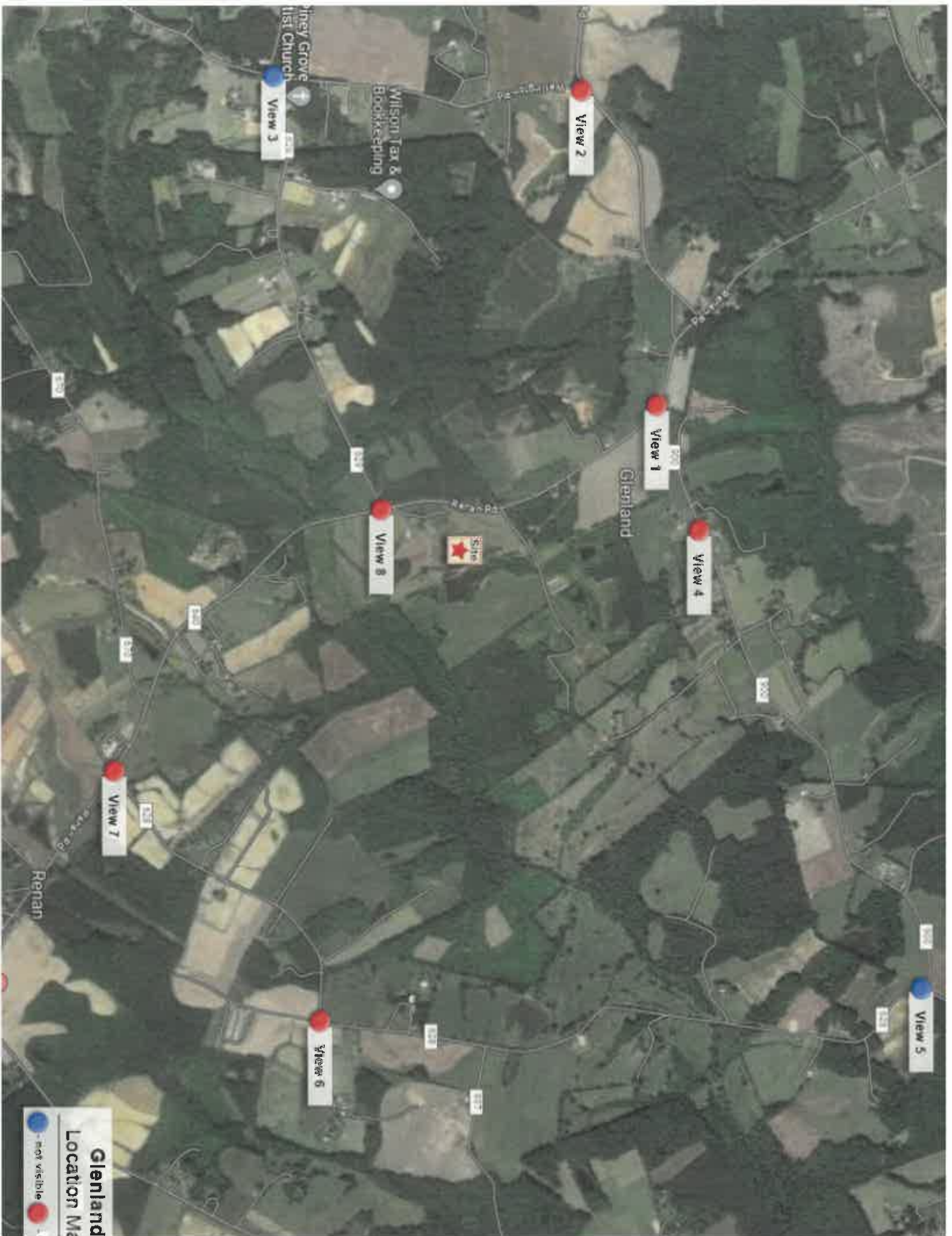
**Photograph Information:**  
View 7-Renan Road &  
Showing the Proposed Site



**Site:** Glenland  
Communication Facility  
on Road  
A 24557

**Photograph Information:**  
View 8-Renan Road &  
Piney Grove Road  
View from the Southwest  
*Showing the Proposed Site*







Site: **Glenland**  
Communication Facility  
on Road  
124557

**Photograph Information:**  
View 1-Renan Road  
Showing the Proposed Site





**ne: Glenland**  
Communication Facility  
an Road  
A 24557

Photograph Information:  
View 2-Glenland Road  
View from the Northwest  
Showing the Proposed Site



THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY  
AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS



P.O.B. FOR  
20' ACCESS,  
FIBER & UTILITIES  
EASEMENT  
N: 3,521,166.14  
E: 11,274,571.70

N/F  
ANTHONY R. LAYNE  
WF#1701276  
GPIN 2572-50-5843

P.O.B. FOR  
PREMISES  
N: 3,521,288.09  
E: 11,275,203.51

PROPOSED LESSEE 20' ACCESS  
FIBER & UTILITIES EASEMENT

PROPOSED LESSEE  
100'x100' PREMISES

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°44'47" E	69.96'
L2	N 74°41'30" E	208.78'
L3	N 85°48'38" E	364.32'
L4	S 04°11'22" E	20.00'
L5	S 85°48'38" W	362.37'
L6	S 74°41'30" W	209.48'
L7	S 89°44'47" W	76.97'
L8	N 85°48'38" E	100.00'
L9	S 04°11'22" E	100.00'
L10	S 85°48'38" W	100.00'
L11	N 04°11'22" W	100.00'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	924.93'	20.47'	20.47'	N 12°03'42" E	1°16'05"

**LEGEND**

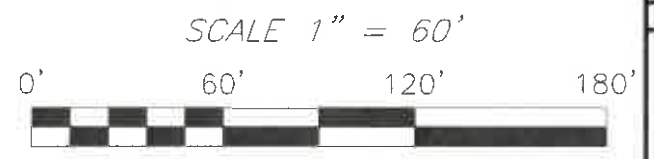
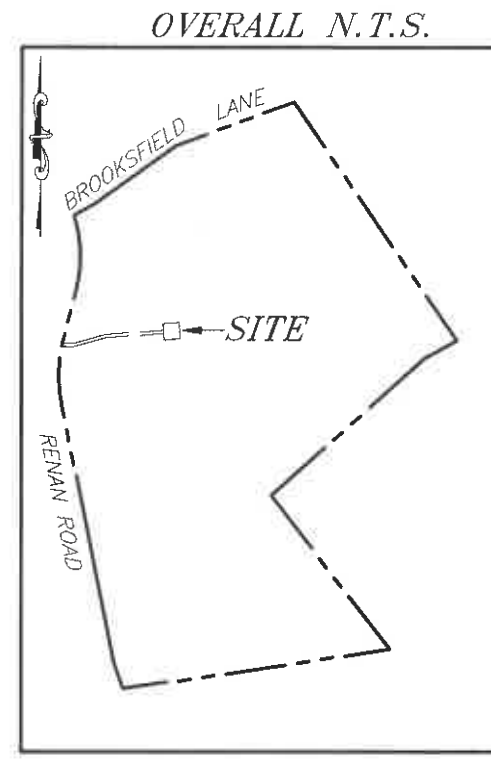
LESSEE'S PREMISES ————

LESSEE'S ACCESS ————

R/W & PROPERTY LINE - - - -

TIE LINE - - - - -

Q PUBLIC ROAD - - - - -



ENGINEER

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
4435 WATERFRONT DRIVE, SUITE 100  
GLEN ALLEN, VA 23060  
804.548.4075

APPLICANT

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

NB&C #100374  
EASEMENT EXHIBIT  
SITE NAME: GLENLAND  
RENAN ROAD  
HURT, VA 24563  
PITTSYLVANIA COUNTY

DESIGN RECORD

**REVISIONS**

REV	DATE	DESCRIPTION	RW	BY
0	2/15/23	EASEMENT EXHIBIT		

COMMONWEALTH OF VIRGINIA

ROBERT T. WILLIAMS, JR.  
LIC. No. 002551  
2-15-2023  
LAND SURVEYOR

SURVEYOR

TIM FALLOU LAND SURVEYING, PLLC  
15139 CARROLLTON BLVD, SUITE C  
SUITE C, P.O. BOX 189  
CARROLLTON, VIRGINIA, 23314

SHEET TITLE

**EASEMENT EXHIBIT**

SHEET NUMBER

**EE-1**

LEGAL DESCRIPTION PROPOSED LESSEE 20' ACCESS, FIBER & UTILITIES EASEMENT

A PROPOSED LESSEE 20' ACCESS, FIBER AND UTILITIES EASEMENT OVER AND ACROSS GPIN 2572-50-5843 AS DESCRIBED IN CFW 170001276 OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, PITTSYLVANIA COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 640, LOCALLY KNOWN AS RENAN ROAD, APPROXIMATELY 0.16 TENTHS OF A MILE FROM STATE ROUTE 629; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ALONG SAID RIGHT OF WAY WITH A COORDINATE VALUE OF N: 3,521,166.14, BY E: 11,274,571.70 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH ZONE;

THENCE OVER AND ACROSS SAID GPIN 2572-50-5843 N 89°44'47" E A DISTANCE OF 69.96' TO A POINT;  
 THENCE N 74°41'30" E A DISTANCE OF 208.78' TO A POINT;  
 THENCE N 85°48'35" E A DISTANCE OF 364.37' TO A POINT;  
 THENCE S 04°11'22" E A DISTANCE OF 20.00' TO A POINT;  
 THENCE S 85°48'35" W A DISTANCE OF 362.43' TO A POINT;  
 THENCE S 74°41'30" W A DISTANCE OF 209.48' TO A POINT;  
 THENCE S 89°44'47" W A DISTANCE OF 76.97' TO A POINT ALONG SAID RIGHT OF WAY;  
 THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.47', A RADIUS OF 924.93', A CHORD BEARING OF N 12°03'42" E, AND A CHORD LENGTH OF 20.47', TO A POINT WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 12,921 SQUARE FEET OR 0.297 ACRES.

LEGAL DESCRIPTION PROPOSED LESSEE'S 100' x 100' PREMISES

A PROPOSED LESSEE 100' x 100' PREMISES ON GPIN 2572-50-5843 AS DESCRIBED IN CFW 170001276 OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, PITTSYLVANIA COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 640, LOCALLY KNOWN AS RENAN ROAD; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT HAVING A COORDINATE VALUE OF N: 3,521,288.09 BY E: 11,275,203.51 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH ZONE;

THENCE N 85°48'38" E A DISTANCE OF 100.00' TO A POINT;  
 THENCE S 04°11'22" E A DISTANCE OF 100.00' TO A POINT;  
 THENCE S 85°48'38" W A DISTANCE OF 100.00' TO A POINT;  
 THENCE N 04°11'22" W A DISTANCE OF 100.00' TO A POINT BEING THE POINT OF BEGINNING, HAVING AN AREA OF 10,000 SQUARE FEET OR 0.230 ACRES.

EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY TIM FALLON LAND SURVEYING, PLLC 15139 CARROLLTON, VIRGINIA, 23314. 757-837-2919. SURVEY DATE: JANUARY 25, 2023.
2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING KINEMATIC GPS OBSERVATIONS, PROVIDED THROUGH THE TOPNET LIVE SURVEY CONTROL NETWORK. VERTICAL DATUM - NAVD 88 HORIZONTAL REFERENCE FRAME - NAD 83(2011) DISTANCES SHOWN ARE ON THE U.S. SURVEY FOOT
3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY TIM FALLON LAND SURVEYING, PLLC THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
4. THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY THE LAW OFFICE OF JAMES G. PRINCE AND CAMDEN TITLE AND SETTLEMENT DATED XXXXXXXXXXXXXXXXXXXXXXXX.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51143C-0280E, DATED SEPTEMBER 29, 2010.
8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.



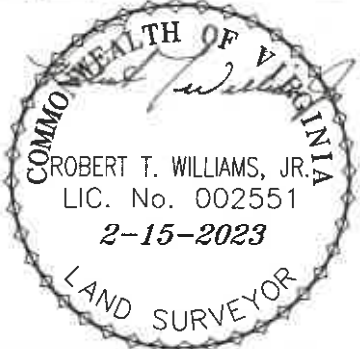
CERTIFICATION

I, ROBERT T. WILLIAMS, JR., A LICENSED VIRGINIA LAND SURVEYOR HEREBY CERTIFY TO VERIZON WIRELESS THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT: BY THE LAW OFFICE OF JAMES G. PRINCE AND CAMDEN TITLE AND SETTLEMENT DATED FERUARY 12, 2023 FOR PARCEL ID NO. 2572-50-5843, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT.

THE SAID TITLE REPORT DOES DESCRIBE THE LANDS AS DEPICTED ON THIS EXHIBIT. ITEM D. EASEMENTS AND/OR RIGHTS OF WAY:

1. Right to construct and operate telephone lines and attachments, as set forth in an instrument dated March 10, 1960 and recorded among the land records of Pittsylvania County, Virginia in deed book no. 405, page 524, from B.H. Layne, et al. to the Peoples Mutual Telephone Co. (there exist 3 sets of overhead utility lines on the parent parcel. it is unclear which of the 3 sets is being described by this document. none of the 3 sets cross over the proposed premises, however, the proposed access easement does cross 2 sets of overhead utility lines).
2. Right to lay, maintain, operate and remove a pipeline for the transportation of gas, etc., as set forth in an instrument dated March 14, 1964 and recorded among the land records of Pittsylvania County, Virginia in deed book no. 447, page 73, from Dempsey G. Layne, Burton C. Layne, et al. to Virginia Pipe Line Company. (This document does not accurately describe the location and size of the easement, however, the current land owner showed the gas line to be beyond the location of the proposed premises and access).
3. Right to lay, maintain, operate and remove a pipe line for the transportation of gas, etc., as set forth in an instrument dated March 14, 1964 and recorded among the land records of Pittsylvania County, Virginia in Deed Book no. 447, page 74, from Dempsey G. Layne, as administrator of the estate of B.H. Layne to Virginia Pipe Line Company. (This document does not accurately describe the location and size of the easement, however, the current land owner showed the gas line to be beyond the location of the proposed premises and access).
4. Right to place, construct, operate, repair, maintain, relocate and replace an electric transmission or distribution line or system, as set forth in a right-of-way easement dated November 21, 1973 and recorded among the land records of Pittsylvania County, Virginia in Deed Book no. 587, page 205, from the Burton H. Layne estate to Mecklenburg Electric Cooperative(note: the easement affects the firstly-described parcel of the land). (there exist 3 sets of overhead utility lines on the parent parcel. It is unclear which of the 3 sets is being described by this document. none of the 3 sets cross over the proposed premises, however, the proposed access easement does cross 2 sets of overhead utility lines).
5. Easements described in items 5 & 6 of the title report do not affect the proposed premises or access.
6. Perpetual Conservation Easement and Permanent Easement for construction, maintenance and monitoring of stream restoration and wetland protection, as set forth in an easement agreement dated March 30, 2009 and recorded among the land records of Pittsylvania County, Virginia as instrument no. 090001972, between Brenda L. Velarde and the Commonwealth of Virginia (note: the easement areas being shown on sheet no. 4rw of the plans for route 265, project 0265-071-104, 1801, a copy of which was recorded among the aforesaid land records in state highway plat book No. 17, Page 263). (Does not affect the proposed premises or access).

ENGINEER													
APPLICANT													
SITE INFORMATION	NB&C #100374 EASEMENT EXHIBIT SITE NAME: GLENLAND RENAN ROAD HURT, VA 24563 PITTSYLVANIA COUNTY												
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2/15/23</td> <td>EASEMENT EXHIBIT</td> <td>RW</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	0	2/15/23	EASEMENT EXHIBIT	RW
REVISIONS													
REV	DATE	DESCRIPTION	BY										
0	2/15/23	EASEMENT EXHIBIT	RW										
SURVEYOR													
SHEET TITLE	EASEMENT EXHIBIT												
SHEET NUMBER	EE-2												

TIM FALLON LAND SURVEYING, PLLC  
 15139 CARROLLTON BLVD, SUITE C  
 SUITE C, P.O. BOX 189  
 CARROLLTON, VIRGINIA, 23314



# PITTSYLVANIA

COUNTY, VIRGINIA

## BOARD OF ZONING APPEALS

### EXECUTIVE SUMMARY

#### Rezoning Case

<b>Agenda Title:</b>	Case S-23-020 David Roach; Special Use Permit for the placement of singlewide manufactured home in accordance with Pittsylvania County Code § 35-223						
<b>Staff Contact(s):</b>	Emily Ragsdale						
<b>Agenda Date:</b>	December 4, 2023	<b>Item Number:</b>	10.c.				
<b>Attachment(s):</b>	<table border="1"> <tr> <td>1.</td> <td>S-23-020 David Roach App</td> </tr> <tr> <td>2.</td> <td>S23-020 David Roach Map</td> </tr> </table>			1.	S-23-020 David Roach App	2.	S23-020 David Roach Map
1.	S-23-020 David Roach App						
2.	S23-020 David Roach Map						
<b>Reviewed By:</b>							

#### **SUMMARY:**

##### **SUBJECT**

Requested by David Roach, for a Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 2.5 acres, located on State Road 822/Beverly Heights Road, in the Banister Election District and shown on the Tax Map as GPIN # 2415-42-7472.

##### **BACKGROUND/DISCUSSION**

David Roach is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. 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. A Special Use Permit was previously issued for this use; however, the applicant failed to place the home on the property within the eighteen (18) months required by PCC § 35-717 so the Special Use Permit expired.

##### **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 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 S-23-020 as submitted.

On November 9, 2023, the Planning Commission recommended by a seven (7) to zero (0) vote, with no opposition, that the petitioner's request be granted.

**MOTION:**

1. Recommend approval of Case S-23-020 as submitted.
2. Recommend approval of Case S-23-020 subject to conditions by the Board of Zoning Appeals.
3. Recommend denial of Case S-23-020 as submitted.

## STAFF SUMMARY

<b><u>CASE</u></b> S-23-020	<b><u>ZONING REQUEST</u></b> SUP	<b><u>CYCLE</u></b> November 2023/December 2023
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> David Roach is requesting a Special Use Permit for the placement of a single-wide mobile home.		<b>PLANNING COMMISSION:</b> November 13, 2023
<b>DISTRICT:</b> Banister Election District		<b>BOARD OF ZONING APPEALS:</b> December 11, 2023
		<b>ADVERTISED:</b> October 25, 2023 & November 1 & 22, 2023

### **SUBJECT**

Requested by David Roach, for a Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 2.5 acres, located on State Road 822/Beverly Heights Road, in the Banister Election District and shown on the Tax Map as GPIN # 2415-42-7472.

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David Roach is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. 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. A Special Use Permit was previously issued for this use; however, the applicant failed to place the home on the property within the eighteen (18) months required by PCC § 35-717 so the Special Use Permit expired.

### **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 A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, zoned properties.

### **SITE DEVELOPMENT PLAN**

N/A

### **RECOMMENDATION**

Staff recommends APPROVAL of Case S-23-020 as submitted.

### **PLANNING COMMISSION MOTIONS:**

1. Recommend approval of Case S-23-020 as submitted.
2. Recommend approval of Case S-23-020 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-020 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, David Roach, 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: David Roach  
Address: P. O. Box 945, Chatham, VA 24531 Telephone: (434) 713-0776

2. Location of Property: State Road 822/Beverly Heights Road Total Amt: \$ 350.00

Taken By: Cash  
\$350.00

3. Tax Map Number 2415-42-7472

4. Election District: Banister

5. Size of Property: 2.5 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.*

David L Roach  
David Roach

OFFICE USE ONLY

Application Deadline: 09/28/23

Received By: ESR

B.Z.A. Meeting Date: 12/11/23

Application No. S-23-020

P.C. Meeting Date: 11/09/23

Date Received: 09/27/23

Action: \_\_\_\_\_

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

A 2.5-acre parcel of land )  
generally located on State Road 822/Beverly Heights Road )  
within the Banister ) **PETITION**  
Election District, and recorded as )  
parcel # 2415-42-7472 )  
in the Pittsylvania County tax records. )

**TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioner, David Roach, respectfully files 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 is 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 to allow for placement of a single-wide mobile home.

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 requests that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
\_\_\_\_\_  
David Roach

September 27, 2023

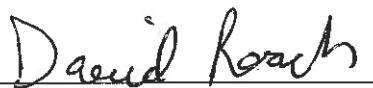
Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, David Roach, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 2.5 acres, located on State Road 822/Beverly Heights Road, in the Banister Election District. The property is shown on the Tax Maps as GPIN # 2415-42-7472.

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

Sincerely,

  
\_\_\_\_\_  
David Roach



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-23-050 Applicant David Ford Date 9/27/23



GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2415-52-2682	JOHNSON, SAMUEL A	P O BOX 371	CHATHAM, VA 24531
2415-52-7911	GILES, ROGER CLIFTON ET ALS	947 DEEP RUN RD	CHATHAM, VA 24531
2415-42-4387	ROACH, DAVID L	P O BOX 945	CHATHAM, VA 24531
2415-42-3681	WOODRUFF, EARL G	P.O. BOX 621	ALTAVISTA, VA 24517
2415-42-4668	WOMACK, WILLIAM	3209 MANNING CT	WALDORF, MD 20602
2415-42-6830	BOBBITT, DELORA FAYE	P O BOX 834	CHATHAM, VA 24531
2415-42-7808	BRAZAUSKAS, TINSLEY ADAMS	232 SAM ADAMS RD	DRY FORK, VA 24549

**S-23-020 DAVID ROACH**



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App State  
 Click to restore the map extent and layers visible in where you left off.

- 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
- VBMP 2002 Aerial Imagery
- VBMP 2011 Aerial Imagery
- VBMP 2015 Aerial Imagery
- VBMP 2019 Aerial Imagery
- VBMP 2023 Aerial Imagery

100ft  
 74.4128 34.3025 DegreeE

Pittsylvania County Public GIS Viewer

Map navigation controls: Home, Refresh, Full Screen, Print, Scale (100ft), Attribution (Esri Community Maps Contributors, VGIN, © OpenStreetMap contributors, Imagery © Mapbox, © OpenStreetMap contributors, Imagery © Mapbox)

Search: 2415-42-7472 (Show search results for 2415-4...)

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
- VBMP 2002 Aerial Imagery
- VBMP 2011 Aerial Imagery
- VBMP 2015 Aerial Imagery
- VBMP 2019 Aerial Imagery
- VBMP 2023 Aerial Imagery

Map content: Aerial view of a road corridor with yellow parcel overlays. Parcel numbers: 2415-42-3681, 2415-42-4668, 2415-42-4387, 2415-42-7472, 2415-52-2682.

Scale: 100ft

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