



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 6, 2024 - 7:00 PM**

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. HEARING OF THE CITIZENS

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

6. APPROVAL OF AGENDA

7. APPROVAL OF MINUTES

- a. January Board Meeting Minutes Approval (Staff Contact: Jennifer Gregory)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

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

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

- a. Case R-24-002 New Testament Baptist Church; Rezoning from B-1, Business District, Limited, to R-1, Residential Suburban Subdivision District (Webb) (Staff Contact: Emily Ragsdale)
- b. Case Z-24-001 William and Judith Rogers; Requesting a sign permit for an off-site, illuminated single-sided, stacked (total of two (2) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. (Henderson) (Staff Contact:)
- c. Case Z-24-002 William and Judith Rogers; Requesting a sign permit for an off-site, illuminated single-sided, stacked (total of two (2) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. (Waters) (Staff Contact: Emily Ragsdale)
- d. Case Z-24-003 William and Judith Rogers; Requesting a sign permit for an off-site, double-sided, stacked (total of four (4) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. (Henderson) (Staff Contact: Emily Ragsdale)
- e. Case Z-24-004 William and Judith Rogers; Requesting a sign permit for an off-site, double-sided, stacked (total of four (4) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. (Waters) (Staff Contact: Emily Ragsdale)

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURNMENT

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

| | | | |
|--------------------------|--|---------------------|------|
| Agenda Title: | January Board Meeting Minutes Approval | | |
| Staff Contact(s): | Jennifer Gregory | | |
| Agenda Date: | February 6, 2024 | Item Number: | 7.a. |
| Attachment(s): | 1. | PC Minutes 01042024 | |
| Reviewed By: | | | |

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Thursday, January 4, 2024 - 7:00 PM**

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

MINUTES

1. CALL TO ORDER

The meeting was called to order by Director of Community Development, Emily Ragsdale at 7:00pm.

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. CHAIRMAN NOMINATION AND ELECTION

Mrs. Ragsdale, Director of Community Development opened the floor for nominations for Chairman. Mr. Webb nominated Nathan Harker; Mrs. Henderson seconded the nomination. By a unanimous seven (7) to zero (0) vote, one (1) absent, Mr. Harker was voted Chairman of the Planning Commission.

- a. Nomination and Chairman Election (Staff Contact: Emily Ragsdale)
- a. Nomination and Chairman Election

- b. Turn Meeting Over to New Chairman (Staff Contact:)
 - b. Turn Meeting Over to New Chairman
- The meeting was turned over to Chairman, Nathan Harker.

6. VICE-CHAIRMAN NOMINATION AND ELECTION

Mr. Harker accepted nominations for Vice-Chairman. Mr. Waters nominated Mrs. Henderson, seconded by Mr. Webb. By a unanimous seven (7) to zero (0) vote, one (1) absent, Mrs. Henderson was elected Vice-Chairman of the Planning Commission.

- a. Nomination and Vice-Chairman Election (Staff Contact:)
- a. Nomination and Vice-Chairman Election

7. HEARING OF THE CITIZENS

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

HEARING OF THE CITIZENS

No citizens came forward to speak.

8. APPROVAL OF AGENDA

A motion was made by Mr. Webb, seconded by Mr. Oakes and by a six (6) to zero (0) vote, the agenda was approved as presented.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Gary Oakes

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

NOES: None

ABSTAIN: None

9. APPROVAL OF MINUTES

- a. December Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)
- a. December Board Meeting Minutes Approval
A motion was made by Mr. Waters, seconded by Mr. Brown and by a six (6) to zero (0) vote, the minutes were approved as presented.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Justin Brown

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

NOES: None
ABSTAIN: None

10. CHAIRMAN'S REPORT

There was no Chairman's report.

11. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. Case R-24-001 James and Betty Garrett; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Mease) (Staff Contact: Emily Ragsdale)
- a. Case R-24-001 James and Betty Garrett; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Mease)
Mr. Harker opened the public hearing at 7:05 p.m. Emily Ragsdale Director of Community Development, reported that James and Betty Garrett had petitioned to rezone 2.952 acres from R1, Residential Suburban Subdivision District to A-1, Agricultural District. To combine the adjacent farm. James Garrett represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:07 p.m. A motion was made by Mr. Oakes, and seconded by Mr. Wedd to recommend the board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Gary Oakes

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

NOES: None

ABSTAIN: None

- b. Case S-24-001 James and Carolyn Calhoun; Special Use Permit for

the Sales, Service, and Repair of Automobiles accordance with Pittsylvania County Code § 35-179. (Mease) (Staff Contact: Emily Ragsdale)

- b. Case S-24-001 James and Carolyn Calhoun; Special Use Permit for the Sales, Service, and Repair of Automobiles accordance with Pittsylvania County Code § 35-179. (Mease)

Mr. Harker opened the public hearing at 7:09 p.m. Emily Ragsdale Director of Community Development, reported that James Calhoun had petitioned for a Special Use Permit for sales, service and repair of vehicles. James Calhoun represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:14 p.m. A motion was made by Mr. Oakes, to recommendation and seconded by Mr. Brown that the Special Use Permit be granted with the following conditions and amendment to condition number two. 1. If conducted on property, repair activities shall be contained within an enclosed structure. 2. Inoperable vehicles shall not be stored on the property for no longer than sixty (60) days in accordance with Pittsylvania County Code Chapter 9 and must be stored in an area screened in / fencing in accordance with PCC § 35-121. Screened / fencing areas for inoperable vehicles shall be a minimum of 50 feet from adjacent property lines, and must be installed within ten months from the time the business is opened. 3. Onsite parking must be provided in accordance with PCC § 35-82. 4. Any vehicles on the lot for sale must be parked within a designated parking area. Vehicles cannot be parked on the grass areas. Mr. Brown seconded this motion.

RESULT: Approve

MOVER: Gary Oakes

SECONDER: Justin Brown

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

NOES: None

ABSTAIN: None

- c. Case S-24-002 Valerie McKenzie; Special Use Permit for the Placement of a Double-wide Manufactured Home in accordance with Pittsylvania County Code § 35-223 (Oakes) (Staff Contact: Emily Ragsdale)
- c. Case S-24-002 Valerie McKenzie; Special Use Permit for the Placement of a Double-wide Manufactured Home in accordance with Pittsylvania County Code § 35-223 (Oakes)

Mr. Harker opened the public hearing at 7:16 p.m. Emily Ragsdale Director of Community Development, reported that Valerie McKenzie petitioned for a Special Use Permit for Placement of a double-wide mobile home. Daniel Leonard of Clayton Homes represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:17 p.m. A motion

was made by Mr. Oakes and seconded by Mrs. Henderson that the Special Use Permit be granted.

RESULT: Approve

MOVER: Gary Oakes

SECONDER: Colette Henderson

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

NOES: None

ABSTAIN: None

12. OLD BUSINESS

Mrs. Ragsdale reported that the zoning ordinance update the final draft will come January 23, 2024

13. NEW BUSINESS

Mrs. Ragsdale made note that there would be one zoning and four billboard permits for the month of February.

14. ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

STAFF SUMMARY

| | | |
|---|--|--|
| <u>CASE</u> R-24-002 | <u>ZONING REQUEST</u> B-1 to R-1 | <u>CYCLE</u> February 2024/March 2024 |
| <u>SUBJECT/PROPOSAL/REQUEST</u> New Testament Baptist Church is requesting to rezone property from B-1, Business District, Limited, to R-1, Residential Suburban Subdivision District. DISTRICT: Westover | | PLANNING COMMISSION: February 6, 2024 BOARD OF SUPERVISORS: March 19, 2024 ADVERTISED: January 24 & 31, 2024 & February 21 & 28, 2024 |
| | | |

SUBJECT

Requested by New Testament Baptist Church, to rezone property located State Road 740/Iris Lane, in the Westover Election District and shown on the Tax Maps as part of GPIN # 2319-62-8017. The applicant is requesting to rezone 0.344 acres, from B-1, Business District, Limited, to R-1, Residential Suburban Subdivision District, to allow the property to be consolidated with an adjacent parcel zoned R-1.

BACKGROUND/DISCUSSION

New Testament Baptist Church is requesting to rezone 0.344 acres from B1, Business District, Limited, to R-1, Residential Suburban Subdivision District, to allow the property to be consolidated with an adjacent parcel zoned R-1. The property is currently zoned B-1, Business District, Limited. If rezoned, the property will be consolidated with an adjacent parcel currently zoned R-1, Residential Suburban Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Wayne J. Dishman, Lavada W. Dishman & New Testament Baptist Church* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-222 are a permitted use.

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-002, submitted by New Testament Baptist Church, requesting to rezone .0344 acres located on State Road 740/Iris Lane, in the Westover Election District, and shown on the Tax Maps as part of GPIN # 2319-62-8017. The subject property is adjacent to property currently zoned R-1, Residential Suburban Subdivision District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-002 as submitted.
2. Recommend denial of Case R-24-002 as submitted.

ATTACHMENTS:

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

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

New Testament Baptist Church, as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: New Testament Baptist Church

Address: ~~1721 Mount View Rd. Danville, VA 24540~~ 691 Iris Ln, Danville, VA 24540 *JW*

2. Location of Property: Cross Creek Lane and Iris Lane

Telephone: 434-441-0346

3. Tax Map Numbers: part of 2319-62-8017

Wayne Dishman

4. Election District: Westover

Total Amount: \$376.77 ^{#9105}

Taken By: K. Hayes

5. Size of Property: .344 of an acre

6. Existing Land Use: Vacant

Existing Zoning: B-1, Business District, Limited

7. Proposed Land Use: To combine with the adjacent property owned by Wayne Dishman

Proposed Zoning: R-1, Residential Suburban Subdivision District

8. Are conditions being proffered: Yes X No

9. Check completed items:

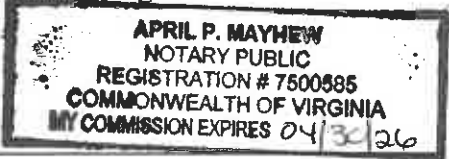
| | | |
|---|--|--|
| <input checked="" type="checkbox"/> Letter of Application | <input type="checkbox"/> Site Development Plan or Waiver | <input checked="" type="checkbox"/> Legal Forms |
| <input type="checkbox"/> 11"x 17" Concept Plan | <input checked="" type="checkbox"/> Application Fee | <input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

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

[Signature]
for New Testament Baptist Church

Sworn and subscribed before me this 14th day of January, 2024.
[Signature] Notary Public, Pittsylvania County Virginia

My Commission Expires 04/30/2026



OFFICE USE ONLY
Application Deadline: 12/28/23
Received By: ESR
B.O.S. Meeting Date: 03/19/24

Application No. R-24-002
P.C. Meeting Date: 02/06/24
Date Received: 12/28/23
Action: _____

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

.344 of an acre of land, generally located)
on Cross Creek Lane and Iis Lane)
the Westover District and recorded)
part of parcel ID # 2219-62-8017 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

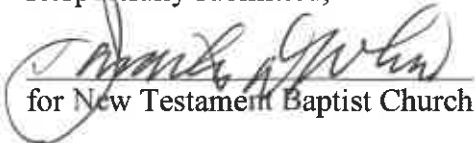
WHEREAS, your Petitioner, New Testament Baptist Church, respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

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

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

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

Respectfully submitted,


for New Testament Baptist Church

Sworn and subscribed before me this 14th day of January,
2021.

 Notary Public, Pittsylvania County Virginia

My Commission Expires 04/30/26

APRIL P. MAYHEW
NOTARY PUBLIC
REGISTRATION # 7500585
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/26

December 28, 2023

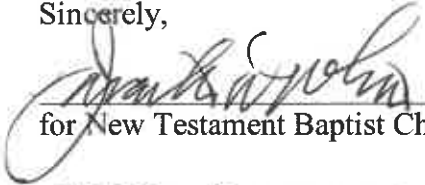
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

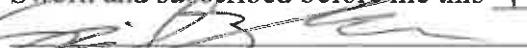
Dear Mrs. Ragsdale:

New Testament Baptist Church would like to apply to the Planning Commission/Board of Supervisors to rezone .344 of an acre, part of GPIN # 2319-62-8017, located on Cross Creek Lane and Iris Lane, in the Westover Election District.

I am requesting to rezone this portion of the parcel from B-1, Business District, Limited to R-1, Residential Suburban Subdivision District, to combine with the adjacent property owned by Wayne Dishman.

Sincerely,


for New Testament Baptist Church

Sworn and subscribed before me this 14th day of January, 2024.

Notary Public, Pittsylvania County Virginia

My Commission Expires 04/30/26

APRIL P. MAYHEW
NOTARY PUBLIC
REGISTRATION # 7500585
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/26

PITTSYLVANIA

COUNTY, VIRGINIA

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

SIGN AFFIDAVIT

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

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

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

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

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

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

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

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

Case _____ Applicant John & John Date 1-14-24

Sworn to and subscribed before me in my presence this 14th day of January, 2024, in my City and State aforesaid, by
[Signature] Notary Public. My commission Expires: 04/30/2026

APRIL P. MAYHEW
NOTARY PUBLIC
REGISTRATION # 7500585
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/26

SPECIAL POWER OF ATTORNEY

Property Description (GPIN, Street Address or Common Description, Borough):

2319 · 62 · 8017

GPIN #

I/we New Testament Bapt. Church, am/are:

 the applicant for the above-referenced application

the owner(s) of the property described above

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

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

Jonathan White
Jonathan White

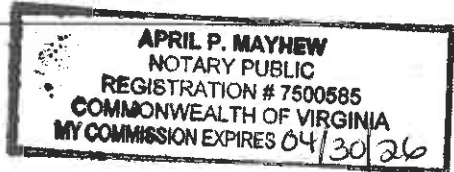
Owner: Print Name

Commonwealth of Virginia City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 14th day of January, 2024, in my City and

State aforesaid, by [Signature] Notary Public

My Commission Expires: 04/30/26



| GPIN | ACCOUNT HOLDER | ACCOUNT ADDRESS | ACCOUNT_CSZ |
|--------------|----------------------------------|------------------------|--------------------|
| 2319-62-6381 | Applicant | 1721 MOUNT VIEW RD | DANVILLE, VA 24540 |
| 2319-62-8017 | Applicant | 1721 MOUNT VIEW RD | DANVILLE, VA 24540 |
| 2319-62-5764 | DISHMAN, WAYNE J/Applicant | 156 CROSS CREEK LANE | DANVILLE, VA 24540 |
| 2319-61-5904 | WATKINS, SHERMAN | 151 CROSS CREEK LANE | DANVILLE, VA 24540 |
| 2319-61-6859 | VENTURES INVESTMENT PARTNERS LLC | 130 HAWKS NEST LANE | SUFFOLK, VA 23435 |
| 2319-61-7855 | HARBRANT, FAYE MITCHELL | 131 CROSS CREEK LN | DANVILLE, VA 24540 |
| 2319-61-8638 | Above | 130 HAWKS NEST LANE | SUFFOLK, VA 23435 |
| 77739 | Curtis Gregory | 355 Iris Lane | DANVILLE, VA 24540 |
| 77738 | Yorick Rodgers | 361 Iris Lane | DANVILLE, VA 24540 |
| 77737 | Robert Williams, Jr. | 369 Iris Lane | DANVILLE, VA 24540 |
| 77736 | Steven Broach | 6171 Riverside Dr #D13 | DANVILLE, VA 24540 |
| 77735 | Sherita Price | 383 Iris Lane | DANVILLE, VA 24540 |
| | City of Danville, City Manager | P. O. Box 3300 | DANVILLE, VA 24540 |

New Testament/Wayne Dishman

ArcGIS Web Map



1/4/2024, 10:30:08 AM

1:1,128

Virginia Cities and Counties

County

Tax Parcels (All)

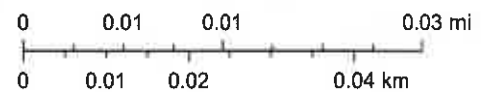
Assessed Parcels

General Location Parcels

Addresses

Streets

ALL OTHER



Assessed Parcels Labels

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

ArcGIS Web AppBuilder

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

ArcGIS Web Map



1/4/2024, 10:31:29 AM

1:1,128

Virginia Cities and Counties

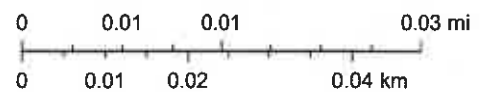
- County
- Tax Parcels (All)
- Assessed Parcels
- Assessed Parcels Labels
- General Location Parcels
- Addresses

Streets

— ALL OTHER

Zoning Districts

- Business, Limited
- Double-Zoned
- Residential Suburban Subdivision
- Residential Multi-Family



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

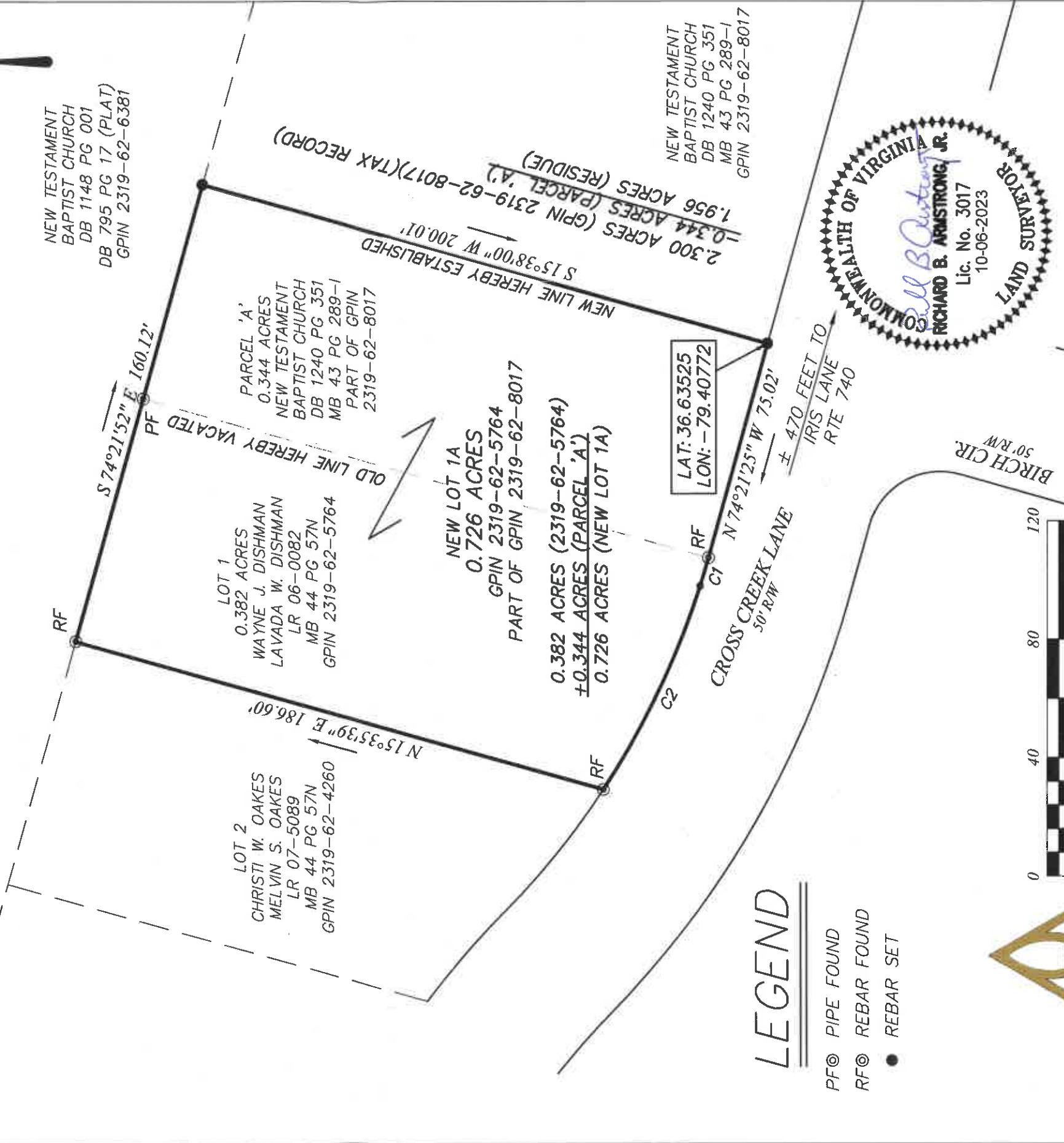
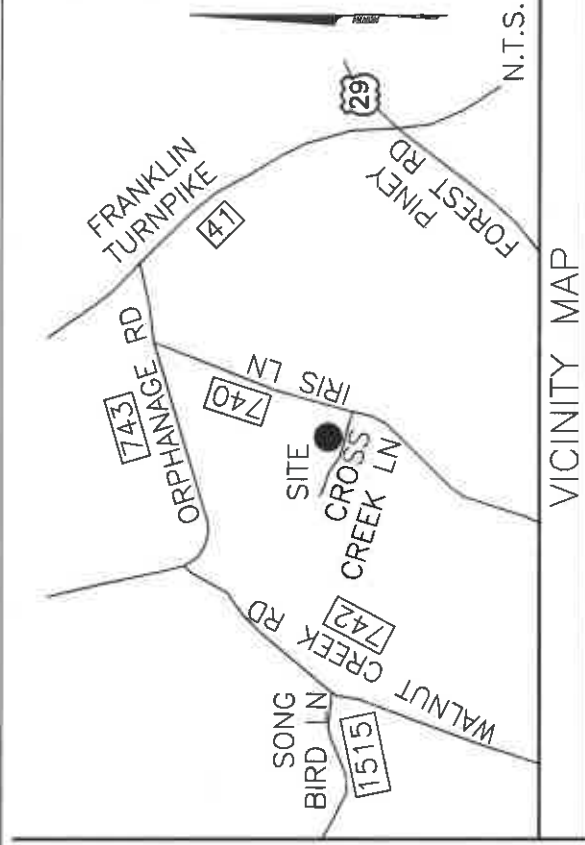
ArcGIS Web AppBuilder

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

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0518E EFFECTIVE 09-29-2010.
4. NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN AS PART OF THIS PROPERTY LINE ADJUSTMENT. ONLY IMPROVEMENTS WHICH ENCRATCH ON THE LINE OR ARE IN CLOSE PROXIMITY TO THE LINE ARE SHOWN.
5. LATITUDE AND LONGITUDE SHOWN ARE APPROXIMATE.

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1 | 2°04'30" | 275.00' | 9.96' | N 73°21'34" W | 9.96' |
| C2 | 15°55'14" | 275.00' | 76.41' | N 64°21'42" W | 76.17' |



ARMSTRONG
— CIVIL —
105 NORTH MAIN ST. GRETNA, VA 24557. 434-656-1051
ARMSTRONGANDASSOCIATES.NET
RICH@ARMSTRONGCIVIL.COM

DRAWN BY: MSG DATE: 10-06-2023 PROJECT #230272
PLAT SHOWING
PROPERTY LINE ADJUSTMENT OF THE PROPERTY OF
WAYNE J. DISHMAN, LAVADA W. DISHMAN
& **NEW TESTAMENT BAPTIST CHURCH**
TUNSTALL DISTRICT, PITTSYLVANIA COUNTY, VIRGINIA

STAFF SUMMARY

| | | |
|---|--------------------------------------|--|
| CASE NUMBER: Z-24-001 | ZONING CLASSIFICATION: M-1 | CYCLE February 2024/March 2024 |
| AGENDA TITLE: Off-site advertisement sign. | | PLANNING COMMISSION: February 6, 2024 |
| SUBJECT/PROPOSAL/REQUEST: William and Judith Rogers, are requesting a Sign Permit for a illuminated single-sided, stacked (total of two (2) 10' x 20' (200 square feet) panels), off-site advertisement sign. | | BOARD OF ZONING APPEALS: March 11, 2024 |
| DISTRICT: Banister | | ADVERTISED: January 24 & 31, 2024 & February 21 & 28, 2024 |

BACKGROUND:

Requested by William and Judith Rogers for a sign permit for an off-site, illuminated single-sided, stacked (total of two (2) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. The property is 2.74 acres, located on U.S. Highway 29 South, in the Banister Election District and shown on the Pittsylvania County Tax Maps as GPIN# 2417-92-6604.

DISCUSSION:

The applicant would like to apply for an off-site advertisement sign. The size of the sign panels will be 10 x 20 (200 square feet). The sign will be single-sided and stacked. The sign will be lit with one (1) light fixture. A drawing of the sign and specifications of the sign are located in the Board packet. The property is zoned M-1, industrial District, Light Industry, and is currently occupied by a cell tower.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

COMPREHENSIVE PLAN DESIGNATION

Industrial Uses

SITE DEVELOPMENT PLAN

Included

RECOMMENDATION:

Staff recommends APPROVAL of Case Z-24-001 as submitted, by William and Judith Rogers, as submitted.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case Z-24-001 as submitted.
2. Recommend denial of Case Z-24-001 as submitted.

ATTACHMENTS:

- A. Application
- B. Map
- C. Letter of Intent

- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

4

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I, Judith R. Rogers & William Rogers Jr., 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: Judith R. Rogers - William H. Rogers Jr. Phone: _____
Address: 460 Carter Lodge Rd
BLAIRS VA 24527 ZIP _____

2. Location of Property: West side of Hwy 29

3. Tax Map Parcel Number: 2417-92-6604

4. Election District: Chatham-Prec. 0105

5. Size of Property: 2.74 Acres acres / square feet

Size of Proposed Special Use: 400 SF per side acre / square feet

6. Existing Land Use: Cell Tower

Existing Zoning: M-1

7. Proposed Land Use: Billboard (off premise sign)

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.

ALHARKINS-CAPITAL/OUTDOOR@YTHCO.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.

Judith R. Rogers
William H. Rogers Jr.

SHARON LYNN HÖRER
Notary Public
Commonwealth of Virginia
Registration No. 7507488
My Commission Expires Mar 31, 2027

Applicant

Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State
aforesaid, by Sharon Lynne Hörer Notary Public. My commission Expires: Mar 31, 2027

OFFICE USE ONLY: Application No.: _____

Application Deadline: 12/28/23 P. C. Hearing Date: 2/6/24

Received By: _____ Date Received: _____

B.Z.A. Hearing Date: 3/11/24 Action: _____

4

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A _____ acre parcel of land,)
generally located. _____)
within the _____) PETITION
Election District, and recorded as)
parcel # _____ in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Judith R. Rogers & William H. Rogers Jr. 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:

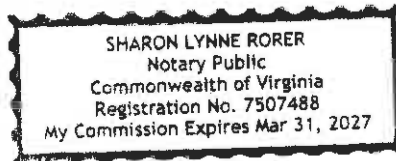
- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as M-1 District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Erecting A Billboard.

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,

Judith R. Rogers
William H. Rogers Jr.
Petitioner



Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar 31, 2027

| GPIIN | ACCOUNT HOLDER | ACCOUNT ADDRESS | ACCOUNT_CSZ |
|--------------|---|------------------------------------|----------------------|
| 2417-83-1135 | OLDE DOMINION AGRICULTURAL FOUNDATION INC | 19783 US HWY 29 | CHATHAM, VA 24531 ✓ |
| 2417-92-2936 | CHERRYSTONE MISSIONARY BAPTIST CHURCH | P O BOX 1106 | CHATHAM, VA 24531 ✓ |
| 2417-92-3782 | CROWN COMMUNICATION INC | PMB 353 | MCMURRAY, PA 15317 ✓ |
| 2427-12-7949 | JANE ELLIS HOLDING COMPANY LLC | 610 SHARON ELLIS SIDERS | CHESNEE, SC 29323 ✓ |
| 2417-93-5257 | DEPT OF HIGHWAY | <i>2816 Lendover LN</i> | |
| 2417-93-6422 | COMMONWEALTH OF VA DEPT OF STATE POLICE | U S HWY 29 NORTH | CHATHAM, VA 24531 ✓ |
| 2427-02-7790 | TOWN OF CHATHAM | P O BOX 370 | CHATHAM, VA 24531 |
| 2417-92-6604 | Applicant | | |
| 2417-93-1249 | OLDE DOMINION AGRICULTURAL FOUNDATION INC | | |

Z-24-001 Rogers 1

4

PITTSYLVANIA

COUNTY, VIRGINIA

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

SIGN AFFIDAVIT

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

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

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

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

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

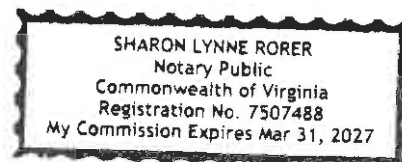
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with 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 24-001 Applicant Judith R. Rogers Date 11-16-23
William H. Rorer

Sworn to and subscribed before me in my presence this 16th day of November, 2023 in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar, 31, 2027



ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.

Petition Parcel # 2417-92-6664

Name: Crown Communication Inc GPIN: _____
Address: PMB 353 4017 Washington Rd, McMurray, PA 15317

Name: Cherystone Missionary Baptist Church
Address: P.O. Box 1106 Chatham, VA 24531

Name: Olde Dominion Agricultural Foundation Inc
Address: 19383 US Highway 29, Suite G, Chatham, VA 24531

Name: Virginia US Department of Highway GPIN: _____
Address: _____

Name: Commonwealth of VA Dept of State Police GPIN: _____
Address: US Highway 29 North, Chatham, VA 24531

Name: Town of Chatham GPIN: _____
Address: P.O. Box 370 Chatham, VA 24531

Name: Jeanne Ellis Holding Company LLC GPIN: _____
Address: 40 Sharon Ellis Siders 3095 Cattail Dr. Tipp City, OH 45321

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

4

SPECIAL POWER OF ATTORNEY

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

VS Hwy 29 Lot B

Tax Map # 2417-92-4604

I/we Judith R. Rogers & William H. Rogers Jr., am/are:

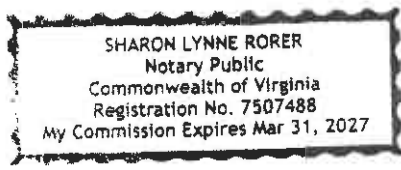
the applicant for the above-referenced application

the owner(s) of the property described above

I/we do hereby make, constitute, and appoint A Harkin, authorized agent of CAPITAL Outdoor, 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 Erecting A Billboard, 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 Erecting A Billboard, 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 Erecting A Billboard, on the Property.

Judith R. Rogers
William H. Rogers Jr.
Owner:
Print Name Judith R. Rogers
William H. Rogers, Jr.



Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public.
My Commission Expires: Mar. 31, 2027

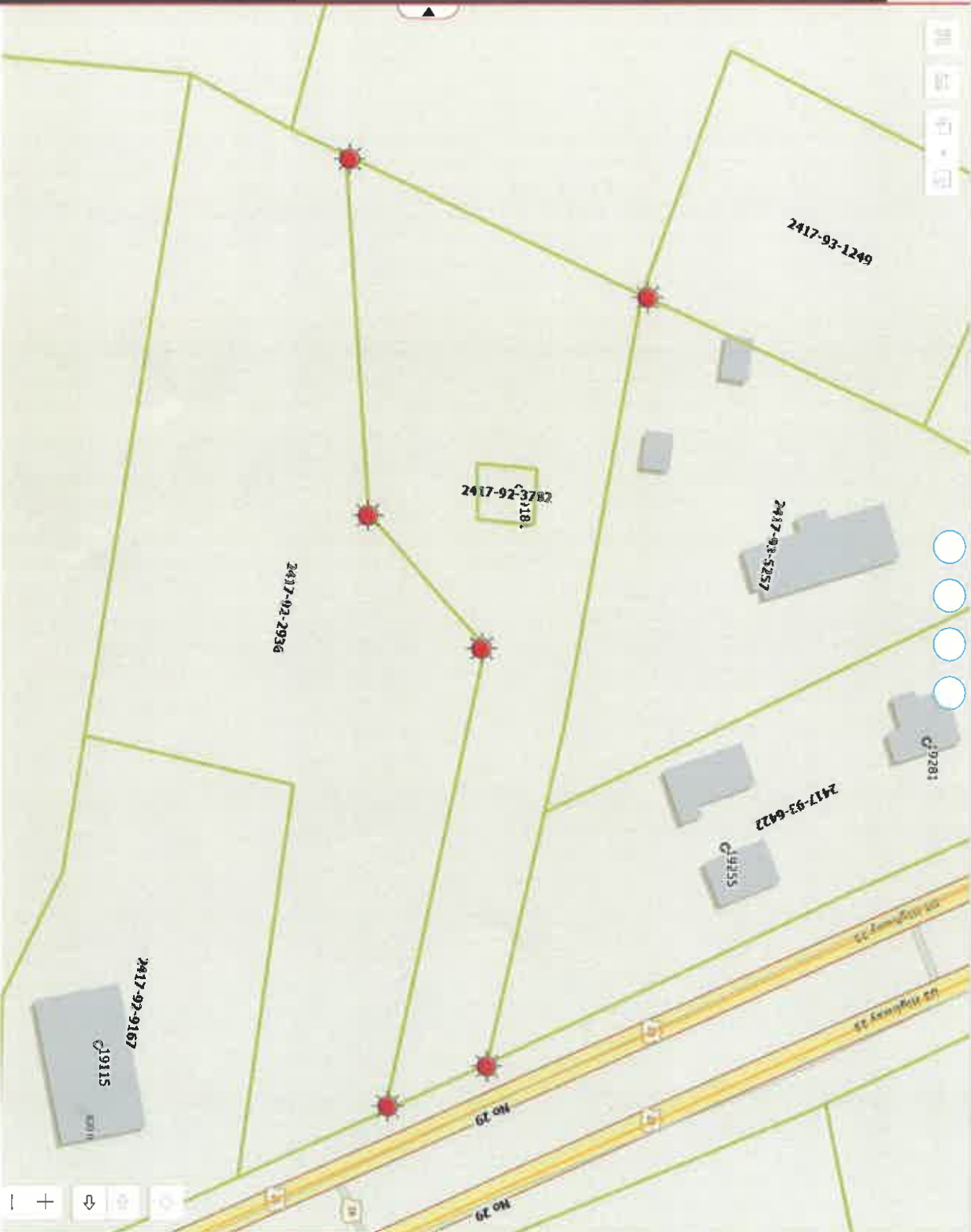


Public GIS Viewer

About

Layers

- ▷ Tax Parcels (All) ☰ ⋮
- ▷ Tax Parcels (group layer) ☰ ⋮
- ▷ Addressing ☰ ⋮
- ▷ Administrative Boundaries (group layer) ☰ ⋮
- ▷ Base Map (group layer) ☰ ⋮
- ▷ Community Development (group layer) ☰ ⋮
- ▷ Economic Development (group layer) ☰ ⋮
- ▷ Emergency Services (group layer) ☰ ⋮
- ▷ Parks & Recreation (group layer) ☰ ⋮
- ▷ Population demographics ☰ ⋮
- ▷ Public Utilities (group layer) ☰ ⋮
- ▷ School Zone Speed Limits ☰ ⋮
- ▷ School Zones (group layer) ☰ ⋮
- ▷ Tax Map Grids (group layer) ☰ ⋮
- ▷ Township boundaries ☰ ⋮
- ▷ Transportation (group layer) ☰ ⋮
- ▷ VDOT Posted Speed Limits on State- ☰ ⋮



100 ft

Degrees

Esri, NASA, NGMA | Esri Community Maps Contributors, VGIN © OpenStreetMap, Microsoft, Esri... Powered by Esri

Selected features: 0



CONCEPT PLAN - BILLBOARD LOCATION #4

NOT TO SCALE

STAFF SUMMARY

| | | |
|---|-------------------------------------|--|
| CASE NUMBER: Z-24-002 | ZONINGCLASSIFICATION: B-2 | CYCLE February 2024/March 2024 |
| AGENDA TITLE: Off-site advertisement sign. | | PLANNING COMMISSION: February 6, 2024 |
| SUBJECT/PROPOSAL/REQUEST: William and Judith Rogers, are requesting a Sign Permit for a illuminated single-sided, stacked (total of two (2) 10' x 20' (200 square feet) panels), off-site advertisement sign. | | BOARD OF ZONING APPEALS: March 11, 2024 |
| DISTRICT: Chatham-Blairs | | ADVERTISED: January 24 & 31, 2024 & February 21 & 28, 2024 |

BACKGROUND:

Requested by William and Judith Rogers for a sign permit for an off-site, illuminated single-sided, stacked (total of two (2) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. The property is 34.18 acres, located on U.S. Highway 29 South, in the Chatham-Blairs Election District and shown on the Pittsylvania County Tax Maps as GPIN# 2424-11-2621.

DISCUSSION:

The applicant would like to apply for an off-site advertisement sign. The size of the sign panels will be 10 x 20 (200 square feet). The sign will be single-sided and stacked. The sign will be lit with one (1) light fixture. A drawing of the sign and specifications of the sign are located in the Board packet. The property is zoned B-2, Business District, General, and is currently occupied by office space.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to B-2, Business District, General, M-2, Industrial District, Heavy and A-1, Agricultural District zoned properties.

COMPREHENSIVE PLAN DESIGNATION

Commercial Uses

SITE DEVELOPMENT PLAN

Included.

RECOMMENDATION:

Staff recommends APPROVAL of Case Z-24-002 as submitted by William and Judith Rogers.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case Z-24-002 as submitted.
2. Recommend denial of Case Z-24-002 as submitted.

ATTACHMENTS:

- A. Application
- B. Map
- C. Letter of Intent

- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I/We, Judith R. Rogers & William H. Rogers, 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: Judith R. Rogers & William H. Rogers Phone: _____
Address: 460 Carter Lodge Rd
Blairs VA 24527 ZIP _____

2. Location of Property: West side of Hwy 29

3. Tax Map Parcel Number: 2424-11-2621

4. Election District: Chatham Prec. 0105

5. Size of Property: 34.18 ACRES acres square feet

Size of Proposed Special Use: 400'SF Per Side acres square feet

6. Existing Land Use: one building - (Real Estate office)

Existing Zoning: B-2

7. Proposed Land Use: Billboard (off premise sign)

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

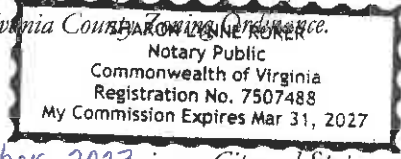
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

ATHAG Kim SCAPITA/OUTDOOR@yahoo.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.

Judith R. Rogers
William H. Rogers

Applicant



Sworn to and subscribed before me in my presence this 16th day of November, 2023 in my City and State
aforesaid, by Sharon Lynne Baker Notary Public. My commission Expires: Mar 31 2027

OFFICE USE ONLY: Application No.: _____

Application Deadline: _____ P. C. Hearing Date: _____
Received By: _____ Date Received: _____
B.Z.A. Hearing Date: _____ Action: _____

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A _____ acre parcel of land,)
generally located. _____)
within the _____) PETITION
Election District, and recorded as)
parcel # _____ in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Judith R Rogers & William H Rogers 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:

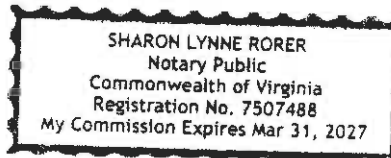
- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as B-2 District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Erecting A Billboard (off premise sign)

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,

Judith R. Rogers
William H. Rogers
Petitioner



Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar. 31, 2027

SPECIAL POWER OF ATTORNEY

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

Hwy 29, Lots 13-14

Tax Map # 2424-11-7621

I/we Judith R. Rogers & William H. Rogers, am/are:

 the applicant for the above-referenced application

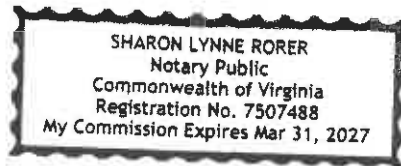
the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Al Harkins, authorized agent of Capital Outdoor, 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 Erecting A Billboard, 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 Erecting A Billboard, 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 Erecting A Billboard, on the Property.

Judith R. Rogers
William H. Rogers

Owner:
Print Name Judith R. Rogers
William H. Rogers



Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public.
My Commission Expires: Mar 31, 2027

PITTSYLVANIA COUNTY, VIRGINIA

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

SIGN AFFIDAVIT

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

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

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

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

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

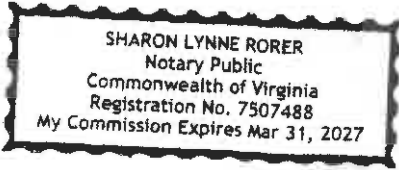
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with 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 _____ Applicant William R. Rogers Date 11-16-23
10/16/2023

Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar 31, 2027



| GPIN | ACCOUNT HOLDER | ACCOUNT ADDRESS | ACCOUNT_CSZ |
|--------------|---|--------------------------------|-----------------------|
| 2424-31-0819 | COPART OF CONNECTICUT INC | 14185 DALLAS PARKWAY SUITE 300 | DALLAS, TX 75254 |
| 2424-31-1114 | Above | | |
| 2424-21-2019 | LESTER RENTAL PROPERTIES LLC | 580 STONE CREEK RD | DANVILLE, VA 24540 |
| 2424-02-9139 | GRISALES, BEVERLY A | 3048 3RD ST | HOLLY RIDGE, NC 28445 |
| 2414-91-2286 | ATKINSON JACKIE RAY SR LIVING TRUST DTD 3/21/2022 | 11541 US HWY N 29 | CHATHAM, VA 24531 |
| 2424-00-6803 | FC HOLDINGS LLC | 1261 SMITH MOUNTAIN RD | PENHOOK, VA 24137 |
| 2424-11-2621 | Applicant | | |
| 2424-10-6786 | ABSOLUTE STORAGE LLC | P O BOX 29 | KEELING, VA 24566 |
| 2424-20-3858 | COPART OF CONNECTICUT INC | | |

Z-24-002 Rogers 3

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.

Petition Parcel # 242-11-2621

Name: Absolute Storage LLC GPIN: _____

Address: P.O. Box 29 Keeling, VA 24564

Name: FC Holdings LLC GPIN: _____

Address: 1261 Smith Mountain Rd. Penhook, VA 24137

Name: Jaellie Ray Atkinson Sr. Living Trust GPIN: _____

Address: Attn: Jaellie R. Atkinson Sr. Trustee, 11541 US Hwy N. 29 Chatham, VA 24531

Name: Beverly A. Grisales & Angela M. Varga GPIN: _____

Address: 3048 3rd Street Holly Ridge, NC 28445

Name: Lester Rental Properties LLC GPIN: _____

Address: 580 Stone Creek Road, Pamville, VA 24540

Name: Copart of Connecticut Inc. GPIN: _____

Address: 14185 Dallas Parkway, Suite 300, Attn: Tax Dept, Dallas, TX 75254

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

ArcGIS Web Map



2/2/2024, 3:14:19 PM



Esri Contributor: Water Contributor: VEA, S. Operations: MAF, M. P. 20087, B. S. 20107, G. 20117, J. 20127, K. 20137, L. 20147, M. 20157, N. 20167, O. 20177, P. 20187, Q. 20197, R. 20207, S. 20217, T. 20227, U. 20237, V. 20247, W. 20257, X. 20267, Y. 20277, Z. 20287, AA. 20297, AB. 20307, AC. 20317, AD. 20327, AE. 20337, AF. 20347, AG. 20357, AH. 20367, AI. 20377, AJ. 20387, AK. 20397, AL. 20407, AM. 20417, AN. 20427, AO. 20437, AP. 20447, AQ. 20457, AR. 20467, AS. 20477, AT. 20487, AU. 20497, AV. 20507, AW. 20517, AX. 20527, AY. 20537, AZ. 20547, BA. 20557, BB. 20567, BC. 20577, BD. 20587, BE. 20597, BF. 20607, BG. 20617, BH. 20627, BI. 20637, BJ. 20647, BK. 20657, BL. 20667, BM. 20677, BN. 20687, BO. 20697, BP. 20707, BQ. 20717, BR. 20727, BS. 20737, BT. 20747, BU. 20757, BV. 20767, BW. 20777, BX. 20787, BY. 20797, BZ. 20807, CA. 20817, CB. 20827, CC. 20837, CD. 20847, CE. 20857, CF. 20867, CG. 20877, CH. 20887, CI. 20897, CJ. 20907, CK. 20917, CL. 20927, CM. 20937, CN. 20947, CO. 20957, CP. 20967, CQ. 20977, CR. 20987, CS. 20997, CT. 21007, CU. 21017, CV. 21027, CW. 21037, CX. 21047, CY. 21057, CZ. 21067, DA. 21077, DB. 21087, DC. 21097, DD. 21107, DE. 21117, DF. 21127, DG. 21137, DH. 21147, DI. 21157, DJ. 21167, DK. 21177, DL. 21187, DM. 21197, DN. 21207, DO. 21217, DP. 21227, DQ. 21237, DR. 21247, DS. 21257, DT. 21267, DU. 21277, DV. 21287, DW. 21297, DX. 21307, DY. 21317, DZ. 21327, EA. 21337, EB. 21347, EC. 21357, ED. 21367, EE. 21377, EF. 21387, EG. 21397, EH. 21407, EI. 21417, EJ. 21427, EK. 21437, EL. 21447, EM. 21457, EN. 21467, EO. 21477, EP. 21487, EQ. 21497, ER. 21507, ES. 21517, ET. 21527, EU. 21537, EV. 21547, EW. 21557, EX. 21567, EY. 21577, EZ. 21587, FA. 21597, FB. 21607, FC. 21617, FD. 21627, FE. 21637, FF. 21647, FG. 21657, FH. 21667, FI. 21677, FJ. 21687, FK. 21697, FL. 21707, FM. 21717, FN. 21727, FO. 21737, FP. 21747, FQ. 21757, FR. 21767, FS. 21777, FT. 21787, FU. 21797, FV. 21807, FW. 21817, FX. 21827, FY. 21837, FZ. 21847, GA. 21857, GB. 21867, GC. 21877, GD. 21887, GE. 21897, GF. 21907, GG. 21917, GH. 21927, GI. 21937, GJ. 21947, GK. 21957, GL. 21967, GM. 21977, GN. 21987, GO. 21997, GP. 22007, GQ. 22017, GR. 22027, GS. 22037, GT. 22047, GU. 22057, GV. 22067, GW. 22077, GX. 22087, GY. 22097, GZ. 22107, HA. 22117, HB. 22127, HC. 22137, HD. 22147, HE. 22157, HF. 22167, HG. 22177, HH. 22187, HI. 22197, HJ. 22207, HK. 22217, HL. 22227, HM. 22237, HN. 22247, HO. 22257, HP. 22267, HQ. 22277, HR. 22287, HS. 22297, HT. 22307, HU. 22317, HV. 22327, HW. 22337, HX. 22347, HY. 22357, HZ. 22367, IA. 22377, IB. 22387, IC. 22397, ID. 22407, IE. 22417, IF. 22427, IG. 22437, IH. 22447, II. 22457, IJ. 22467, IK. 22477, IL. 22487, IM. 22497, IN. 22507, IO. 22517, IP. 22527, IQ. 22537, IR. 22547, IS. 22557, IT. 22567, IU. 22577, IV. 22587, IW. 22597, IX. 22607, IY. 22617, IZ. 22627, JA. 22637, JB. 22647, JC. 22657, JD. 22667, JE. 22677, JF. 22687, JG. 22697, JH. 22707, JI. 22717, JJ. 22727, JK. 22737, JL. 22747, JM. 22757, JN. 22767, JO. 22777, JP. 22787, JQ. 22797, JR. 22807, JS. 22817, JT. 22827, JU. 22837, JV. 22847, JW. 22857, JX. 22867, JY. 22877, JZ. 22887, KA. 22897, KB. 22907, KC. 22917, KD. 22927, KE. 22937, KF. 22947, KG. 22957, KH. 22967, KI. 22977, KJ. 22987, KK. 22997, KL. 23007, KM. 23017, KN. 23027, KO. 23037, KP. 23047, KQ. 23057, KR. 23067, KS. 23077, KT. 23087, KU. 23097, KV. 23107, KW. 23117, KX. 23127, KY. 23137, KZ. 23147, LA. 23157, LB. 23167, LC. 23177, LD. 23187, LE. 23197, LF. 23207, LG. 23217, LH. 23227, LI. 23237, LJ. 23247, LK. 23257, LL. 23267, LM. 23277, LN. 23287, LO. 23297, LP. 23307, LQ. 23317, LR. 23327, LS. 23337, LT. 23347, LU. 23357, LV. 23367, LW. 23377, LX. 23387, LY. 23397, LZ. 23407, MA. 23417, MB. 23427, MC. 23437, MD. 23447, ME. 23457, MF. 23467, MG. 23477, MH. 23487, MI. 23497, MJ. 23507, MK. 23517, ML. 23527, MM. 23537, MN. 23547, MO. 23557, MP. 23567, MQ. 23577, MR. 23587, MS. 23597, MT. 23607, MU. 23617, MV. 23627, MW. 23637, MX. 23647, MY. 23657, MZ. 23667, NA. 23677, NB. 23687, NC. 23697, ND. 23707, NE. 23717, NF. 23727, NG. 23737, NH. 23747, NI. 23757, NJ. 23767, NK. 23777, NL. 23787, NM. 23797, NN. 23807, NO. 23817, NP. 23827, NQ. 23837, NR. 23847, NS. 23857, NT. 23867, NU. 23877, NV. 23887, NW. 23897, NX. 23907, NY. 23917, NZ. 23927, OA. 23937, OB. 23947, OC. 23957, OD. 23967, OE. 23977, OF. 23987, OG. 23997, OH. 24007, OI. 24017, OJ. 24027, OK. 24037, OL. 24047, OM. 24057, ON. 24067, OO. 24077, OP. 24087, OQ. 24097, OR. 24107, OS. 24117, OT. 24127, OU. 24137, OV. 24147, OW. 24157, OX. 24167, OY. 24177, OZ. 24187, PA. 24197, PB. 24207, PC. 24217, PD. 24227, PE. 24237, PF. 24247, PG. 24257, PH. 24267, PI. 24277, PJ. 24287, PK. 24297, PL. 24307, PM. 24317, PN. 24327, PO. 24337, PP. 24347, PQ. 24357, PR. 24367, PS. 24377, PT. 24387, PU. 24397, PV. 24407, PW. 24417, PX. 24427, PY. 24437, PZ. 24447, QA. 24457, QB. 24467, QC. 24477, QD. 24487, QE. 24497, QF. 24507, QG. 24517, QH. 24527, QI. 24537, QJ. 24547, QK. 24557, QL. 24567, QM. 24577, QN. 24587, QO. 24597, QP. 24607, QQ. 24617, QR. 24627, QS. 24637, QT. 24647, QU. 24657, QV. 24667, QW. 24677, QX. 24687, QY. 24697, QZ. 24707, RA. 24717, RB. 24727, RC. 24737, RD. 24747, RE. 24757, RF. 24767, RG. 24777, RH. 24787, RI. 24797, RJ. 24807, RK. 24817, RL. 24827, RM. 24837, RN. 24847, RO. 24857, RP. 24867, RQ. 24877, RR. 24887, RS. 24897, RT. 24907, RU. 24917, RV. 24927, RW. 24937, RX. 24947, RY. 24957, RZ. 24967, SA. 24977, SB. 24987, SC. 24997, SD. 25007, SE. 25017, SF. 25027, SG. 25037, SH. 25047, SI. 25057, SJ. 25067, SK. 25077, SL. 25087, SM. 25097, SN. 25107, SO. 25117, SP. 25127, SQ. 25137, SR. 25147, SS. 25157, ST. 25167, SU. 25177, SV. 25187, SW. 25197, SX. 25207, SY. 25217, SZ. 25227, TA. 25237, TB. 25247, TC. 25257, TD. 25267, TE. 25277, TF. 25287, TG. 25297, TH. 25307, TI. 25317, TJ. 25327, TK. 25337, TL. 25347, TM. 25357, TN. 25367, TO. 25377, TP. 25387, TQ. 25397, TR. 25407, TS. 25417, TT. 25427, TU. 25437, TV. 25447, TW. 25457, TX. 25467, TY. 25477, TZ. 25487, UA. 25497, UB. 25507, UC. 25517, UD. 25527, UE. 25537, UF. 25547, UG. 25557, UH. 25567, UI. 25577, UJ. 25587, UK. 25597, UL. 25607, UM. 25617, UN. 25627, UO. 25637, UP. 25647, UQ. 25657, UR. 25667, US. 25677, UT. 25687, UU. 25697, UV. 25707, UW. 25717, UX. 25727, UY. 25737, UZ. 25747, VA. 25757, VB. 25767, VC. 25777, VD. 25787, VE. 25797, VF. 25807, VG. 25817, VH. 25827, VI. 25837, VJ. 25847, VK. 25857, VL. 25867, VM. 25877, VN. 25887, VO. 25897, VP. 25907, VQ. 25917, VR. 25927, VS. 25937, VT. 25947, VU. 25957, VV. 25967, VW. 25977, VX. 25987, VY. 25997, VZ. 26007, WA. 26017, WB. 26027, WC. 26037, WD. 26047, WE. 26057, WF. 26067, WG. 26077, WH. 26087, WI. 26097, WJ. 26107, WK. 26117, WL. 26127, WM. 26137, WN. 26147, WO. 26157, WP. 26167, WQ. 26177, WR. 26187, WS. 26197, WT. 26207, WU. 26217, WV. 26227, WW. 26237, WX. 26247, WY. 26257, WZ. 26267, XA. 26277, XB. 26287, XC. 26297, XD. 26307, XE. 26317, XF. 26327, XG. 26337, XH. 26347, XI. 26357, XJ. 26367, XK. 26377, XL. 26387, XM. 26397, XN. 26407, XO. 26417, XP. 26427, XQ. 26437, XR. 26447, XS. 26457, XT. 26467, XU. 26477, XV. 26487, XW. 26497, XX. 26507, XY. 26517, XZ. 26527, YA. 26537, YB. 26547, YC. 26557, YD. 26567, YE. 26577, YF. 26587, YG. 26597, YH. 26607, YI. 26617, YJ. 26627, YK. 26637, YL. 26647, YM. 26657, YN. 26667, YO. 26677, YP. 26687, YQ. 26697, YR. 26707, YS. 26717, YT. 26727, YU. 26737, YV. 26747, YW. 26757, YX. 26767, YY. 26777, YZ. 26787, ZA. 26797, ZB. 26807, ZC. 26817, ZD. 26827, ZE. 26837, ZF. 26847, ZG. 26857, ZH. 26867, ZI. 26877, ZJ. 26887, ZK. 26897, ZL. 26907, ZM. 26917, ZN. 26927, ZO. 26937, ZP. 26947, ZQ. 26957, ZR. 26967, ZS. 26977, ZT. 26987, ZU. 26997, ZV. 27007, ZW. 27017, ZX. 27027, ZY. 27037, ZZ. 27047



PROPERTY LINE

30'
SIDE
SETBACK

10' FRONT
SETBACK

LOCATION #3
PROPOSED
BILLBOARD
SITE

200'

③ PARCEL ID:
2424-11-2621 34.18 AC.

EXISTING BUSINESS
(REAL ESTATE OFFICE)

US HWY 30

STAFF SUMMARY

| | | |
|---|--|---|
| <u>CASE NUMBER:</u> Z-24-003 | <u>ZONINGCLASSIFICATION:</u> B-2 | <u>CYCLE</u> February 2024/March 2024 |
| <u>AGENDA TITLE:</u> Off-site advertisement sign. | | <u>PLANNING COMMISSION:</u> February 6, 2024 |
| <u>SUBJECT/PROPOSAL/REQUEST:</u> William and Judith Rogers, are requesting a Sign Permit for a illuminated double-sided, stacked (total of four (4) 10' x 20' (200 square feet) panels), off-site advertisement sign. | | <u>BOARD OF ZONING APPEALS:</u> March 11, 2024 |
| <u>DISTRICT:</u> Banister | | <u>ADVERTISED:</u> January 24 & 31, 2024 & February 21 & 28, 2024 |

BACKGROUND:

Requested by William and Judith Rogers for a sign permit for an off-site, illuminated double-sided, stacked (total of four (4) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. The property is 25.21 acres, located on U.S. Highway 29 North, in the Banister Election District and shown on the Pittsylvania County Tax Maps as GPIN# 2423-51-3734.

DISCUSSION:

The applicant would like to apply for an off-site advertisement sign. The size of the sign panels will be 10 x 20 (200 square feet). The sign will be double-sided and stacked. The sign will be lit with one (1) light fixture per side. A drawing of the sign and specifications of the sign are located in the Board packet. The property is zoned B-2, Business District, General, and is currently occupied by commercial, residential, and agricultural uses making the property nonconforming.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

COMPREHENSIVE PLAN DESIGNATION

Mixed Commercial/Industrial Uses

SITE DEVELOPMENT PLAN

Included.

RECOMMENDATION:

Staff recommends DENIAL of Case Z-24-003 as submitted by William and Judith Rogers. There are two (2) other billboards in the immediate area and the property is currently occupied by non-conforming uses. Adding an additional billboard in such close proximity will increase sign clutter and be an increased distraction to motorists traveling on US Highway 29.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case Z-24-003 as submitted.
2. Recommend denial of Case Z-24-003 as submitted.

ATTACHMENTS:

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

2

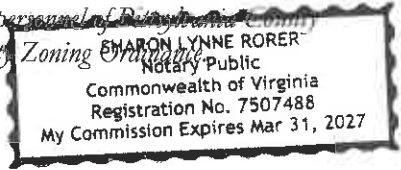
PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

(We) Judith R. Rogers & William H. Rogers, 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:

- Property Owner's Name: Judith R. Rogers & William H. Rogers Jr. Phone: _____
Address: 460 Carter Lodge Rd
Blairs VA. ZIP 24527
- Location of Property: West side Hwy 29
- Tax Map Parcel Number: ~~223-40-0231~~ 2423-51-3734
- Election District: West Blair Prec. 0109
- Size of Property: 25.21 Acres acres/square feet
Size of Proposed Special Use: 400SF per side acres/square feet
- Existing Land Use: Mexican Rest.
Existing Zoning: B-2
- Proposed Land Use: Billboard (off premise sign)
- Check completed items:
 Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties
- 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.
Al Harkin_scap14/outdoor@yahoo.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.

Judith R. Rogers
William H. Rogers Jr.
Applicant



Sworn to and subscribed before me in my presence this 16th day of November, 2023 in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar 31, 2027

OFFICE USE ONLY: Application No.: _____

Application Deadline: _____ P. C. Hearing Date: _____
Received By: _____ Date Received: _____
B.Z.A. Hearing Date: _____ Action: _____

2.

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A _____ acre parcel of land,)
generally located. _____)
within the _____) PETITION
Election District, and recorded as)
parcel # _____ in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Judith R Rogers & William H Rogers Jr 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:

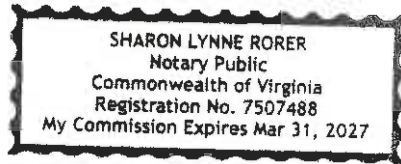
- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as B-2 District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Erecting A Billboard.

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,

Judith R. Rogers
William H. Rogers Jr
Petitioner



Sworn to and subscribed before me in my presence this 16th day of November, 2023 in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mon. 31. 2027

2.

PITTSYLVANIA



COUNTY, VIRGINIA

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

SIGN AFFIDAVIT

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

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

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

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

Sec. 25-819. 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 with 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 _____ Applicant Judith R. Rogers Date 11-16-23
William H. Payne

Sworn to and subscribed before me in my presence this 16th day of November, 2023 in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar. 31, 2027

SHARON LYNNE RORER
Notary Public
Commonwealth of Virginia
Registration No. 7507488
My Commission Expires Mar 31, 2027

| GPIN | ACCOUNT HOLDER | ACCOUNT HOLDER | ACCOUNT ADDRESS | ACCOUNT_CSZ |
|--------------|---------------------------------|---------------------------|----------------------|--------------------|
| 2423-52-3747 | KENDALL, DONALD | KENDALL, JUDY | 201 David Giles Lane | BLAIRS, VA 24527 |
| 2423-40-5028 | WHITE OAK COMMERCIAL REALTY LLC | | P O BOX 1620 | DUBLIN, VA 24084 |
| 2423-60-2431 | ROGERS, RUTH LYNNETTE | ROGERS, WILLIAM THOMAS SR | 346 CARTER LODGE RD | BLAIRS, VA 24527 |
| 2423-51-8990 | DEPT OF HIGHWAY | | | |
| 2423-51-7893 | OWEN, RICKY L | OWEN, PATTIE R | 140 DAVID GILES LANE | BLAIRS, VA 24527 |
| 2423-51-7811 | LESTER, CARSON F JR | | 381 LESTER LANE | DANVILLE, VA 24540 |
| 2423-51-7579 | KHC ASSOCIATES LLC | | P O BOX 11435 | DANVILLE, VA 24543 |
| 2423-62-4137 | OWEN, RICKY L | | | |
| 2423-61-5800 | BEAN, CLYDE EUGENE | | | |
| 2423-61-4667 | OWEN, STANLEY F | OWEN, LISA C | 133 LOVELACE LANE | PELHAM, NC 27311 |
| 2423-61-4734 | BEAN, CLYDE EUGENE | | 240 OWEN RD | BLAIRS, VA 24527 |
| 2423-62-2318 | KENDALL, DONALD | | 133 LOVELACE LANE | PELHAM, NC 27311 |
| 2423-51-3418 | COOK, TONY RAY | KENDALL, JUDY | 201 David Giles Lane | BLAIRS, VA 24527 |
| 2423-51-2173 | DEPT OF HIGHWAY | | 208 TOWER LN | BLAIRS, VA 24527 |
| 2423-51-2173 | DEPT OF HIGHWAY | | | |
| 2423-51-1376 | COOK, TONY RAY | | | |
| 2423-51-1376 | COOK, TONY RAY | | | |
| 2423-61-5638 | OWEN, STANLEY F | | | |

Z-24-003 Rogers 3

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.

Petition Parcel # 2423-51-3734

Name: Ruth Lynnette Rogers / William Thomas Rogers Sr. GPIN: _____
Address: 346 Carter Lodge Rd. Blairs, VA 24527

Name: Stanley F. Owen + Lisa F. Owen GPIN: _____
Address: 240 Owen Road, Blairs, VA 24527

Name: Virginia Department of Highway GPIN: _____
Address: _____

Name: Ricky L. Owen + Pattie B. Owen GPIN: _____
Address: 140 David Giles Lane, Blairs, VA 24527

Name: Carson F. Lester Jr. GPIN: _____
Address: 301 Lester Lane Danville, VA 24540

Name: KHC Associates LLC GPIN: _____
Address: P.O. Box 11435 Danville, VA 24543

Name: Donald Kendall + Judy Kendall GPIN: _____
Address: 11 Oak Drive Gilsum, NH 24527

Name: Tony Ray Cook GPIN: _____
Address: 208 Tower Lane Blairs, VA 24527

Name: White Oak Commercial Realty LLC GPIN: _____
Address: P.O. Box 1620 Dublin, VA 24084

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____

2.

SPECIAL POWER OF ATTORNEY

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

9160 Hwy 29
Blairs VA. 24527

Tax Map # ~~2423-40-0231~~ 2423-51-3734

I/we Judith R. Rogers & William H. Rogers Jr., am/are:

the applicant for the above-referenced application

the owner(s) of the property described above

I/we do hereby make, constitute, and appoint As Harkins, authorized agent of CAPITAL OUTDOOR, 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 erecting a billboard, 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 Billboard, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

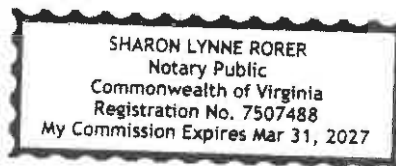
I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to erecting billboard, on the Property.

Judith R. Rogers
William H. Rogers Jr.

Owner:

Judith R. Rogers

Print Name William H. Rogers, Jr.



Commonwealth of Virginia City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public.

My Commission Expires: Mar 31, 2027



Layers

- Tax Parcels (All)
- Tax Parcels (group layer)
- Addressing
- Administrative Boundaries (group layer)
- Base Map (group layer)
- Community Development (group layer)
- Economic Development (group layer)
- Emergency Services (group layer)
- Parks & Recreation (group layer)
- Population Demographics
- Public Utilities (group layer)
- School Zone Speed Limits
- School Zone (group layer)
- Tax Map Grids (group layer)
- Township boundaries
- Transportation (group layer)
- VDOT Posted Speed Limits on State-



Selected features: 0

-79.3724 36.7430 Degrees

200 ft

← US HWY 29 SOUTH BOUND →

← H BOUND →

260'
SIDE SETBACK

15'
FRONT
SETBACK

LOCATON #2
PROPOSED
BILLBOARD
SITE

PROPERTY LINE

EXISTING BUSINESS
(MEXICAN RESTAURANT)

EXISTING TRAILER

② PARCEL ID: 2423-51-3

395'



STAFF SUMMARY

| | | |
|--|----------------------------------|--|
| CASE NUMBER: Z-24-004 | ZONINGCLASSIFICATION: B-2 | CYCLE February 2024/March 2024 |
| AGENDA TITLE: Off-site advertisement sign. | | PLANNING COMMISSION: February 6, 2024 |
| SUBJECT/PROPOSAL/REQUEST: William and Judith Rogers, are requesting a Sign Permit for a illuminated double-sided, stacked (total of four (4) 10' x 20' (200 square feet) panels), off-site advertisement sign. | | BOARD OF ZONING APPEALS: March 11, 2024 |
| DISTRICT: Chatham-Blairs | | ADVERTISED: January 24 & 31, 2024 & February 21 & 28, 2024 |

BACKGROUND:

Requested by William and Judith Rogers for a sign permit for an off-site, illuminated double-sided, stacked (total of four (4) 10' x 20' (200 square feet) panels) sign in accordance with Pittsylvania County Code § 35-100. The property is 25.21 acres, located on U.S. Highway 29 North, in the Banister Election District and shown on the Pittsylvania County Tax Maps as GPIN# 2423-51-3734.

DISCUSSION:

The applicant would like to apply for an off-site advertisement sign. The size of the sign panels will be 10 x 20 (200 square feet). The sign will be double-sided and stacked. The sign will be lit with one (1) light fixture per side. A drawing of the sign and specifications of the sign are located in the Board packet. The property is zoned B-2, Business District, General, and is currently occupied by commercial, residential, and agricultural uses making the property nonconforming.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

COMPREHENSIVE PLAN DESIGNATION

Mixed Commercial/Industrial Uses

SITE DEVELOPMENT PLAN

Included.

RECOMMENDATION:

Staff recommends APPROVAL of Case Z-24-004 as submitted by William and Judith Rogers.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case Z-24-004 as submitted.
2. Recommend denial of Case Z-24-004 as submitted.

ATTACHMENTS:

- A. Application
- B. Map

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

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I/We, William H. Rogers & Judith R. Rogers, 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: William H. Rogers Jr. & Judith R. Rogers Phone: _____
Address: 4600 Carter Lodge Rd
Blairs VA 24527 ZIP 24527

2. Location of Property: West Side of Hwy 29

3. Tax Map Parcel Number: 2423-40-0231

4. Election District: West Blairs Prec. 0108

5. Size of Property: 23.79 Acres acres/square feet

Size of Proposed Special Use: Billboard Off Premise sign acres square feet 400 SF per side

6. Existing Land Use: Automotive Repair - Portable Buildings Sales

Existing Zoning: B-2

7. Proposed Land Use: Billboard Off Premise sign

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.
AltHarkinsCapitalOutdoor@yahoo.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.

Judith R. Rogers
William H. Rogers Jr.
Applicant

SHARON LYNNE ROBER
Notary Public
Commonwealth of Virginia
Registration No. 75074
My Commission Expires Mar 3

Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rober Notary Public. My commission Expires: Mar 31, 2027

OFFICE USE ONLY: Application No.: _____

Application Deadline: _____ P. C. Hearing Date: _____
Received By: _____ Date Received: _____
B.Z.A. Hearing Date: _____ Action: _____

10/23

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A _____ acre parcel of land,)
generally located. _____)
within the _____) PETITION
Election District, and recorded as)
parcel # _____ in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Judith R. Rogers & William H. Rogers 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:

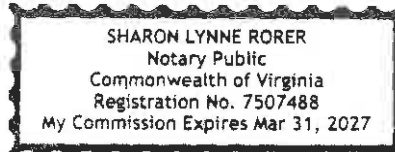
- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as B-2 District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Erecting A Billboard.

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,

Judith R. Rogers
William H. Rogers, Jr.
Petitioner



Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar 31, 2027

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT

P.O. Drawer D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

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

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

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

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

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

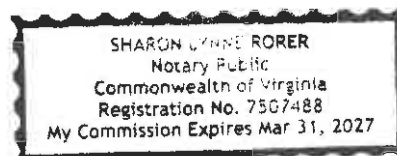
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with 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 _____ Applicant William H. Rogers Date 11-16-23

Sworn to and subscribed before me in my presence this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public. My commission Expires: Mar 31, 2027



SPECIAL POWER OF ATTORNEY

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

9550 US Hwy 29
Blairs VA. 24527

Tax Map # 2423-40-0231

I/we William H. Rogers Jr & Judith R. Rogers, am/are:

- the applicant for the above-referenced application
- the owner(s) of the property described above

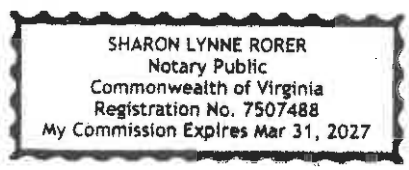
I/we do hereby make, constitute, and appoint Al Harkins, authorized agent of CAPITAL OUTDOOR, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to Billboard Off Premise Sign, 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 Erecting Billboard, 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 Erecting Billboard, on the Property.

Judith R. Rogers
William H. Rogers Jr.

Owner:
Print Name Judith R. Rogers
William H. Rogers, Jr.

Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 16th day of November, 2023, in my City and State aforesaid, by Sharon Lynne Rorer Notary Public.
My Commission Expires: Mar 31, 2027.



| GPIN | ACCOUNT HOLDER | ACCOUNT ADDRESS | ACCOUNT_CSZ |
|--------------|---------------------------------|----------------------|----------------------|
| 2423-40-5028 | WHITE OAK COMMERCIAL REALTY LLC | P O BOX 1620 | DUBLIN, VA 24084 |
| 2423-40-2821 | SPECIALTY TOWERS LLC | 5570 RIVER RIDGE RD | APPOMATTOX, VA 24522 |
| 2423-30-1214 | PIEDMONT BROADCASTING CORP | | |
| 2422-39-4570 | WHITE OAK MOUNTAIN TRUCKING LLC | | |
| 2423-30-5862 | PIEDMONT BROADCASTING CORP | PO BOX 1629 | DANVILLE, VA 24543 |
| 2423-31-8194 | SBA PROPERTIES INC | 8051 CONGRESS AVENUE | BOCA RATON, FL 33487 |
| 2423-30-2632 | PIEDMONT BROADCASTING CORP | | |
| 2422-48-8365 | MITCHELL 29 PROPERTIES LLC | P.O.BOX 972 | CHATHAM, VA 24531 |

Z-24-004 Rogers 4

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.

Petition Parcel # 2423-40-0231

Name: White Oak Mountain Trucking LLC GPIN: _____

Address: P.O. Box 1620 Dublin, VA 24084

Name: Piedmont Broadcasting Corp. GPIN: _____

Address: P.O. Box 1629 Danville, VA 24543

Name: Specialty Towers LLC GPIN: _____

Address: 5570 River Edge Road, Appomattox, VA 24522

Name: White Oak Commercial Realty LLC GPIN: _____

Address: P.O. Box 1620 Dublin, VA 24084

Name: SBA Properties GPIN: _____

Address: 8051 Congress Ave. Boca Raton, FL 33487

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____

Name: _____ GPIN: _____

Address: _____



① PARCEL ID: 2423-40-0231 23.79 AC.

EXISTING BUSINESS
(PORTABLE BUILDINGS SALES)

PROPERTY LINE

US HWY 29 SOUTH BOUND

US HWY 29 NORTH BOUND

94'
SIDE
SETBACK

15'
FRONT
SETBACK

LOCATION #1
PROPOSED
BILLBOARD
SITE

