



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 4, 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. May Board Meeting Minutes Approval (Staff Contact:)

- 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-24-009 Sean Barbour; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District. (Mease) (Staff Contact: Emily Ragsdale)
- b. Case R-24-010 Daniel and Natasha Gasser; Rezoning from RC-1, Residential Combined Subdivision District to A-1, Agricultural District (Oakes) (Staff Contact: Emily Ragsdale)
- c. Case R-24-011 Anchorstone Advisors SOVA, LLC; Amending the future land use designation from Medium and High Density Residential and Commercial to Industrial and Rezoning from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to M-2, Industrial District, Heavy. (Brown) (Staff Contact: Emily Ragsdale)
- d. Case R-24-013 Brett and Erin Tooley; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown) (Staff Contact: Emily Ragsdale)

10. OLD BUSINESS

11. NEW BUSINESS

- a. Substantially in Accordance Review of Proposed Conservation Easement (Staff Contact: Emily Ragsdale)

12. ADJOURNMENT

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

Agenda Title:	May Board Meeting Minutes Approval		
Staff Contact(s):			
Agenda Date:	June 4, 2024	Item Number:	7.a.
Attachment(s):	1.	PC 05072024 Minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

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

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

MINUTES

1. CALL TO ORDER

Mr. Harker called the Meeting to Order at 07:02 p.m.

2. ROLL CALL

The following Board Members were present:

Callands-Gretna District Janet Mease

Tunstall District Gary Oakes

Banister District Colette Henderson

Dan River District Justin Brown

Staunton River District Nathan Harker

Chatham-Blairs District Richard Waters

The following Board Members were absent:

Westover District Fred Webb

3. MOMENT OF SILENCE

The Board observed a moment of Silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. HEARING OF THE CITIZENS

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

6. APPROVAL OF AGENDA

Motion to approve Agenda.

RESULT: **APPROVE**
MOVER: Janet Mease
SECONDER: Colette Henderson
AYES: Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES: None
ABSTAIN: None

7. APPROVAL OF MINUTES

Motion to approve minutes.

RESULT: **APPROVE**
MOVER: Richard Waters
SECONDER: Justin Brown
AYES: Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES: None
ABSTAIN: None

- a. May Board Meeting Minutes Approval (Staff Contact: Jenn 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.

PUBLIC HEARING

- a. Case R-24-006 Frank Tice; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson) (Staff Contact: Emily Ragsdale)
- a. Case R-24-006 Frank Tice; Rezoning from R-1, Residential Suburban

Subdivision District, to A-1, Agricultural District (Henderson)

Mr. Harker opened the public hearing at 7:07 p.m. Dave Arnold, Assistant County Administrator, reported that Frank Tice, had petitioned to rezone 2.99 acres, from R- 1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for an accessory structure to be placed on the property. Frank Tice was present to represent the petition. There was no opposition. Mr. Harker closed the public hearing at 7:09 p.m. A motion was made by Ms. Henderson, seconded by Mr. Oakes, to recommend the Board of Supervisors grant the rezoning request.

RESULT: **APPROVE**
MOVER: Colette Henderson
SECONDER: Gary Oakes
AYES: Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES: None
ABSTAIN: None

b. Case R-24-008 Sharolli, Inc.; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General. (Henderson)
 (Staff Contact: Emily Ragsdale)

- b. Case R-24-008 Sharolli, Inc.; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General. (Henderson)
 Mr. Harker opened the public hearing at 7:11 p.m. Dave Arnold, Assistant County Administrator, reported that Sharolli, Inc., had petitioned to rezone 0.89 acres, from R-1, Residential Suburban Subdivision District, to B-2, Business District, General, to allow the property to be used for the sales, service, and repair of automobiles. Linda Sharolli was present to represent the petition. There was no opposition. Mr. Harker closed the public hearing at 7:12 p.m. A motion was made by Ms. Henderson, seconded by Ms. Mease, to recommend the Board of Supervisors grant the rezoning request.

RESULT: **APPROVE**
MOVER: Colette Henderson
SECONDER: Janet Mease
AYES: Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES: None
ABSTAIN: None

c. Case R-23-017 Gwendolyn Averett; Rezoning from RC-1, Residential

Combined Subdivision District, to B-2, Business District, General (Brown) (Staff Contact: Emily Ragsdale)

- c. Case R-23-017 Gwendolyn Averett; Rezoning from RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown)
- Mr. Harker opened the public hearing at 7:14 p.m. Dave Arnold, Assistant County Administrator, reported that Darryl and Gwendolyn Averett had petitioned to rezone 1.80 acres, from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow a day care facility to be operated on the property. Mr. and Mrs. Averett was both present to represent the petition. The following citizens signed up to speak.

Shelby Tate expressed that since the Averett's agreed to the original proffer being that the property could only be used as a day care facility, she would only be opposed if it was anything other than that.

Mike Barker as long as the proffer holds to the original day care there will be no opposition.

Mr. Harker closed the public hearing at 7:22 p.m. A motion was made by Mr. Brown, seconded by Ms. Henderson to recommend the Board of Supervisors grant the rezoning request with the proffers offered by the applicant.

We, Darryl Averett and Gwendolyn Averett, hereby voluntarily proffer to the Pittsylvania County Board of Supervisors to restrict the above-referenced property to the following conditions:

1. We will not use the above-referenced property for any from all uses list under the B-2 zoning district, with the exception of child day care and those also permitted by right under the RC-1 zoning district. This proffer shall run with the land.
2. Any other uses, other than child day care and the uses permitted by right in RC-1, Residential Combined Subdivision District, will require a new petition with a Public Hearing and recommendation by the Planning Commission and a Public Hearing and approval by the Board of Supervisors.

RESULT:

APPROVE

MOVER: Justin Brown
SECONDER: Colette Henderson
AYES: Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES: None
ABSTAIN: None

- d. Case S-24-007 Reuben Popp; Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223 (Harker) (Staff Contact: Emily Ragsdale)
- d. Case S-24-007 Reuben Popp; Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223 (Harker)

Mr. Harker opened the public hearing at 7:23 p.m. Dave Arnold, Assistant County Administrator, reported that Reuben Popp, had petitioned for a Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223. Reuben Popp was present to represent the petition.

Ed Ailport came to the meeting to get more clarification about what the Special Use Permit was being petitioned for.

There was no opposition. Mr. Harker closed the public hearing at 7:25 p.m. A motion was made by Mr. Waters, seconded by Mr. Oakes to recommend the Board of Zoning Appeals grant the Special Use Permit

RESULT: **APPROVE**
MOVER: Richard Waters
SECONDER: Gary Oakes
AYES: Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES: None
ABSTAIN: None

- e. Case S-24-008 Verizon Wireless / Joan Saucier; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-223 (Oakes) (Staff Contact: Emily Ragsdale)
- e. Case S-24-008 Verizon Wireless / Joan Saucier; Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-223 (Oakes)

Mr. Harker opened the public hearing at 7:27 p.m. Dave Arnold, Assistant County Administrator, reported that Verizon Wireless / Joan Saucier, had petitioned for a Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-223. Lori Schweller, a representative from Verizon Wireless, was present to represent the petition. Ms. Schweller, prepared a PowerPoint presentation to show the proposed area, a sketch of the enclosed tower.

John Wilson had concerns about the safety of radiation and asked if the tower was going to be enclosed. Ms. Schweller addressed his concerns and assured him that all was safe.

Mr. Harker closed the public hearing at 7:36 p.m. A motion was made by Mr. Oakes, seconded by Mr. Oakes to recommend the Board of Zoning Appeals grant the Special Use Permit

RESULT:	APPROVE
MOVER:	Gary Oakes
SECONDER:	Richard Waters
AYES:	Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES:	None
ABSTAIN:	None

- f. Case CA-24-001 Amendments to Pittsylvania County Code 35-142 and 35-403. (Staff Contact: Emily Ragsdale)
- f. Case CA-24-001 Amendments to Pittsylvania County Code 35-142 and 35-403.

Mr. Harker opened the public hearing at 7:36 p.m. Dave Arnold, Assistant County Administrator, reported that The Planning Commission will receive public input and make recommendations to the Pittsylvania County Board of Supervisors on proposed revisions to Pittsylvania County Code ("PCC"), Chapter 35, Division 4, Supplementary Regulations to add regulations concerning Data Centers; and PCC Chapter 35, Division 12. Industrial District (M-2); Heavy Industry, Sec. 35-403. Special Use Permits.,

adding Data Centers as a use permitted by Special Use Permit. There was no opposition. Mr. Harker closed the public hearing at 7:38 p.m. A motion was made by Ms. Mease, seconded by Mr. Oakes to recommend the Board of Supervisors adopt the proposed amendments.

RESULT:	APPROVE
MOVER:	Janet Mease
SECONDER:	Gary Oakes
AYES:	Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Richard Waters
NOES:	None
ABSTAIN:	None

10. OLD BUSINESS

There was no old business.

11. NEW BUSINESS

There was no new business.

12. ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case R-24-009 Sean Barbour; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District. (Mease)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	June 4, 2024	Item Number:	9.a.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-24-009 Barbour App</td> </tr> <tr> <td>2.</td> <td>R-24-009 Barbour map</td> </tr> </table>			1.	R-24-009 Barbour App	2.	R-24-009 Barbour map
1.	R-24-009 Barbour App						
2.	R-24-009 Barbour map						
Reviewed By:							

SUMMARY:

Requested by Sean Barbour, to rezone property located on State Road 777/Yorkshire Drive, in the Callands-Gretna Election District and shown on the Tax Maps as parts of GPIN #s 1572-74-3258 and 1572-74-4286. The applicant is requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1.

BACKGROUND/DISCUSSION

Sean Barbour is requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcels currently zoned A-1, Agricultural District, and an adjacent parcel zoned R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Sean P. Barbour* has been submitted with the application to identify the areas where zoning changes are necessary and to present the proposed

property line adjustments.

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Attached.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-24-009 submitted by Sean Barbour, requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1. The property is adjacent to parcels zoned A-1 and R-1.

MOTION:

1. Recommend approval of Case R-24-009 as submitted.
2. Recommend denial of Case R-24-009 as submitted.

STAFF SUMMARY

<u>CASE</u> R-24-009	<u>ZONING REQUEST</u> R-1 to A-1 and A-1 to R-1	<u>CYCLE</u> June 2024/July 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Sean Barbour, is requesting to rezone property from R-1, Residential Suburban Subdivision District to A-1, Agricultural District		PLANNING COMMISSION: June 4, 2024 BOARD OF SUPERVISORS: July 16, 2024 ADVERTISED: May 22 & 29, 2024 and June 19 & 26, 2024
DISTRICT: Callands-Grenta		

SUBJECT

Requested by Sean Barbour, to rezone property located on State Road 777/Yorkshire Drive, in the Callands-Grenta Election District and shown on the Tax Maps as parts of GPIN #s 1572-74-3258 and 1572-74-4286. The applicant is requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1.

BACKGROUND/DISCUSSION

Sean Barbour is requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcels currently zoned A-1, Agricultural District, and an adjacent parcel zoned R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Sean P. Barbour* has been submitted with the application to identify the areas where zoning changes are necessary and to present the proposed property line adjustments.

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Attached.

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-009 submitted by Sean Barbour, requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow the property to be

consolidated with adjacent parcels zoned A-1 and R-1. The property is adjacent to parcels zoned A-1 and R-1.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-009 as submitted.
2. Recommend denial of Case R-24-009 as submitted.

ATTACHMENTS:

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

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

I, Sean Barbour, 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: Sean Barbour
Address: 1696 Yorkshire Drive

2. Location of Property: On State Rd 777/Yorkshire Drive

Telephone: 434-327-2817
Sean Barbour

3. Tax Map Numbers: part of 1572-74-3258 and 1572-74-4286

4. Election District: Callands-Grenta

Total Amount: \$ 326.07
Taken By: _____

5. Size of Property: 0.22 acres and 0.01

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To combine with the adjacent property

Proposed Zoning: A-1, Agriculture District and to 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.


Sean Barbour.

OFFICE USE ONLY
Application Deadline: 4/25/24
Received By: ESR
B.O.S. Meeting Date: 07/16/24

Application No. R-24-005
P.C. Meeting Date: 06/04/24
Date Received: 04/16/24
Action: _____

*JB
Pd
Cash*

May 17, 2024

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

Dear Mrs. Ragsdale:

Sean Barbour, as owner, would like to apply to the Planning Commission/Board of Supervisors to, rezone property located on State Road 777/Yorkshire Drive, in the Callands-Gretna Election District and shown on the Tax Maps as parts of GPIN #s 1572-74-3258 and 1572-74-4286. The applicant is requesting to rezone 0.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1.

I am requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, and 0.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow the property to be consolidated with adjacent parcels zoned A-1 and R-1

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Barbour", written over a horizontal line.

Sean Barbour

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

0.22 acre of land and 0.01, generally located)
at Yorkshire Drive within the)
Callands-Grenta Election District and recorded)
as parcel ID # 1572-74-3258 and 1572-74-4286 in the)
Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Sean Barbour, respectfully files this petition.
pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in
accordance with the Code of Virginia, 1950, as amended, and would respectfully show the
following:

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

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

Respectfully submitted,


Sean Barbour

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 R24-009 Applicant  Date 05-16-2024

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1572-64-9014	Stephen Cassidy	1765 Yorkshire Drive	Sandy Level, VA 24161
1572-74-3149	Sean Barbour	1696 Yorkshire Drive	Sandy Level, VA 24161
1572-74-4286	Stephen Cassidy	249 Dower Lane	Strasburg, VA 22657
1572-65-2002	Virginia Barbour	1847 Yorkshire Drive	Sandy Level, VA 24161
1572-83-9762	Joshua Souders	1740 Yorkshire Drive	Sandy Level, VA 24161

R-24-009 Sean Barbour

BK 1165PG635
99-06839

DOCUMENT PREPARED BY: JESSE W. OVERBEY, Attorney at Law
YEATTS, OVERBEY & RAMSEY
4 N. Main Street
Chatham, Virginia 24531

THIS QUITCLAIM DEED, made and entered into this 6th day of July, 1999, by and between PETER BANYAI and SUSAN HARLOW, Husband and Wife, (Grantors) parties of the first part; and STEPHEN GUY CASSIDY, (Grantee) party of the second part.

WHEREAS, the party of the second part hereto has requested the parties of the first part hereto to quitclaim the hereinafter described realty unto him; Now, Therefore, This Quitclaim Deed

W I T N E S S E T H:

THAT for and in consideration of the premises, the parties of the first part hereto do hereby release, remise, quitclaim and convey any and all right, title and interest, unto the party of the second part, in and to the following described realty situate, lying and being in Pittsylvania County, Virginia, and more particularly described as follows:

(BEING A PORTION OF TAX PARCEL NO. 40-03-01): BEGINNING at iron marking the southeasternmost front corner of Lot No. 2, as shown on "Plat of Survey for Steven Cassidy," by John David Jacobs, Certified Land Surveyor, dated June 25, 1999, (date of Field Survey - June 3, 1999), a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, to which reference is hereby made, a new corner with the strip hereby conveyed; thence along the front line of said Lot No. 2, N 6° 02' 13" W (reversing course) 73.00 feet to iron; thence a new line in an easterly direction approximately 20 feet, more or less, to a point in the western margin of the right of way of State Route No. 777 (Yorkshire Drive) to a point, which point shall be located so that said line forms a right angle with the western margin of the right of way of State Road No. 777; thence in a southerly direction along the western margin of the right of way of said State Road No. 777, 73 feet, more or less, to a point, which point shall be located so that a line to the point and place of beginning shall form a right angle with the western margin of the right of way of said road; thence said new line in a westerly direction to the point and place of beginning, approximately 15 feet, more or less, and being a strip between said Lot No. 2 and State Road 777; and BEING, in fact, a portion of the realty conveyed Peter Banyai and Susan Harlow, husband and wife, as

LAW OFFICES
YEATTS, OVERBEY & RAMSEY
CHATHAM, VIRGINIA

COLEMAN E. YEATTS, SR. (1906-1993)
JESSE W. OVERBEY
LINDA F. RAMSEY

BK 1165PG636

Tenants by the Entirety with the Right of Survivorship as at Common Law, by Deed dated November 12, 1997, from Stephen A. Lane and Karen G. Lane, husband and wife, recorded in Deed book 1097 at page 322, to which said Deed further reference is hereby made.

SUBJECT, HOWEVER, to all easements and rights of way of record or in place and affecting said realty.

WITNESS the following signatures and seals:

Peter Banyai (SEAL)
PETER BANYAI

Susan Harlow (SEAL)
SUSAN HARLOW

STATE OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me this 9th day of July, ¹⁹⁹⁹~~1996~~, by PETER BANYAI and SUSAN HARLOW, Husband and Wife, in my jurisdiction aforesaid.

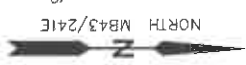
My commission expires: 02-28-2003

[Signature]
Notary Public

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

VIRGINIA:		CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY	
Clerk	301		
St. R. Tax	039	12.00	
Co. R. Tax	213		
Grantor Tax	038/220		
VSLF	145	\$1.00	
Transfer	212	1.00	
Tech Fee	106	3.00	
Total	\$	17.00	

The foregoing instrument with acknowledgement was admitted to record on July 19 19 99 at 11:40 A M. in D.B. 1165 Page 635 Inst. No. 99-06839
Taste: H.F. HAYMORE, JR., CLERK
By: [Signature] Deputy Clerk



SOURCE OF TITLE:

SEAN P. BARBOUR
 I#14/05806
 Stephen G. Cassidy
 I#19/00793
 DB8579 P285
 zoned: Ag
 Virginia C. Barbour
 GPIN1572-65-2002
 DB855 P670
 zoned: Ag
 Parcel A
 NB8°15'11"E 264.07'
 gravel d r i e * zoned: RSS
 Parcel B
 Shirey D. Cassidy
 Part of GPIN1572-73-3776
 Will I#20/01000
 DB815 P331
 zoned: Ag
 Stephen G. Cassidy
 GPIN1572-74-4286
 DB1165 P633
 0.4 mile to
 Jasmine Rd
 zoned: Ag
 Stephen G. Cassidy
 GPIN1572-74-3076
 I#15/06366
 GPIN1572-74-3076
 GPIN1572-74-3258
 GPIN1572-74-3149
 Parcel B:
 Shirey D. Cassidy
 Part of GPIN1572-73-3776
 Will I#20/01000
 DB815 P331

NOTE:

Line from 'A' to 'B' is along old Deerwood Road

0.04 Acre between old road and present road right-of-way. A portion of this is described as Parcel 3 I#14/05806 to Sean P. Barbour. However, the chain of title is unclear and it originally went with the U.S. Gypsum tract across the present road.

Parcel 1 containing 0.44-acre and Parcel 2 containing 0.07-acre and Parcel B containing 0.21-acre and that 0.01-acre portion of GPIN 1572-74-4286 are to be added to and become a portion of integral part of GPIN 1572-74-3258 containing 0.77-acre for a new total area of 2.04 acres.

Parcel A containing 0.22-acre and residue GPIN 1572-74-4286 containing 0.02-acre are to be added to and become an integral part of GPIN1572-64-9014 containing 5.02 acres for a new total area of 5.26 acres.

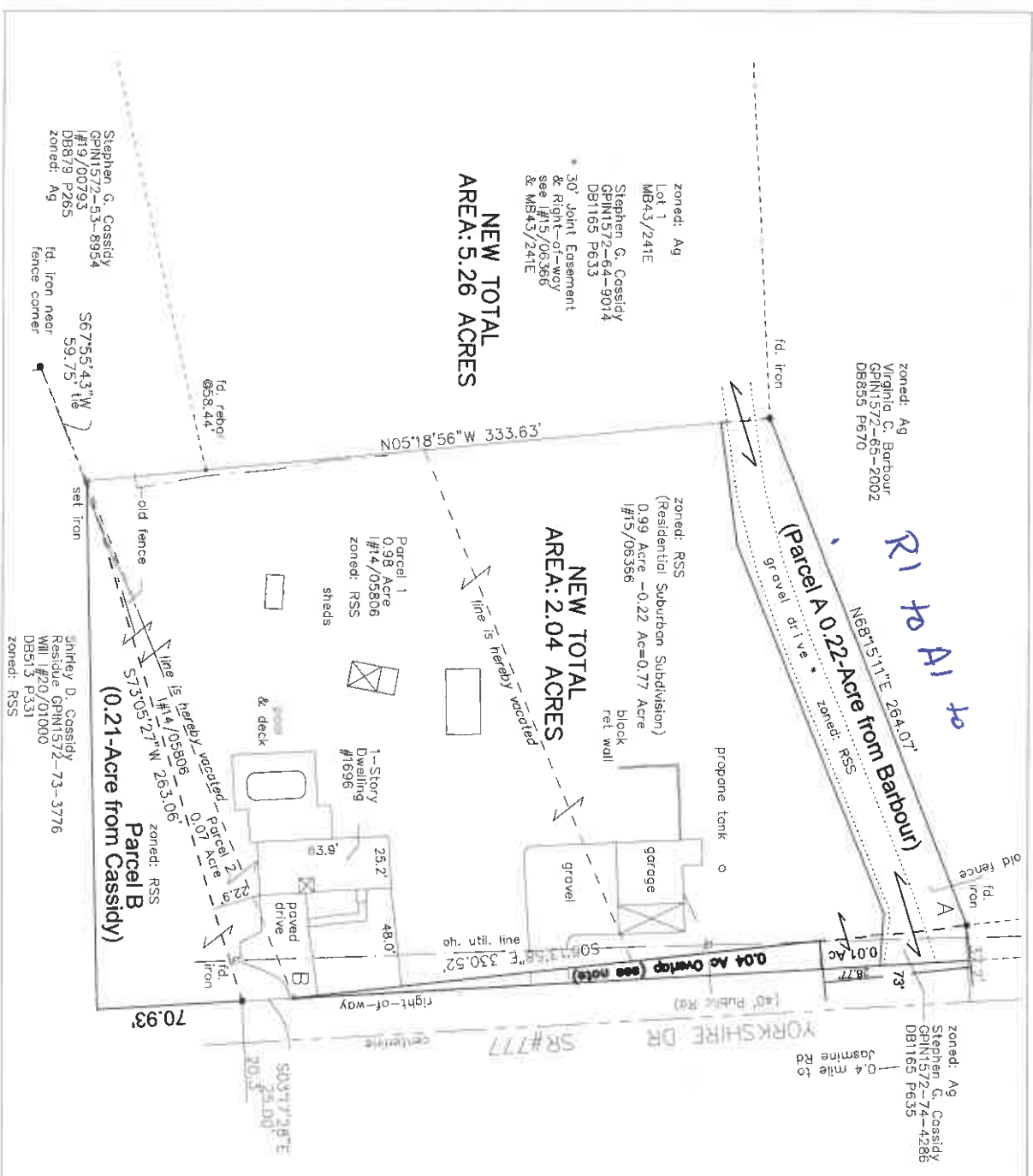
PRELIMINARY for REZONING

**PLAT SHOWING
 PHYSICAL LOCATION SURVEY**

and
PART & PARCEL ADDITION
1696 YORKSHIRE DRIVE
Callands-Gretna District
Pittsylvania County, VA
April 15, 2024
For Sean P. Barbour



Southeast Survey Group, LTD.
 P.O. Box 90
 2292 Lynch Mill Road
 Alcovista, VA 24517-0090
 434-309-1101



**NEW TOTAL
 AREA: 5.26 ACRES**

**NEW TOTAL
 AREA: 2.04 ACRES**

Stephen G. Cassidy
 GPIN1572-53-8954
 I#19/00793
 DB8579 P285
 zoned: Ag
 fd. iron near
 fence corner
 S67°55'43\"/>

Shirey D. Cassidy
 Residue GPIN1572-73-3776
 Will I#20/01000
 DB815 P331
 zoned: RSS
 Parcel B
 (0.21-Acre from Cassidy)

Parcel 1
 0.98 Acre
 I#14/05806
 zoned: RSS
 sheds
 & deck
 1-Story
 Dwelling
 #1696
 25.2'
 48.0'
 paved
 drive
 gravel
 50'
 330.52'
 util. line
 50'

Parcel 2
 0.07 Acre
 zoned: RSS
 0.07 Acre
 22.9'
 73'
 8.7'
 0.01 Ac
 0.04 Ac Overlap (see note)

Parcel 3
 0.01 Acre
 zoned: RSS
 0.01 Acre
 26.5, 06'
 57°30'52\"/>

Parcel 4
 0.01 Acre
 zoned: RSS
 0.01 Acre
 26.5, 06'
 57°30'52\"/>

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case R-24-010 Daniel and Natasha Gasser; Rezoning from RC-1, Residential Combined Subdivision District to A-1, Agricultural District (Oakes)								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	June 4, 2024	Item Number:	9.b.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td colspan="2">R-24-010 Gasser App</td> </tr> <tr> <td>2.</td> <td colspan="2">R-24-010 Gasser Map</td> </tr> </table>			1.	R-24-010 Gasser App		2.	R-24-010 Gasser Map	
1.	R-24-010 Gasser App								
2.	R-24-010 Gasser Map								
Reviewed By:									

SUMMARY:

SUBJECT

Requested by Daniel and Natasha Gasser., to rezone property located on State Road 621/Primitive Baptist Road West, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1461-54-9621. The applicant is requesting to rezone 47.67 acres, from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District, to allow an accessory structure to be placed on the property.

BACKGROUND/DISCUSSION

Natasha Gasser is requesting to rezone 47.67 acres, from RC-1, Residential Combined Subdivision District to A-1, Agricultural District, to allow for an accessory structure. The property is zoned RC-1, Residential Combined Subdivision District. The applicants are proposing to place an accessory structure in the front yard to store equipment and hay, as the rest of the property is used for agricultural uses. Under the current zoning classification, an agricultural use is only allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that "incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres." In order for the property to be used for agricultural uses with the current RC-1 zoning classification, the property the agricultural use cannot occupy more than five (5) acres. The applicants are requesting to rezone the property to bring the use of the

properties into compliance with the current Ordinance requirements. Additionally, RC-1, Residential Combined Subdivision District, does not allow an accessory structure to be placed in the front yard. The applicants are proposing to construct an accessory structure to be used for agricultural purposes within the front yard of their property. This is due to the current property layout and the agricultural use occurring on the remainder of the property. This will only be allowed if the property is rezoned.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-24-010 submitted by Daniel and Natasha Gasser, requesting to rezone 47.67 acres located on State Road 621/Primitive Baptist Road, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1461-54-9621. The subject property is adjacent to property currently zoned A-1, Agricultural District.

MOTION:

- 1. Recommend approval of Case R-24-010 as submitted.
- 2. Recommend denial of Case R-24-010 as submitted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
R-24-010	RC-1 to A-1	June 2024/July 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Natasha Gasser, is requesting to rezone property from RC-1, Residential Combined Subdivision District to A-1, Agricultural District		PLANNING COMMISSION: June 4, 2024 BOARD OF SUPERVISORS: July 16, 2024 ADVERTISED: May 22 & 29, 2024 and June 19 & 26, 2024
DISTRICT: Tunstall		

SUBJECT

Requested by Daniel and Natasha Gasser., to rezone property located on State Road 621/Primitive Baptist Road West, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1461-54-9621. The applicant is requesting to rezone 47.67 acres, from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District, to allow an accessory structure to be placed on the property.

BACKGROUND/DISCUSSION

Natasha Gasser is requesting to rezone 47.67 acres, from RC-1, Residential Combined Subdivision District to A-1, Agricultural District, to allow for an accessory structure. The property is zoned RC-1, Residential Combined Subdivision District. The applicants are proposing to place an accessory structure in the front yard to store equipment and hay, as the rest of the property is used for agricultural uses. Under the current zoning classification, an agricultural use is only allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that "incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres." In order for the property to be used for agricultural uses with the current RC-1 zoning classification, the property the agricultural use cannot occupy more than five (5) acres. The applicants are requesting to rezone the property to bring the use of the properties into compliance with the current Ordinance requirements. Additionally, RC-1, Residential Combined Subdivision District, does not allow an accessory structure to be placed in the front yard. The applicants are proposing to construct an accessory structure to be used for agricultural purposes within the front yard of their property. This is due to the current property layout and the agricultural use occurring on the remainder of the property. This will only be allowed if the property is rezoned.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-010 submitted by Daniel and Natasha Gasser, requesting to rezone 47.67 acres located on State Road 621/Primitive Baptist Road, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1461-54-9621. The subject property is adjacent to property currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-010 as submitted.
2. Recommend denial of Case R-24-010 as submitted.

ATTACHMENTS:

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

April 18, 2024

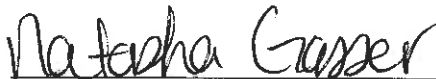
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

Natasha and Daniel Gasser, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 47.67 acres, GPIN # 1461-54-9621, located at Primitive Baptist Road, in the Tunstall Election District.

I am requesting to rezone this parcel from RC-1, Combined Residential Subdivision District, to A-1, Agricultural District to allow for an Accessory Structure to be placed on the property.

Sincerely,

A handwritten signature in cursive script that reads "Natasha Gasser". The signature is written in black ink and is positioned above a horizontal line.

Natasha and Daniel Gasser

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

A parcel totaling 47.67 acres of land,)
generally located at Primitive Baptist Road within)
the Tunstall Election District and recorded)
as parcel ID # 1461-54-9621)
in the Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Natasha, and Daniel Gasser, respectfully files this petition. pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

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

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

Respectfully submitted,



Natasha and Daniel Gasser



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 Natasha Emery Date 5-15-24

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1461-53-5022	Bryson Carter	581 Primitive Baptist Road	Dry Fork, Va 24549
1461-62-5579	Connie Horsley	477 Primitive Baptist Rd.	Dry Fork, Va 24549
1461-63-8406	Jimmy Turner Jr.	425 Primitive Baptist Rd.	Dry Fork, Va 24549
1461-74-0543	Donald Reynolds	236 Primitive Baptist Rd.	Dry Fork, Va 24549
1461-65-8082	Roger Newton II	295 Morgan Lane	Dry Fork, Va 24549
1461-65-6308	Richard Petty	432 Morgan Lane	Dry Fork, Va 24549
1461-55-9876	Curtis Shelton	488 Morgan Lane	Dry Fork, Va 24549
1461-56-3620	Deborah White	621 Hinesville Rd.	Dry Fork, Va 24549
1461-46-7065	Mahesh Srinivasaiah	2257 Holtwood Way	Apex, NC 27523
1461-44-2001	Paul Powell	584 Primitive Baptist Rd.	Dry Fork, Va 24549

R-24-010 Natasha Gasser

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case R-24-011 Anchorstone Advisors SOVA, LLC; Amending the future land use designation from Medium and High Density Residential and Commercial to Industrial and Rezoning from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to M-2, Industrial District, Heavy. (Brown)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	June 4, 2024	Item Number:	9.c.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-24-011 Anchorstone App</td> </tr> <tr> <td>2.</td> <td>R-24-011 Anchorstone Map</td> </tr> </table>			1.	R-24-011 Anchorstone App	2.	R-24-011 Anchorstone Map
1.	R-24-011 Anchorstone App						
2.	R-24-011 Anchorstone Map						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Anchorstone Advisors SOVA LLC, to rezone property located on and off of U S Highway 58 and State Road 735/Cedar Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2357-10-5598, 2357-11-7355, 2357-11-6287, 2357-11-6128, 2357-11-5160, 2357-11-5012, 2357-21-0330, 2357-11-9266, 2357-11-9107, 2357-11-8059, 2357-11-7091, 2357-10-5587, 2356-37-0437, 2356-26-6541, 2356-36-0964, 2356-26-4413, 2356-36-6307, 2356-44-2986, 2356-44-3500, 2356-14-1338, 2356-13-5596, 2356-03-5520, 2346-73-0926, 2346-64-2159, 2346-74-1088, 2346-74-4339, 2346-74-5770, 2346-85-6216, 2356-07-6095, 2356-26-2181, 2356-29-2703, 2357-20-7180 and 2357-21-6495. The applicant is requesting to amend the Pittsylvania County Comprehensive Plan Future Land Use Designation for a total of 945.79 acres from Medium and High Density Residential and Commercial to Industrial and rezone the same properties from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to M-2, Industrial District, Heavy, to allow for a data center on the property.

BACKGROUND/DISCUSSION

Anchorstone Advisors SOVA, LLC., is requesting to amend the Pittsylvania County Comprehensive Plan Future Land Use Designation for a total of 945.79

acres from Medium and High Density Residential and Commercial to Industrial and rezone the same property from A-1, Agricultural District and R-1, Residential Suburban Subdivision District, to M-2, Industrial District, Heavy Industry, to allow for a Data Center Complex to be placed on the property. The property is currently vacant. If rezoned, the applicant is proposing to add a Data Center Complex. On May 21, 2024, the Board of Supervisors amended Pittsylvania County Code § 35-403 to add data center as a use permitted by Special Use Permit within the M-2, Industrial District, Heavy Industry, zoning district. The Board of Supervisors also added § 35-142, providing supplementary regulations for data center uses. These supplementary regulations are included in the packet.

The applicant has met with Community Development, Public Works, Public Safety, VDOT, Danville Utilities, and County Administration regarding the proposed project to discuss possible impacts on infrastructure and neighboring properties. Proffers have been submitted by the applicant to address many concerns that arose during this meeting.

A Special Use Permit will be required by PCC § 35-403 prior to a Building Permit being issued.

Once the property is rezoned to M-2, all uses listed under Section 35-402 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential and Commercial; however, neighboring properties are designated as Industrial.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District to M-2 Heavy Duty, zoned properties.

SITE DEVELOPMENT PLAN

Attached.

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

Staff recommends APPROVAL of Case R-24-011 submitted by Anchorstone Advisors SOVA, LLC., requesting to amend the Pittsylvania County Comprehensive Plan Future Land Use Designation for a total of 945.79 acres from Medium and High Density Residential and Commercial to Industrial and rezone the same properties from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to M-2, Industrial District, Heavy, located on and off of U S Highway 58 and State Road 735/Cedar Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2357-10-5598, 2357-11-7355, 2357-

11-6287, 2357-11-6128, 2357-11-5160, 2357-11-5012, 2357-21-0330, 2357-11-9266, 2357-11-9107, 2357-11-8059, 2357-11-7091, 2357-10-5587, 2356-37-0437, 2356-26-6541, 2356-36-0964, 2356-26-4413, 2356-36-6307, 2356-44-2986, 2356-44-3500, 2356-14-1338, 2356-13-5596, 2356-03-5520, 2346-73-0926, 2346-64-2159, 2346-74-1088, 2346-74-4339, 2346-74-5770, 2346-85-6216, 2356-07-6095, 2356-26-2181, 2356-29-2703, 2357-20-7180 and 2357-21-6495 with the proffers submitted by the applicant. The subject property is adjacent to property currently zoned M-2, Industrial District, Heavy Industry.

MOTION:

1. Recommend approval of Case R-24-011 as submitted.
2. Recommend denial of Case R-24-011 as submitted.

STAFF SUMMARY

<p><u>CASE</u> R-24-011</p>	<p><u>ZONING REQUEST</u> A-1 and R-1 to M-2</p>	<p><u>CYCLE</u> June 2024/July 2024</p>	
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Anchorstone Advisors SOVA, LLC., is requesting to rezone property from A-1, Agricultural District and R-1, Residential Suburban Subdivision District to M-2 Heavy Duty</p> <p>DISTRICT: Dan River District</p>		<p>PLANNING COMMISSION: June 4, 2024</p> <p>BOARD OF SUPERVISORS: July 16, 2024</p> <p>ADVERTISED: May 22 & 29, 2024 and June 19 & 26, 2024</p>	

SUBJECT

Requested by Anchorstone Advisors SOVA LLC, to rezone property located on and off of U S Highway 58 and State Road 735/Cedar Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2357-10-5598, 2357-11-7355, 2357-11-6287, 2357-11-6128, 2357-11-5160, 2357-11-5012, 2357-21-0330, 2357-11-9266, 2357-11-9107, 2357-11-8059, 2357-11-7091, 2357-10-5587, 2356-37-0437, 2356-26-6541, 2356-36-0964, 2356-26-4413, 2356-36-6307, 2356-44-2986, 2356-44-3500, 2356-14-1338, 2356-13-5596, 2356-03-5520, 2346-73-0926, 2346-64-2159, 2346-74-1088, 2346-74-4339, 2346-74-5770, 2346-85-6216, 2356-07-6095, 2356-26-2181, 2356-29-2703, 2357-20-7180 and 2357-21-6495. The applicant is requesting to amend the Pittsylvania County Comprehensive Plan Future Land Use Designation for a total of 945.79 acres from Medium and High Density Residential and Commercial to Industrial and rezone the same properties from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to M-2, Industrial District, Heavy, to allow for a data center on the property.

BACKGROUND/DISCUSSION

Anchorstone Advisors SOVA, LLC., is requesting to amend the Pittsylvania County Comprehensive Plan Future Land Use Designation for a total of 945.79 acres from Medium and High Density Residential and Commercial to Industrial and rezone the same property from A-1, Agricultural District and R-1, Residential Suburban Subdivision District, to M-2, Industrial District, Heavy Industry, to allow for a Data Center Complex to be placed on the property. The property is currently vacant. If rezoned, the applicant is proposing to add a Data Center Complex. On May 21, 2024, the Board of Supervisors amended Pittsylvania County Code § 35-403 to add data center as a use permitted by Special Use Permit within the M-2, Industrial District, Heavy Industry, zoning district. The Board of Supervisors also added § 35-142, providing supplementary regulations for data center uses. These supplementary regulations are included in the packet.

The applicant has met with Community Development, Public Works, Public Safety, VDOT, Danville Utilities, and County Administration regarding the proposed project to discuss possible impacts on infrastructure and neighboring properties. Proffers have been submitted by the applicant to address many concerns that arose during this meeting.

A Special Use Permit will be required by PCC § 35-403 prior to a Building Permit being issued.

Once the property is rezoned to M-2, all uses listed under Section 35-402 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential and Commercial; however, neighboring properties are designated as Industrial.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District to M-2 Heavy Duty, zoned properties.

SITE DEVELOPMENT PLAN

Attached.

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-011 submitted by Anchorstone Advisors SOVA, LLC., requesting to amend the Pittsylvania County Comprehensive Plan Future Land Use Designation for a total of 945.79 acres from Medium and High Density Residential and Commercial to Industrial and rezone the same properties from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to M-2, Industrial District, Heavy, located on and off of U S Highway 58 and State Road 735/Cedar Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2357-10-5598, 2357-11-7355, 2357-11-6287, 2357-11-6128, 2357-11-5160, 2357-11-5012, 2357-21-0330, 2357-11-9266, 2357-11-9107, 2357-11-8059, 2357-11-7091, 2357-10-5587, 2356-37-0437, 2356-26-6541, 2356-36-0964, 2356-26-4413, 2356-36-6307, 2356-44-2986, 2356-44-3500, 2356-14-1338, 2356-13-5596, 2356-03-5520, 2346-73-0926, 2346-64-2159, 2346-74-1088, 2346-74-4339, 2346-74-5770, 2346-85-6216, 2356-07-6095, 2356-26-2181, 2356-29-2703, 2357-20-7180 and 2357-21-6495. The subject property is adjacent to property currently zoned M-2, Industrial District, Heavy Industry.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-011 as submitted.
2. Recommend denial of Case R-24-011 as submitted.

ATTACHMENTS:

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

PITTSYLVANIA COUNTY APPLICATION FOR REZONING

I/We, Anchorstone Advisors SOVA Limited Liability Company, as Owner Contract Purchaser (circle one) 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. Current Owner of Property See Attached Exhibit A Telephone _____
Address _____ ZIP _____
2. Location of Property: 58 East - Dan River District Total Amount: _____
Taken By: _____
3. Tax Map Number: Please see attached Exhibit B
4. Election District: Dan River Magisterial District
5. Size of Property 945.79 acres/square feet
6. Existing Land Use: Partially Forested
Existing Zoning: A-1 Agricultural District & R-1
7. Proposed Land Use: Industrial
Proposed Zoning: M-2
8. Are Conditions being Proffered: Yes X No _____

9. Check-completed items:

_____ Letter of Application _____ 11" x17" Concept Plan _____ Legal Forms
 _____ Site Development Plan _____ Application Form _____ Plat Map
 _____ List of Adjoining Properties

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. Anchorstone Advisors SOVA Limited Liability Company

Applicant By: Stene Alexander, Member
 Sworn to and subscribed before me in my presence this 24 day of APRIL 2024 in my City and State aforesaid, by Alicia Deutz Notary Public. My commission Expires: 12/09/24

OFFICE USE ONLY:
 Application No.: _____
 Application Deadline: 4/25/24 Hearing Date: 4C- 6/4/24
 Received by: ESR Date Received: 4/24/24
 BOS Hearing Date: 7-16-24 Action: _____

ALICIA DEUTZ
 NOTARY PUBLIC
 STATE OF DELAWARE
 My Commission Expires 12/09/2024

April 29, 2024

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

Dear Mrs. Ragsdale:

Anchorstone Advisors SOVA, LLC as Contract Purchaser, would like to apply to the Planning Commission/Board of Supervisors to rezone 945.79 acres, GPIN #'s see attached Exhibit B, located on Hwy 58 East, in the Dan River Election District.

I am requesting to rezone these parcels from A-1 Agricultural & R-1, Residential Suburban Subdivision District, to M-2, Heavy Industry to allow for a Data Center complex to be placed on the property.

Sincerely,



Anchorstone Advisors SOVA, LLC

Steve Alexander, Member

**Exhibit B
Rezoning Application of Anchorstone Advisors SOVA LLC**

Property

Tax Map Parcels – Mark Timothy Bowling			
2357-10-5598	<i>R-1</i>	2356-26-4413	<i>R-1</i>
2357-11-7355	<i>R-1</i>	2356-36-6307	<i>A-1</i>
2357-11-6287	<i>R-1</i>	2356-44-2986	<i>A-1</i>
2357-11-6128	<i>R-1</i>	2356-44-3500	<i>R-1</i>
2357-11-5160	<i>R-1</i>	2356-14-1338	<i>A-1</i>
2357-11-5012	<i>R-1</i>	2356-13-5596	<i>R-1</i>
2357-21-0330	<i>R-1</i>	2356-03-5520	<i>A-1</i>
2357-11-9266	<i>R-1</i>	2346-73-0926	<i>R-1</i>
2357-11-9107	<i>R-1</i>	2346-64-2159	<i>R-1</i>
2357-11-8059	<i>R-1</i>	2346-74-1088	<i>R-1</i>
2357-11-7091	<i>R-1</i>	2346-74-4339	<i>R-1</i>
2357-10-5587	<i>R-1</i>	2346-74-5770	<i>R-1</i>
2356-37-0437	<i>A-1</i>	2346-85-6216	<i>A-1</i>
2356-26-6541	<i>R-1</i>	2356-07-6095	<i>A-1</i>
2356-36-0964	<i>R-1</i>	2356-26-2181	<i>R-1</i>

Tax Map Parcels – Sellers			
2356-29-2703	<i>A-1</i>	2357-20-7180	<i>A-1</i>
2357-21-6495	<i>R-1</i>		

Exhibit A

Rezoning Application of Anchorstone Advisors SOVA LLC

Current Owners of Property:

Bowling Parcels:

Mark Timothy Bowling
350 Bowling Lane
Ridgeway, VA 24148
Phone: (276) 957-5003

Sellers Parcels:

Hubert C. Sellers, Jr.
Mary M. Sellers
Dudley Peyton Sellers
Hubert C. Sellers, III
2145 South Boston Rd
Danville, VA 24540
Phone: (434) 822-8263

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 945.79 acre parcel of land,)
generally located south of HWY 58 East)
within the Dan River)
Election District, and recorded as)
parcel # See Attached Exhibit A in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner Anchorstone Advisors SOVA LLC respectfully
files this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning
Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully
show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is the contract purchaser filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1 Agricultural & R-1 District.
- 3) Your petitioner now desires to have this property rezoned as Industrial; M-2 - Heavy Industry District for the purpose of developing, constructing and operating a permitted use at the property.

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

Respectfully submitted,
Anchorstone Advisors SOVA Limited Liability Company



Petitioner By: Steve Alexander, Member

Sworn to and subscribed before me in my presence this 24 day of APRIL 2024 in my City and State
aforesaid, by Alicia Deutz Notary Public. My commission Expires: 12/09/24

ALICIA DEUTZ
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 12/09/2024

PITTSYLVANIA

COUNTY, VIRGINIA

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

SIGN AFFIDAVIT

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

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

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

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

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

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

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

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

Case R-24-011 Applicant [Signature] Date 4/24/2024

Steve Alexander, Member

Sworn to and subscribed before me in my presence this 24 day of APRIL 2024 in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 12/09/24

ALICIA DEUTZ
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 12/09/2024

GPIN	ASSESSED_GPIN	ACCOUNT_NAME1	ACCOUNT_NAME2	ACCOUNT_ADDR1
1	2356-05-3045	SCRUGGS CEMETERY ET ALS	WEBB, VIRGINIA STEPHENS ET ALS	C/O VIRGINIA S WEBB
2	2346-63-1823	SMITH, BESSIE ANN		985 CEDAR RD
3	2346-72-4367	ROSSON, STEVE LEE	ROSSON, ROBIN M	1125 CEDAR ROAD
4	2346-72-3299	ROSSON, STEVE LEE	ROSSON, ROBIN M	1125 CEDAR ROAD
5	2346-72-5378	ROSSON, STEVE LEE	ROSSON, ROBIN M	1125 CEDAR ROAD
6	2346-82-9188	CHANEY, DAVID ALAN II ET ALS	CHANEY, MATTHEW ET ALS	C/O DAVID ALAN CHANEY II
7	2346-76-3191	FIRST PIEDMONT CORPORATION		PO BOX 1069
8	2346-74-0583	MID-STATE HOMES INC		P O BOX 31601
9	2346-62-7447	LACKS, JESSICA VIRGINIA		1105 CEDAR RD
10	2346-62-8610	LACKS, JESSICA VIRGINIA		1105 CEDAR RD
11	2346-63-3516	TURNER, FRANKLIN M	TURNER, ANNETTE B.	1875 CLARKS MILL RD
12	2346-54-7094	FIRST PIEDMONT CORPORATION		PO BOX 1069
13	2346-53-8754	TRUSTEES OF CENTRAL BLVD CHURCH OF GOD		235 HAIRSTON ST
14	2346-53-9784	MILLER, OCTAVIUS LAMAR		1857 CLARKS MILL RD
15	2346-63-1783	MILLER, OCTAVIUS LAMAR		1857 CLARKS MILL RD
16	2346-64-0445	LEA, DAVID	LEA, MARGIE B	1657 CLARKS MILL RD
17	2346-64-0575	LEA, DAVID	LEA, MARGIE B	1657 CLARKS MILL RD
18	2346-64-0653	LEA, DAVID	LEA, MARGIE B	1657 CLARKS MILL RD
19	2346-64-3684	MITCHELL, PENCIE L		C/O ZELMA BRIM
20	2346-64-6806	FIRST PIEDMONT CORPORATION		PO BOX 1069
21	2346-98-4662	SHEETS, ALBERT B		1210 LOGAN LN
22	2346-88-0401	FUQUAY, STEVEN GEE		120 RIDGEDALE DR
23	2346-88-3481	HACKING, WILLIAM R JR	HACKING, CATHERINE R	18 DRESDEN COURT
24	2346-88-7173	SHEETS, ALBERT B		1210 LOGAN LN
25	2346-78-4016	WELLS, CAMWREN TATE		1220 LOGAN LANE
26	2346-65-9311	CUNNINGHAM, EVELYN DIANNE		1593 CLARKS MILL RD
27	2346-96-3862	BOWLING, MARK TIMOTHY		41 BOWLING LN
28	2356-42-2374	CORPENING, JAMES CALVERT		2665 CEDAR RD
29	2357-11-6658	KHC ASSOCIATES LLC		P O BOX 11435
30	2357-11-5619	KHC ASSOCIATES LLC		P O BOX 11435
31	2357-01-9561	DAVIS, JERRY R		2505 RIVERSIDE DR
32	2356-29-2703	SELLERS, HUBERT C JR ET ALS	SELLERS, MARY M ET ALS	142 GOUGH ST

2357-20-7180	2357-20-7180	SELLERS, HUBERT C JR ET ALS	SELLERS, MARY M ET ALS	142 GOUGH ST
2356-48-2944	2356-48-2944	REYNOLDS, GORDON F II ET ALS	MCKAY, HOPE R ET ALS	3990 QUEENS GRANT CT
2356-56-1704	2356-56-1704	EDMUNDS, WESLEY		C/O VIRINE STREATER
2356-26-5644	2356-26-5644	BRANDON, GEORGE W		179 HOLBROOK ST
2356-22-1584	2356-22-1584	CHANEY, DAVID ALAN II ET ALS	CHANEY, MATTHEW ET ALS	C/O DAVID ALAN CHANEY II
2357-21-0347	2357-21-0347	CHAMBERS, JUDITH SAMUELS		180 VISTA DRIVE
2357-11-7478	2357-11-7478	PULLON, JOSEPH ET ALS	AGEE, SHANNON RENEE ET ALS	C/O SHANNON AGEE
2356-05-1969	2356-26-2181	BOWLING, MARK TIMOTHY		41 BOWLING LN
2356-06-6560	2356-26-2181	BOWLING, MARK TIMOTHY		41 BOWLING LN
2356-25-0705	2356-26-2181	BOWLING, MARK TIMOTHY		41 BOWLING LN
2356-05-6183	2356-26-2181	BOWLING, MARK TIMOTHY		41 BOWLING LN
2357-00-5011	2357-00-5011	DANVILLE GENTRY FARM LLC		P O BOX 10309

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GPIN	ASSESSED_GPIN	ACCOUNT_NAME1	ACCOUNT_NAME2	ACCOUNT_ADDR1	ACCOUNT_CSZ
2357-10-5598	2357-10-5598	BOWLING, MARK TIMOTHY		41 BOWLING LN	RIDGEWAY, VA 24148
2357-10-5587	2357-10-5587	BOWLING, MARK TIMOTHY		41 BOWLING LN	RIDGEWAY, VA 24148
2357-21-3747	2357-21-3747	THOMASON, STEVEN R		2286 MOUNTAIN HILL RD	RINGGOLD, VA 24586
2357-21-6675	2357-21-6675	OWEN, JAMES H	OWEN, PAUL D	3626 SOUTH BOSTON HWY	RINGGOLD, VA 24586
2357-21-4798	2357-21-4798	THOMASON, STEVEN		2286 MOUNTAIN HILL RD	RINGGOLD, VA 24586
2357-30-4686	2357-30-4686	MILAM, EDMOND T SR		590 COUNTRY DRIVE	RINGGOLD, VA 24586
2356-48-2944	2356-48-2944	REYNOLDS, GORDON F II ET ALS	MCKAY, HOPE R ET ALS	3990 QUEENS GRANT CT	HIGH POINT, NC 27265
2356-37-0437	2356-37-0437	BOWLING, MARK TIMOTHY		41 BOWLING LN	RIDGEWAY, VA 24148
2356-07-6095	2356-07-6095	BOWLING, MARK TIMOTHY		41 BOWLING LN	RIDGEWAY, VA 24148
2357-21-2618	2357-21-2618	BERKLEY, RICKEY LEE		427 WILLIAMSON RD	DANVILLE, VA 24540
2357-21-1550	2357-21-1550	CHAMBERS, JUDITH SAMUELS		180 VISTA DRIVE	RINGGOLD, VA 24586
2357-21-0347	2357-21-0347	CHAMBERS, JUDITH SAMUELS		180 VISTA DRIVE	RINGGOLD, VA 24586
2357-21-0330	2357-21-0330	BOWLING, MARK TIMOTHY		41 BOWLING LN	RIDGEWAY, VA 24148
2357-11-9266	2357-11-9266	BOWLING, MARK TIMOTHY		41 BOWLING LN	RIDGEWAY, VA 24148
2357-21-0466	2357-21-1550	CHAMBERS, JUDITH SAMUELS		180 VISTA DRIVE	RINGGOLD, VA 24586
2357-00-5011	2357-00-5011	DANVILLE GENTRY FARM LLC		P O BOX 10309	DANVILLE, VA 24543

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SPECIAL POWER OF ATTORNEY

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

Approx. 855 acres, 58 East

Dan River Magisterial District

Tax Map # See Attached Exhibit A-1

I/~~we~~ Mark Timothy Bowling, am/~~am~~

 the applicant for the above-referenced application

 X the owner(s) of the property described above

I/~~we~~ do hereby make, constitute, and appoint See attached Exhibit A-2, authorized agent of See attached Exhibit A-2, 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 Application for Comp Plan Amendment & Rezoning to M-2, 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 Application for Comp Plan Amend & Rezoning to M-2 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 Application for Comp Plan Amend & Rezoning to M-2, on the Property.

By: Mark T. Bowling
Owner: Print Name Mark Timothy Bowling

By: _____

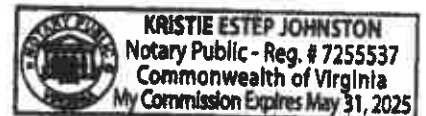
Commonwealth of Virginia City/County of Henry, to-wit:

Subscribed and sworn to before me this 24 day of April, 2024, in my City and

State aforesaid, by Kristie Lynn Estep Notary Public.

My Commission Expires: May 31, 2025

"I was commissioned as Kristie Estep Johnston"



SPECIAL POWER OF ATTORNEY

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

Three parcels comprised of 90.79 acres

Route 58 East, Dan River Magisterial District

Tax Map # Tax Map Parcel 2356-29-2703 (43.89 acres), Tax Map Parcel 2357-21-6495 (.15 acres), and Tax Map Parcel 2357-20-7180 (46.75 acres)

~~I/we~~ Hubert C. Sellers Jr., Mary M. Sellers, Dudley Peyton Sellers and Hubert C. Sellers III _____

_____ the applicant for the above-referenced application

X the owner(s) of the property described above

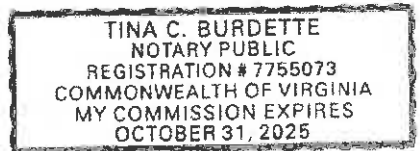
~~I/we~~ do hereby make, constitute, and appoint See attached Exhibit A, authorized agent of See attached Exhibit A, ~~my~~ our true and lawful attorney-in-fact, and grant unto

~~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 Application for Comprehensive Plan Amendment & Rezone to M-2 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 Application for Comp Plan Amend & Rezone to M-2 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 Application for Comp Plan Amend & Rezone to M-2 on the Property.

Hubert C. Sellers Jr.

Owner: Print Name Hubert C. Sellers Jr.



Commonwealth of Virginia City/County of Pittsylvania

Subscribed and sworn to before me this 23rd day of April, 2024, in my City and

State aforesaid, by Tina C. Burdette Notary Public

My Commission Expires October 31, 2025

[ADDITIONAL SIGNATURES ON FOLLOWING PAGE]

(Signatures Continuation)

SPECIAL OF ATTORNEY.

Hubert C. Sellers Jr., Mary M. Sellers, Dudley Peyton Sellers and
Hubert C. Sellers, III

Owner: Mary M. Sellers
Print Name: Mary M. Sellers

TINA C. BURDETTE
NOTARY PUBLIC
REGISTRATION # 7755073
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2025

Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of April, 2024, in my City and
State aforesaid, by Tina C. Burdette Notary Public.
My Commission Expires: October 31, 2024

Owner: Dudley Peyton Sellers
Print Name: Dudley Peyton Sellers






TINA C. BURDETTE
NOTARY PUBLIC
REGISTRATION # 7755073
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2025

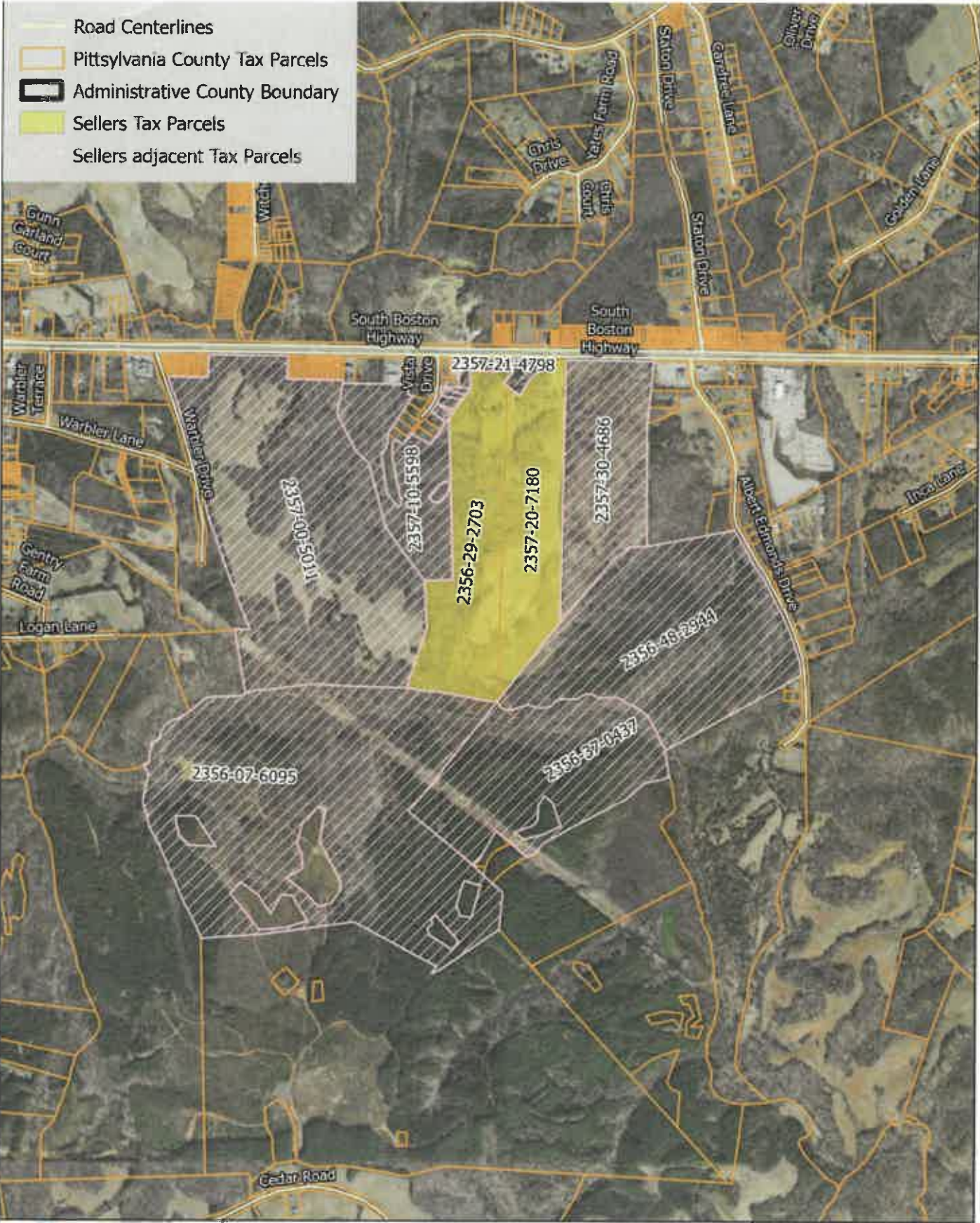
Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of April, 2024, in my City and
State aforesaid, by Tina C. Burdette Notary Public.
My Commission Expires: October 31, 2025

Owner: Hubert C. Sellers III
Print Name: Hubert C. Sellers, III

TINA C. BURDETTE
NOTARY PUBLIC
REGISTRATION # 7755073
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2025

Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of April, 2024, in my City and
State aforesaid, by Tina C. Burdette Notary Public.
My Commission Expires: October 31, 2025

-  Road Centerlines
-  Pittsylvania County Tax Parcels
-  Administrative County Boundary
-  Sellers Tax Parcels
-  Sellers adjacent Tax Parcels

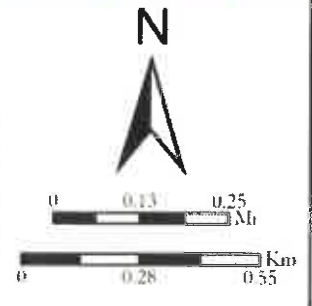


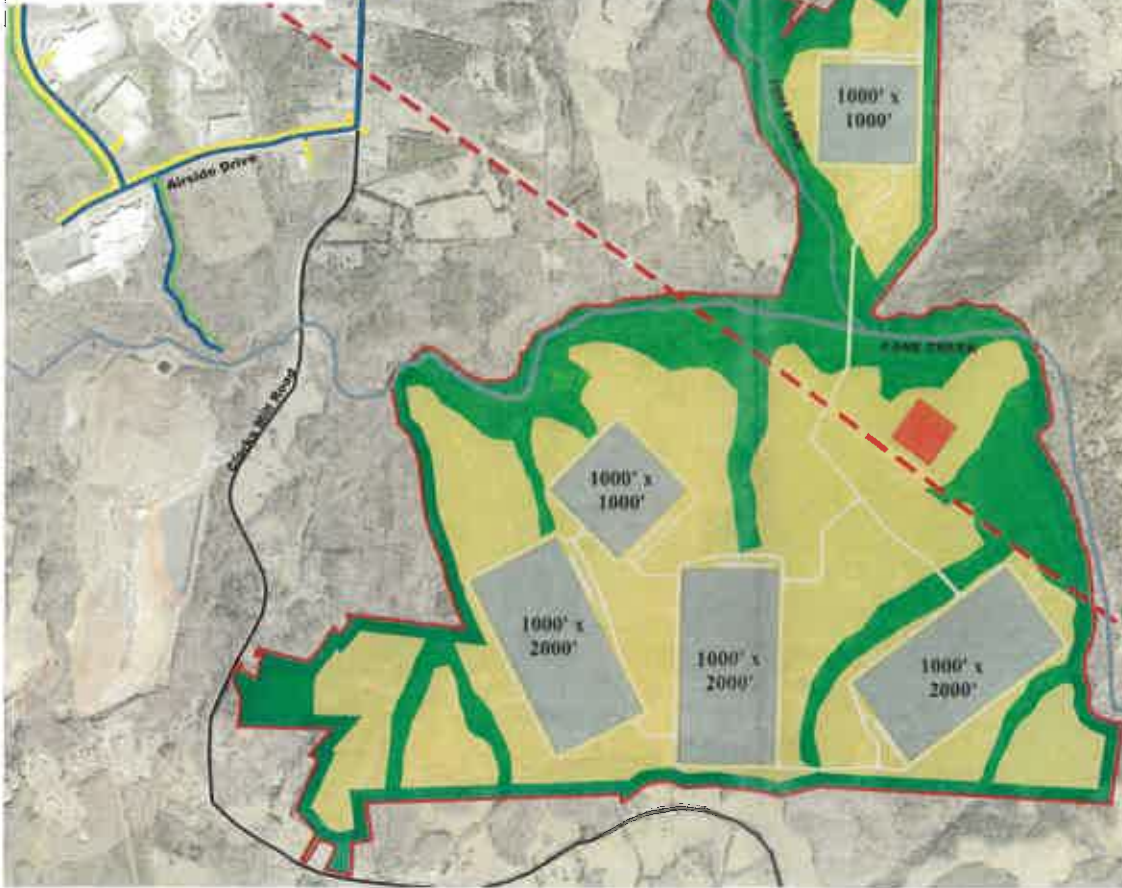
Pittsylvania County

Esri, CGIAR, USGS, Virginia Geographic Information Network (VGIN), VGIN, Esri, TomTom, Garmin, Esri, NOAA, USGS, EPA, NPS, USFWS

4/29/2024

Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet





Note:

The depictions of buildings, roads, and other site features shown on this plan are for conceptual purposes only. The size, orientation, and location of these elements are subject to change based on further design development, and regulatory requirements.

KEY

- PROJECT AREA
- DEVELOPMENT AREA ±635.7 ACRES
- OPEN SPACE
- 150 FOOT VEGETATIVE BUFFER
- EXISTING WATER
- EXISTING SEWER
- EXISTING NATURAL GAS
- EXISTING FIBER
- EXISTING 230 KV TRANSMISSION LINE

GRAPHIC SCALE 1"=1000'

1000 0 500 1000 2000

N

Pittsylvania County, VA
58 East Rezoning Map
Applicant: Anchorstone Advisors SOVA, LLC
April 25, 2024

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case R-24-013 Brett and Erin Tooley; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown)								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	June 4, 2024	Item Number:	9.d.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td colspan="2">R24-013 Tooley App</td> </tr> <tr> <td>2.</td> <td colspan="2">R-24-013 Tooley Map</td> </tr> </table>			1.	R24-013 Tooley App		2.	R-24-013 Tooley Map	
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2.	R-24-013 Tooley Map								
Reviewed By:									

SUMMARY:

SUBJECT

Requested by Brett and Erin Tooley, to rezone property located State Road 992/Homestead Trail, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2440-66-8572 and 2440-76-0545. The applicant is requesting to rezone a total of 3.85 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow a private recreational facility (event space) to be operated on the property.

BACKGROUND/DISCUSSION

Erin Tooley is requesting to rezone two (2) parcels totaling 3.85 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow a private recreational facility (event space) to be operated on the property. Under the current R-1, Residential Suburban Subdivision District, zoning classification, a private recreational facility (event venue) is not a permitted use. The applicant is proposing to operate a business hosting tea parties on the property, requiring the rezoning. If the property is rezoned, a Special Use Permit would be required before the event venue could operate. Also, any structure used for this type of use would be required to meet all applicable Building Codes. The applicant has stated that she may host weddings at some point in the future. A site plan is included in the packet.

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

permitted use.

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Included.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-24-013, submitted by Brett and Erin Tooley, requesting to rezone two (2) parcels, totaling 3.85 acres, located on State Road 992/Homestead Trail, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2440-66-8572 and 2440-76-0545. The subject property is adjacent to properties currently zoned A-1, Agricultural District, and the rezoning would be consistent with the County's Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-24-013 as submitted.
2. Recommend denial of Case R-24-013 as submitted.

STAFF SUMMARY

<u>CASE</u> R-24-013	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> May 2024/June 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Erin Tooley, is requesting to rezone two (2) properties from R-1, Residential Suburban Subdivision District to A-1, Agricultural District		PLANNING COMMISSION: June 4, 2024
DISTRICT: Dan River		BOARD OF SUPERVISORS: July 16, 2024
		ADVERTISED: May 22 & 29, 2024 and June 19 & 26, 2024

SUBJECT

Requested by Brett and Erin Tooley, to rezone property located State Road 992/Homestead Trail, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2440-66-8572 and 2440-76-0545. The applicant is requesting to rezone a total of 3.85 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow a private recreational facility (event space) to be operated on the property.

BACKGROUND/DISCUSSION

Erin Tooley is requesting to rezone two (2) parcels totaling 3.85 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow a private recreational facility (event space) to be operated on the property. Under the current R-1, Residential Suburban Subdivision District, zoning classification, a private recreational facility (event venue) is not a permitted use. The applicant is proposing to operate a business hosting tea parties on the property, requiring the rezoning. If the property is rezoned, a Special Use Permit would be required before the event venue could operate. Also, any structure used for this type of use would be required to meet all applicable Building Codes. The applicant has stated that she may host weddings at some point in the future. A site plan is included in the packet.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Included.

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-013, submitted by Brett and Erin Tooley, requesting to rezone two (2) parcels, totaling 3.85 acres, located on State Road 992/Homestead Trail, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2440-66-8572 and 2440-76-0545. The subject property is adjacent to properties currently zoned A-1, Agricultural District, and the rezoning would be consistent with the County's Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-013 as submitted.
2. Recommend denial of Case R-24-013 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**

Erin Tooley, 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: Erin Tooley
Address: State Road 992/Homestead Trail
- 2. Location of Property: Homestead Trail
- 3. Tax Map Number: 2440-66-8572 & 2440-66-8572

Telephone: 214-394-8251

- 4. Election District: Dan River
- 5. Size of Property: 3.85 acres

Total Amount: \$334.76

Taken By: [Signature] CK #1365

- 6. Existing Land Use: Single Family
Existing Zoning: R-1, Residential Suburban Subdivision District

- 7. Proposed Land Use: Private recreational facility (event venue)

Proposed Zoning: A-1, Agricultural District

- 8. Are conditions being proffered: Yes X No

- 9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input checked="" 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: Erin Tooley]
Erin Tooley

OFFICE USE ONLY
Application Deadline: 04/25/24
Received By: ESR
B.O.S. Meeting Date: 07/08/24

Application No. R-24-013
P.C. Meeting Date: 06/04/24
Date Received: 04/16/24
Action: _____

May 15, 2024

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

Dear Mrs. Ragsdale:

Erin Tooley, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 3.85 acres, GPIN #'s 2440-66-8572 & 2440-76-0545, located at State Road 992/Homestead Trail, in the Dan River Election District.

I am requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for a private recreational facility (event venue).

Sincerely,


Erin Tooley

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

Two (2) parcels totaling 3.85 acres of land, generally located)
at State Road 992/Homestead Trail within)
the Dan River Election District and recorded)
as parcel ID #'s 2440-66-8572 & 2440-76-0545 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Erin Tooley, respectfully files this petition.
pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in
accordance with the Code of Virginia, 1950, as amended, and would respectfully show the
following:

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

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

Respectfully submitted,


Erin Tooley

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 R24-013 Applicant Erin Jolley Date 5-15-24

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2440-67-7215	Teresa Herdon	556 Homestead Trail	Ringgold, Va 24586
2440-66-8130	Guill Investment Properties	1370 Piney Forest Rd.	Danville, Va 24540
2440-76-0057	Donald Dockery	P.O. Box 1	Ringgold, Va 24586
2440-77-0141	Daniel Gusler	741 Homestead Trail	Ringgold, Va 24586

R-24-013 Erin Tooley

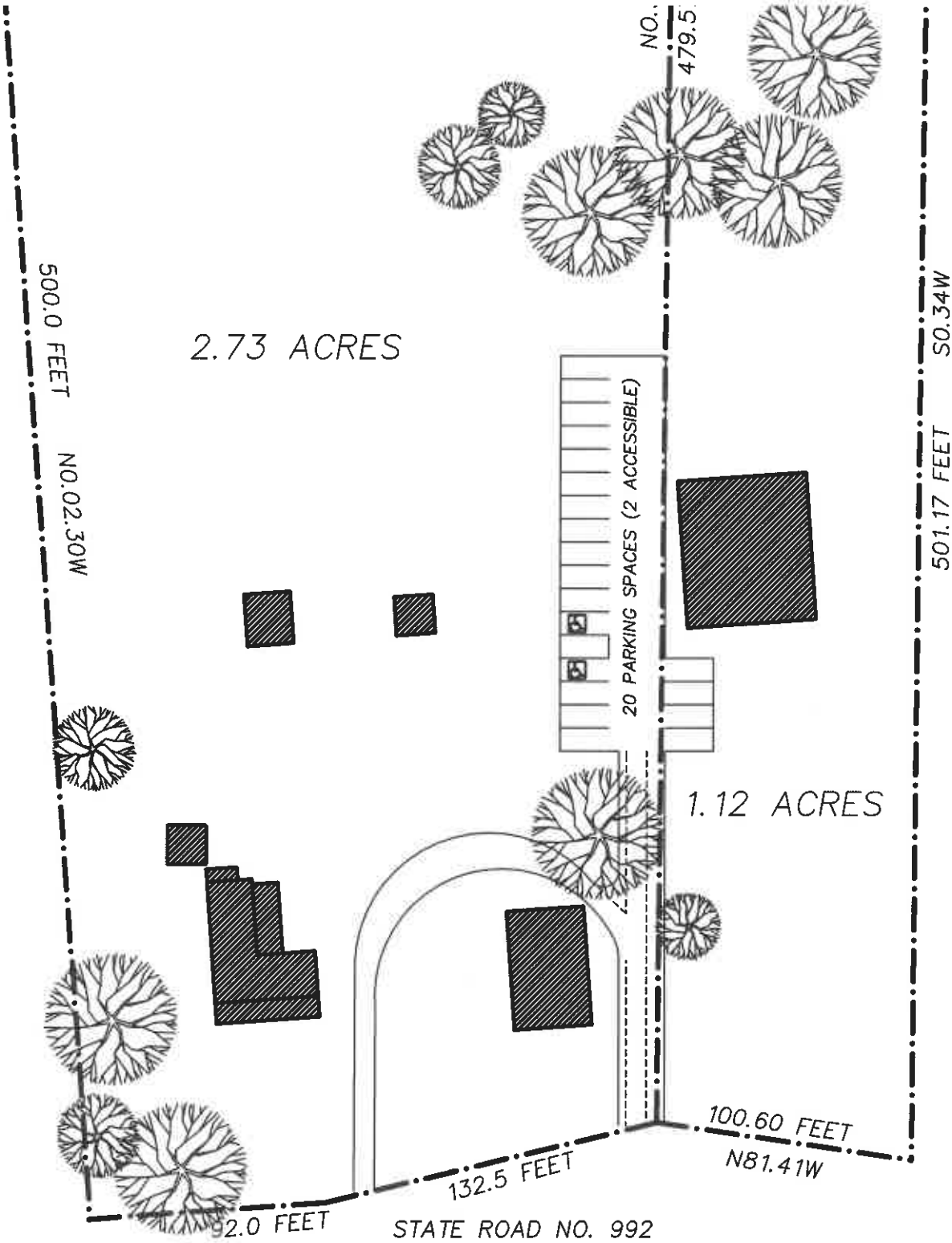
ArcGIS Web Map



5/15/2024 8:54:44 AM



Esri Contributor: Wade Corbett/Esri, Esri Contributor: Wade Corbett/Esri
 Esri Contributor: Wade Corbett/Esri, Esri Contributor: Wade Corbett/Esri
 Esri Contributor: Wade Corbett/Esri, Esri Contributor: Wade Corbett/Esri



PLAT OF SURVEY SHOWING
 LOT 28, 2.73 ACRES
 AND
 LOT 29A, 1.12 ACRES
 FOR BRETT ALAN TOOLEY
 AND
 ERIN ELIZABETH TOOLEY

COMPILED FROM PLATS
 PROVIDED BY PITTSYLVANIA
 COUNTY, VIRGINIA, AND DATA
 FROM GOOGLE MAPS. ALL
 DIMENSIONS SHOULD BE FIELD
 VERIFIED.

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

New Business

Agenda Title:	Substantially in Accordance Review of Proposed Conservation Easement												
Staff Contact(s):	Emily Ragsdale												
Agenda Date:	June 4, 2024	Item Number:	11.a.										
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>Term Sheet - Brier Mountain</td> </tr> <tr> <td>2.</td> <td>County Easement Proposal - Shallenberger</td> </tr> <tr> <td>3.</td> <td>Brier Mountain BE Map - Soils</td> </tr> <tr> <td>4.</td> <td>Brier Mountain BE Map - Topo</td> </tr> <tr> <td>5.</td> <td>Brier Mountain Regional Map</td> </tr> </table>			1.	Term Sheet - Brier Mountain	2.	County Easement Proposal - Shallenberger	3.	Brier Mountain BE Map - Soils	4.	Brier Mountain BE Map - Topo	5.	Brier Mountain Regional Map
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2.	County Easement Proposal - Shallenberger												
3.	Brier Mountain BE Map - Soils												
4.	Brier Mountain BE Map - Topo												
5.	Brier Mountain Regional Map												
Reviewed By:													

SUMMARY:

SUBJECT

Requested by Scott and Debbie Shallenberger, for a Conservation Easement on two (2) parcels, totaling 310 acres, located on or off of State Road 905/Quail Road and State Road 932/Sailors Creek Rd in the Staunton River Election District and shown on the Tax Maps as GPIN #s 1466-15-2804 and 1456-86-3117.

BACKGROUND/DISCUSSION

The applicants have submitted a proposed conservation easement on 310 acres to the Planning Commission for a review to determine if the easement would be in accordance with the Pittsylvania County Comprehensive Plan in accordance with the Code of Virginia § 15.2-2232. In the Comprehensive Plan, the guidelines stated for conservations easements state "Conservation easement requests have to be reviewed and approved by the Planning Commission to verify that the area of the potential easement is proposed for agricultural or conservation use on the Future Land Use Map, or that protection of the specific parcels involved is consistent with the overall intent of the Future Land Use Map and there is a public benefit to the easement." This property is designated as Agricultural and Rural Residential on the Comprehensive Plan

Future Land Use Map, as required for a conservation easement to be considered in accordance.

SURROUNDING LAND USE AND ZONING DISTRICTS

Mostly surrounded by RC-1, Residential Combined Subdivision District, and A-1, Agricultural District, zoned properties.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of the submitted request. The conservation easement is in accordance with the Pittsylvania County Comprehensive Plan Future Land Use Map.

MOTION:

1. Determine the proposed Conservation Easement is in accordance with the Pittsylvania County Comprehensive Plan.
2. Determine the proposed Conservation Easement is not in accordance with the Pittsylvania County Comprehensive Plan.

Easement Deed Drafting Term Sheet

Landowner(s): Scott and Debbie Shallenberger

County / City: Pittsylvania County

Acres: 310

Divisions: One (1) permitted, resulting in two (2) parcels

Development

Impervious Coverage Limit: 20,000 sq. ft. per parcel maximum ground area for buildings, most structures, and other impervious surfaces, but does not include roads. Any building or structure exceeding 10,000 in ground area must have Grantee's approval

Freestanding Dwellings: Four (4) permitted (one of which currently exists)

Location Restrictions: All new buildings & structures, exceeding 150 sq ft, shall be located within the "Building Envelopes".

Forest Preservation

Forest Conversion: At least 233 acres (75%) of the property shall remain in forest cover in perpetuity.

Forest Management: Forest stewardship management plan required; best management practices when forestry activity is undertaken.

Woodland Grazing: Grazing of livestock in the forest is prohibited.

Riparian Buffers

Forested: All streams will have a buffer extending from top of each stream bank & around each spring (50 feet or as described in BMP Guidelines, whichever is greater).

Non-forested: 50' vegetated buffer.

Farm Conservation

When five acres or more are in agricultural production, an agricultural conservation plan is required.

Habitat Protection:

None

Other / non-standard: One (1) Cemetery Protection Area

Potential – two (2) Historical Protection Areas – tobacco barns

Prepared on (date): 5/22/2024

Prepared by Charles Lacy

CCL



Summary of Proposed Conservation Easement Virginia Department of Forestry Scott and Debbie Shallenberger Property Pittsylvania County, Virginia

Grantor: Scott and Debbie Shallenberger

Grantee: Virginia Department of Forestry

Location: At the end of Quail Rd (SR905), off Sailors Creek Rd (SR932)

Tax Map Parcel Numbers: 162.88 acre (1466-15-2804) 147.49 acre (1456-86-3117)

Acres: 310

Current Land Use: 95% forest – actively managed

Conservation Values:

- **Forest:** Property scores “high” to “very high” in DOF forest conservation value layer – extremely healthy and diverse forest population. Property is 95% forested.
- **Scenic:** Eight miles from the Blue Ridge Parkway
- **Wildlife:** Prime forested wildlife habitat – deer, bear, bobcat, and turkey are prevalent.
- **Water Quality and Quantity:** Preservation of surface waters contribute to the overall health and benefit of Roanoke River watershed.
- **Conservation priorities:** According to NHDE, property falls within a C4 ecological core, which categorizes the property as at least 100 acres of continuous interior, natural cover that provide habitat for a wide range of species. It also provides the natural, economic, and quality of life benefits of open space, recreation, thermal moderation, water quality (including drinking water recharge and protection, and erosion prevention), and air quality (including sequestration of carbon, absorption of gaseous pollutants, and production of oxygen).

Relevance to County Comprehensive Plan:

Goal #3: To promote the preservation of the natural and cultural environment for present and future residents of the County.

To Protect the Natural Environment

Goal #1: To protect and enhance the natural environment.

Objective #1: Protect and enhance the County’s surface and ground water resources.

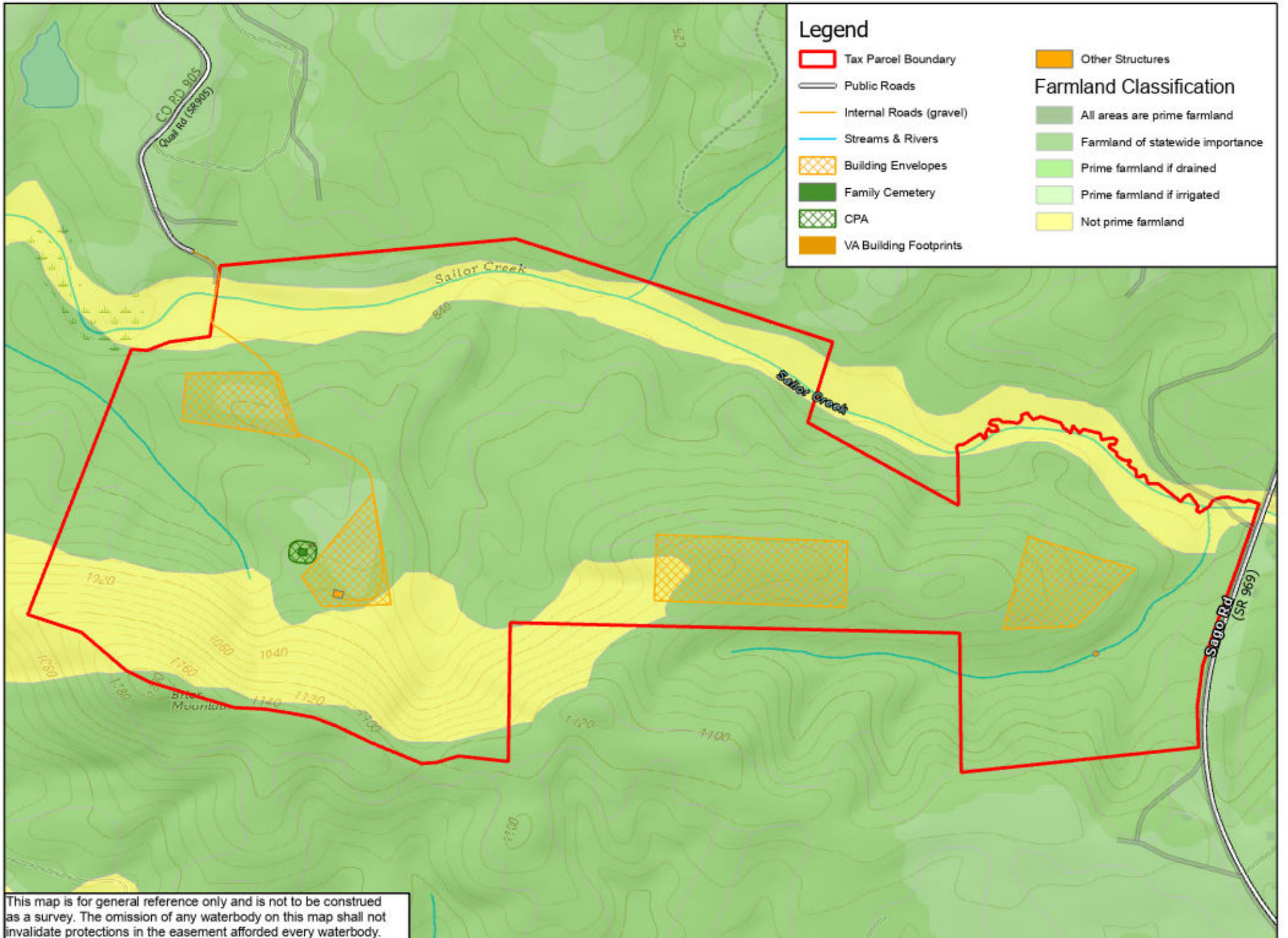
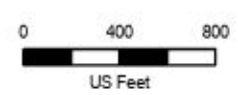
“Apart from their obvious economic market value, forests also serve as erosion and sedimentation inhibitors, wildlife habitat, and recreation areas. Equally important is the aesthetic value provided by forests and the role they play in contributing to the "rural character" that Pittsylvania County Residents find appealing”

Summary of Easement Restrictions:

- One allowable divisions of property, resulting in two parcels
- Four allowable dwellings (one of which currently exists), unless an existing dwelling is torn down to be replaced; new buildings will be restricted to the Allowable Building area (acreage to be determined, limited to 10% of total acreage and includes existing buildings).
- Impervious surface limit (not including roads) is 20,000 square feet per parcel.
- Commercial and industrial activities prohibited except as related to agriculture and forestry
- Riparian protection zones on all streams



BRIER MOUNTAIN OPEN SPACE EASEMENT
PITTSYLVANIA COUNTY, 310 AC.
 Property Shown with Prime Soils Layer



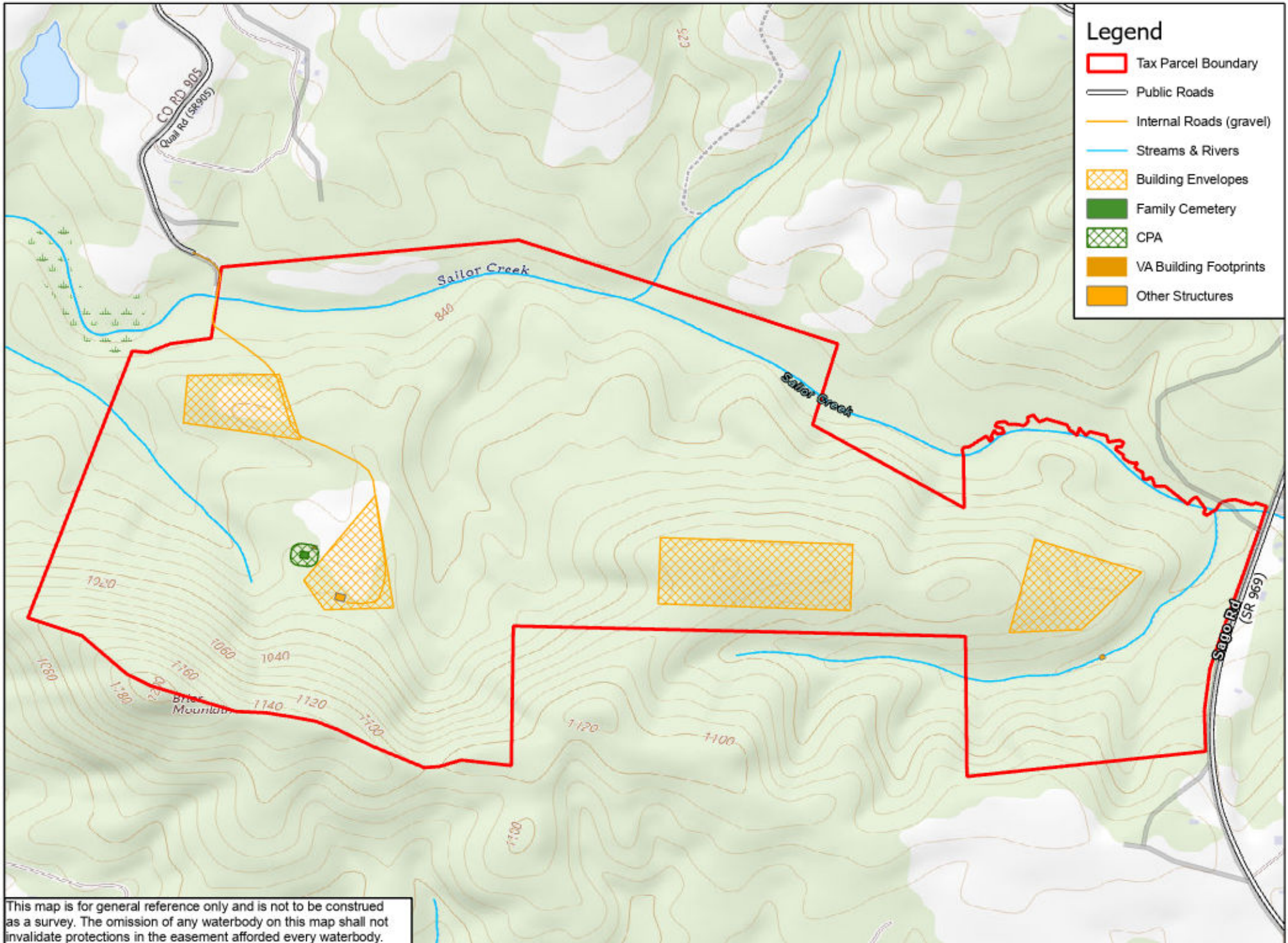
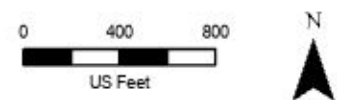
Legend

- | | |
|-------------------------|----------------------------------|
| Tax Parcel Boundary | Other Structures |
| Public Roads | Farmland Classification |
| Internal Roads (gravel) | All areas are prime farmland |
| Streams & Rivers | Farmland of statewide importance |
| Building Envelopes | Prime farmland if drained |
| Family Cemetery | Prime farmland if irrigated |
| CPA | Not prime farmland |
| VA Building Footprints | |

This map is for general reference only and is not to be construed as a survey. The omission of any waterbody on this map shall not invalidate protections in the easement afforded every waterbody.



BRIER MOUNTAIN OPEN SPACE EASEMENT
PITTSYLVANIA COUNTY, 310 AC.
Property Shown on Topographic Map



- ### Legend
- Tax Parcel Boundary
 - Public Roads
 - Internal Roads (gravel)
 - Streams & Rivers
 - Building Envelopes
 - Family Cemetery
 - CPA
 - VA Building Footprints
 - Other Structures

This map is for general reference only and is not to be construed as a survey. The omission of any waterbody on this map shall not invalidate protections in the easement afforded every waterbody.



Franklin

40



Pittsylvania

Weal

57

Callands

Grady

Henry

57

41

Dry