

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I/We, Lee Mahan, as
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals
to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Truck Properties, LLC Phone: _____
Address: 18957 US HIGHWAY 29, CHATHAM, VA
_____ ZIP 24531
2. Location of Property: 18957 US HIGHWAY 29, CHATHAM, VA
3. Tax Map Parcel Number: 2417-91-595
4. Election District: _____
5. Size of Property: 30.81 ACRES _____ acres/square feet
Size of Proposed Special Use: 10,000 SQ FT _____ acres/square feet
6. Existing Land Use: COMMERCIAL/LIGHT INDUSTRIAL
Existing Zoning: M-1
7. Proposed Land Use: WIRELESS COMMUNICATIONS TOWER
8. Check completed items:
 Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a
member of the board, shall be made available without cost to such applicant, appellant or other
person aggrieved. Such materials will be sent to the following email address, unless otherwise
requested.
rivey@networkconnex.com (Email)

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

Lee Mahan

Applicant

Sworn to and subscribed before me in my presence this 15th day of October, 2011 in my City and State
aforesaid, by Melissa Porterfield Schuch Notary Public. My commission Expires: 9-30-2027



Melissa Porterfield Schuch
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7813186
Com. Exp. 9-30-27

OFFICE USE ONLY: Application No.: _____

Application Deadline: _____ P. C. Hearing Date: _____

Received By: _____ Date Received: _____

B.Z.A. Hearing Date: _____ Action: _____

VIRGINIA

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

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

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Ryan Ivey respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

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

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

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

Respectfully submitted,

Ryan Ivey
Petitioner



Sworn to and subscribed before me in my presence this 15 day of October 2024, in my City and State aforesaid, by Melissa Porterfield Schultz Notary Public. My commission Expires: 9-30-2027



October 14, 2024

Pittsylvania County
Community Development Office
53 N. Main Street
Chatham, VA 24531

**RE: SPECIAL USE PERMIT REQUEST – 18957 US HIGHWAY 29, CHATHAM, VA
PROPOSED WIRELESS COMMUNICATION FACILITY – TILLMAN INFRASTRUCTURE**

Ms. Emily Ragsdale,

This letter will confirm that the land described in Exhibit "A" attached hereto has a zoning classification of M-1 (Light Industrial), which is adequate to allow the development, construction, operation, and maintenance of an unmanned wireless communications tower, with a Special Use Permit.

Tillman Infrastructure is requesting a Special Use Permit, as required by the Pittsylvania County Development Ordinance, and would like this project to be considered on December 3, 2024, regularly scheduled Planning Commission Meeting. This facility will initially accommodate AT&T Wireless, in their efforts to improve and expand its wireless service in this heavy commuter area. The proposed facility will be structurally designed to accommodate up to three (3) additional wireless providers.

The proposed project meets all required setbacks and other requirements to qualify for a Special Use Permit. Tillman has obtained all lease and easement rights from the owner of the subject property. The project will consist of a 175' monopole structure with associated communications equipment contained within a 10,000 square foot area. The facility will be concealed within an eight (8) foot chain-link fence. Ingress/egress to the facility will come from a dedicated easement US Highway 29.

Please confirm receipt and acceptance and if you require any additional information.

Regards,

Ryan Ivey
4160 County Down Avenue
Kannapolis, NC 28081
(214) 766-4161
rivey@networkconnex.com



advantage engineers



Fairhaven
Integration Services

NTI
TECHNOLOGIES

VERTICOM
LEAD SOLUTIONS FIRST