



**BOARD OF ZONING APPEALS
REGULAR MEETING
Thursday, November 14, 2024 - 6:00 PM**

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

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MOMENT OF SILENCE**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA**
- 6. APPROVAL OF MINUTES**
 - a. October Board Meeting Minutes Approval (Staff Contact:)
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. CHAIRMAN'S REPORT**
- 10. PUBLIC HEARING**

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

 - a. Case S-24-018 Anchorstone Advisors SOVA LLC; Special Use Permit Special Use Permit for a data center in accordance with Pittsylvania County Code § 35-403. (Staff Contact: Emily Ragsdale)
- 11. ADJOURNMENT**

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS EXECUTIVE SUMMARY

Action Item

Agenda Title:	October Board Meeting Minutes Approval		
Staff Contact(s):			
Agenda Date:	November 14, 2024	Item Number:	6.a.
Attachment(s):	1.	BZA 10072024 Minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, October 7, 2024 - 6:00 PM**

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

MINUTES

1. CALL TO ORDER

Mr. Merricks Called the Meeting to Order at 6:03 p.m.

2. ROLL CALL

The following Board Members were present:

Member Ronald Merricks
Member Joseph Craddock
Member Ryland Brumfield
Member Hershel Stone
Member Anna Warren
Member Carroll Yeaman

The following Board Members were absent:

Mr. Easley

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the pledge of Allegiance.

5. APPROVAL OF AGENDA

RESULT:	APPROVE
MOVER:	Carroll Yeaman
SECONDER:	Hershel Stone
AYES:	Ronald Merricks, Joseph Craddock, Ryland Brumfield, Hershel Stone, Anna Warren, Carroll Yeaman
NOES:	None
ABSTAIN:	Allan Easley

6. APPROVAL OF MINUTES

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

RESULT: **APPROVE**
MOVER: Carroll Yeaman
SECONDER: Hershel Stone
AYES: Ronald Merricks, Joseph Craddock, Ryland Brumfield,
Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: Allan Easley

7. OLD BUSINESS

Emily Ragsdale, Director of Community Development, informed the Board that the proposed zoning ordinance rewrite went before the Planning Commission Board on October 1, 2024. They recommended approval of an amendment to the data center regulations before the Board of Supervisors at their November meeting for possible adoption.

8. NEW BUSINESS

There was no new business.

9. CHAIRMAN'S REPORT

10. PUBLIC HEARING

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

PUBLIC HEARING

- a. Case S-24-013 David and Angela Hancock; Requesting a Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223. (Staff Contact: Emily Ragsdale)
- a. Case S-24-013 David and Angela Hancock; Requesting a Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223.
Case S-24-013 David Hancock, for a Special Use Permit for the placement of a double-wide manufactured home in accordance with Pittsylvania County Code § 35-223. Mr. Merricks opened the public hearing at 6:06

p.m. Emily Ragsdale, Director of Community Development, reported that David Hancock, had petitioned for Special Use Permit for the placement of a double-wide manufactured home in accordance with Pittsylvania County Code § 35-223. David Hancock was present to represent the petition. There was no opposition. Mr. Merricks closed the public hearing at 6:09 p.m. A motion was made by Mr. Stone and seconded by Mr. Yeaman to recommend the Board of Zoning Appeals grant the Special Use Permit.

RESULT: **APPROVE**
MOVER: Hershel Stone
SECONDER: Carroll Yeaman
AYES: Ronald Merricks, Joseph Craddock, Ryland Brumfield,
 Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: Allen Easley

- b. Case S-24-014 Nathan and Sylvia Eshleman; Special Use Permit for a Slaughterhouse and Meat Processing Facility in accordance with PCC § 35-179. (Staff Contact: Emily Ragsdale)
- b. Case S-24-014 Nathan and Sylvia Eshleman; Special Use Permit for a Slaughterhouse and Meat Processing Facility in accordance with PCC § 35-179.

Case S-24-014 Nathan and Sylvia Eshleman are requesting a Special Use Permit to allow for a slaughterhouse/meat processing facility in accordance with Pittsylvania County Code § 35-223. Mr. Merricks opened the public hearing at 6:06 p.m. Emily Ragsdale, Director of Community Development, reported that Nathan and Sylvia Eshleman petitioned for a Special Use Permit to allow for a slaughterhouse/meat processing facility in accordance with Pittsylvania County Code § 35-223. Nathan Eshleman, was present to represent the petition. There was opposition. Mr. Merricks closed the public hearing at 6:20 p.m. Mr. Merricks did receive a letter concerned about the smell. Mr. Brumfield, asked Mr. Eshleman, how long would the waste be on the property before it was removed? Mr. Eshleman replied no longer than 24 hours. He is going to use a once a day dumpster service. A motion was made by Mr. Yeaman and seconded by Mr. Stone to recommend the Board of Zoning Appeals grant the Special Use Permit with the following conditions:

1. The facility must remain in compliance with all applicable State and Federal Regulations.
2. All waste must be disposed of in an approved manner and accepted by a facility that can accommodate and properly treat such waste.

3. All Building Code requirements shall be met.
4. All outdoor holding areas shall be screened from adjacent properties in accordance with PCC § 35-121.
5. Any further expansion of operations outside of the site plan will require a Special Use Permit.
6. All caucuses shall be disposed of offsite in all compliance with applicable State and Federal Regulations.

RESULT: **APPROVE**
MOVER: Carroll Yeaman
SECONDER: Hershel Stone
AYES: Ronald Merricks, Joseph Craddock, Ryland Brumfield, Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: None

- c. Case S-24-015 Richard Keen; Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223 (Staff Contact: Emily Ragsdale)
- c. Case S-24-015 Richard Keen; Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223
 Case S-24-015 Richard Keen, for a Special Use Permit for the placement of a double-wide manufactured home in accordance with Pittsylvania County Code § 35-223. Mr. Merricks opened the public hearing at 6:20 p.m. Emily Ragsdale, Director of Community Development, reported that Richard Keen, for a Special Use Permit for the placement of a double-wide manufactured home in accordance with Pittsylvania County Code § 35-223. Richard Keen was not present, Emily Ragsdale represented the petition on his behalf. There was no opposition. Mr. Merricks closed the public hearing at 6:22 p.m. A motion was made by Mr. Craddock and seconded by Mr. Stone grant the Special Use Permit.

RESULT: **APPROVE**
MOVER: Joseph Craddock
SECONDER: Hershel Stone
AYES: Ronald Merricks, Joseph Craddock, Ryland Brumfield, Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: None

- d. Case S-24-016 Jeanette Ross; Special Use Permit for the placement of a singlewide manufactured home in accordance with Pittsylvania County Code § 35-223. (Staff Contact: Emily Ragsdale)
- d. Case S-24-016 Jeanette Ross; Special Use Permit for the placement of a singlewide manufactured home in accordance with Pittsylvania County Code § 35-223.

Case S-24-016 Jeanette Ross is requesting a Special Use Permit to allow for the placement of a single wide mobile home on the property to be used as a personal residence. PCC § 35-223 Mr. Merricks opened the public hearing at 6:22 p.m. Emily Ragsdale, Director of Community Development, reported that Jeanette Ross, for a Special Use Permit for the placement of a single wide manufactured home in accordance with Pittsylvania County Code § 35-223. Jeanette Ross was present to represent the petition. There was opposition, regarding placing a single wide manufactured home across from their property, but Mr. Stone confirmed that there were at least six (6) mobile homes on the road already and a couple adjacent to the property. Mr. Merricks closed the public hearing at 6:25 p.m. A motion was made by Mr. Stone and seconded by Mr. Yeaman to grant the Special Use Permit.

RESULT:	APPROVE
MOVER:	Hershel Stone
SECONDER:	Carroll Yeaman
AYES:	Ronald Merricks, Joseph Craddock, Ryland Brumfield, Hershel Stone, Anna Warren, Carroll Yeaman
NOES:	None
ABSTAIN:	None

- e. Case S-24-017 Epic Management Group VA, LLC; Special Use Permit for a residential addiction treatment group home in accordance with Pittsylvania County Code § 35-179 (Staff Contact: Emily Ragsdale)
- e. Case S-24-017 Epic Management Group VA, LLC; Special Use Permit for a residential addiction treatment group home in accordance with Pittsylvania County Code § 35-179

Case S-24-017 Epic Management Group VA, LLC, for a Special Use Permit for a residential addiction treatment group home in accordance with Pittsylvania County Code § 35-179. Mr. Merricks opened the public hearing at 6:25 p.m. Emily Ragsdale, Director of Community Development, reported that Epic Management was present to represent the petition. Attorney Steven Ghoul from PDR Law was representing Epic Management. There was no opposition. Mr. Merricks closed the public

hearing at 6:28 p.m. A motion was made by Mr. Stone and seconded by Mr. Mr. Brumfield to grant the Special Use Permit with the following conditions:

1. The facility shall be limited to 16 residents at any given time.
2. All Building Code requirements shall be met.
3. Receive verification acceptable to the Virginia Department of Health ensuring that the existing septic is designed to accommodate the use at full capacity or connect to public sewer.
4. Remain in compliance with any State or Federal Regulations.

RESULT:	APPROVE
MOVER:	Hershel Stone
SECONDER:	Ryland Brumfield
AYES:	Ronald Merricks, Joseph Craddock, Ryland Brumfield, Hershel Stone, Anna Warren, Carroll Yeaman
NOES:	None
ABSTAIN:	None

11. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

EXECUTIVE SUMMARY

Public Hearing

Agenda Title:	Case S-24-018 Anchorstone Advisors SOVA LLC; Special Use Permit Special Use Permit for a data center in accordance with Pittsylvania County Code § 35-403.						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	November 14, 2024	Item Number:	10.a.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>S-24-018 Anchorstone APP</td> </tr> <tr> <td>2.</td> <td>S-24-018 Anchorstone MAP</td> </tr> </table>			1.	S-24-018 Anchorstone APP	2.	S-24-018 Anchorstone MAP
1.	S-24-018 Anchorstone APP						
2.	S-24-018 Anchorstone MAP						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Anchorstone Advisors SOVA, LLC for a Special Use Permit for a data center in accordance with Pittsylvania County Code § 35-403. The property is a total of 945.79 acres, 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.

BACKGROUND/DISCUSSION

Anchorstone Advisors SOVA, LLC., is requesting a Special Use Permit in accordance with Pittsylvania County Code § 35-403 to allow a Data Center Complex to be placed on the property. The property is currently vacant. On July 16, 2024, the subject properties were rezoned to M-2, Industrial District, Heavy Industry to allow a Special Use Permit to be submitted. 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.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Industrial.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Attached.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of the request with the following conditions:

1. **Transportation Network.** If the final use of the Property meets the threshold requirements for a traffic impact analysis, then the Applicant will submit to the County a traffic impact analysis performed in accordance with the Virginia Administrative Code (24 VAC 30-155). The Applicant agrees to perform any transportation improvements as required by VDOT, in accordance with the deadlines established in any permits, to mitigate for impacts to the public transportation system which will occur because of this Project. All required permits will be obtained from VDOT prior to construction for the applicable phase of Development. For all improvements to the existing transportation system and for all proposed streets that VDOT will be asked to maintain, the Applicant will arrange for a firm not otherwise related to the Applicant or contractor to provide inspection services for construction. Inspection and testing methodology and frequency shall be accomplished in accordance with the VDOT Materials Division's Manual of Instructions and the VDOT Road and Bridge Specifications. A report shall be submitted to VDOT summarizing the inspections steps taken, certifying the results of the inspection, and testing as accurate, and confirming that the streets or improvements were built to the approved specifications and pavement design, and signed and stamped by a professional engineer licensed to practice as such in the Commonwealth of Virginia.

2. **Fire and Emergency Services.** Prior to the issuance of the first building permit, the Applicant, owner, or operator will facilitate a meeting with the County's Fire and Emergency Management Services who will be the first responders to the Project. The meeting shall describe relevant information that is critical to the emergency personnel when responding to emergencies at the Property. Subject to the security requirements of any users of the Property, the County's Fire and Emergency Management Services may request similar meetings for new volunteers on no greater frequency than an annual basis.
3. **Compliance with Laws.** The Applicant, owner, operator and Project shall, at all times, comply with all applicable federal, state, and local laws, rules, regulations, codes, and ordinances, including but not limited to the County's performance standards for data centers in effect at the time of the rezoning. The Applicant, owner, operator and Project shall obtain and, as necessary, maintain all applicable federal, state, and local permits.
4. **Riparian Buffer.** The Applicant shall retain a riparian buffer, as defined by the DCR or Department of Forestry, of no less than 150 feet on each side of the Cane Creek regulatory floodway or Tom Fork regulatory floodway and shall provide other erosion control and stormwater management best practices to prevent erosion into Cane Creek or Tom Fork; provided, however that the Applicant may construct improvements to cross Cane Creek and Tom Fork and any buffer as needed for access across the Property or for the installation of utilities.
5. **Screening and Vegetation.** On the site development plan for each phase of the Property, the Applicant will identify tree save areas and will maintain at a minimum a thirty foot (30') vegetative buffer on the perimeter of the Property that adjoins property that is not included in the rezoning application. If the Applicant is required to disturb areas within the minimum thirty foot (30') vegetative buffer to construct any improvements or such vegetative buffer does not exist, then the Applicant will install supplemental plantings consisting of staggered rows of planted trees and large shrubs that are intended for screening. At least fifty percent (50%) of the trees and/or shrubs used in the staggered rows shall be evergreen in nature. All planted vegetation shall be of varieties native or adaptable to the region that are expected to reach a minimum height of at least to fifteen (15) feet (or minimum of 10 feet if specifically designed for screening) in height at maturity and will be no less than six (6) feet at the time of planting.
6. **Security and Security Fencing.** The Applicant will utilize various techniques to secure the Property during site-preparation, construction, and materials and equipment deliveries, including but not limited to, technology monitoring, in person security personnel, fencing, and secured access

controls. Each developed area within the Property will be enclosed by perimeter fencing not less than six (6) feet in height. Lighting shall be designed, installed and operated, so as to minimize off-site effects as much as reasonably practicable.

7. **Water.**

- a. The Applicant agrees that the Project shall be connected to public water infrastructure. Prior to the construction of the first building on the Property, the Applicant shall submit to the County, design plans for the applicable phase of Development, prepared by an engineer licensed in the Commonwealth of Virginia. The design plans shall show the existing and proposed water infrastructure necessary to serve the applicable phase of the Project. The design plans shall be in conformance with all County and State rules, regulations, and construction standards. In addition to the required on-site infrastructure, the design plans shall include any off-site improvements to public water facilities that will be required to support the Applicant's uses of the Property. The final sizes, lengths, and locations of the proposed on-site and off-site improvements shall be reviewed and determined by the County and the utility provider based on the evaluation of existing conditions and capacity of the water mains to serve the Property, while maintaining the then current operation of the public water system.
- b. All on-site public water infrastructure within the Property that is necessary to serve the Applicant's uses of the Property shall be constructed at the Applicant's sole expense. The Applicant shall be responsible for its proportional share of costs and expenses for off-site improvements or upgrades to the existing public water infrastructure necessary to serve the Applicant's uses of the Property. The Applicant shall not be responsible for the costs and expenses of any planned capital improvement projects or upgrades by the County or the utility provider. All infrastructure and improvements constructed by the Applicant or its contractors shall be constructed in accordance with the approved design plans and shall be in conformance with State and County construction standards.
- c. Notwithstanding the Applicant's obligation to pay for all public water infrastructure to serve the Applicant's uses of the Property, if infrastructure funds are available through Federal or State sources, then the County or utility provider agrees to reasonably cooperate with the Applicant's request to obtain such funding for the Project. Application, identification, and administration for any such funding shall be the Applicant's responsibility so as not to burden the County or utility provider financially for such information. In the case of a reimbursable grant, all up-front expenditures shall be Applicant's responsibility, who shall request reimbursement from the County once those reimbursement funds are made available to the County.

8. **Sewer.**

- a. The Applicant agrees that the Project shall be served by public sewer infrastructure. Prior to the construction of the first building on the Property, the Applicant shall submit to the County, design plans for the applicable phase of Development, prepared by an engineer licensed in the Commonwealth of Virginia. The design plans shall show the existing and proposed sewer infrastructure necessary to serve the applicable phase of the Project. The design plans shall be in conformance with all County and State rules, regulations, and construction standards. In addition to the required on-site infrastructure, the design plans shall include any off-site improvements to public sewer facilities that will be required to support the Applicant's uses of the Property. The final sizes, lengths, and locations of the proposed on-site and off-site improvements shall be reviewed and determined by the County and the utility provider based on the evaluation of existing conditions and capacity of the sewer mains to serve the Property, while maintaining the then current operation of the public sewer system.
- b. All on-site public sewer infrastructure within the Property that is necessary to serve the Applicant's uses of the Property shall be constructed at the Applicant's sole expense. The Applicant shall be responsible for its proportional share of costs and expenses for off-site improvements or upgrades to the existing public sewer infrastructure necessary to serve the Applicant's uses of the Property. The Applicant shall not be responsible for the costs and expenses of any planned capital improvement projects or upgrades by the County or the utility provider. All infrastructure and improvements constructed by the Applicant or its contractors shall be constructed in accordance with the approved design plans and shall be in conformance with State and County construction standards.
- c. Notwithstanding the Applicant's obligation to pay for all public sewer infrastructure to serve the Applicant's uses of the Property, if infrastructure funds are available through Federal or State sources, then the County or utility provider agrees to reasonably cooperate with the Applicant's request to obtain such funding for the Project. Application, identification, and administration for any such funding shall be the Applicant's responsibility so as not to burden the County or utility provider financially for such information. In the case of a reimbursable grant, all up-front expenditures shall be Applicant's responsibility, who shall request reimbursement from the County once those reimbursement funds are made available to the County.

9. **Construction.** A construction management plan shall be submitted to the County prior to the approval of the land disturbance permit for any phase of development of the Project. The construction management plan shall document the proper administration of construction activities at the applicable phase of the Project.

10. **Construction Access.** The construction management plan for each phase of the Project shall require all construction traffic to use U.S. Hwy 58. Clarks Mill Road and Cedar Road and other secondary roads shall only be used for construction traffic if no other reasonable alternative exists, or in the case of emergencies and ongoing facility maintenance. The Applicant shall be responsible to ensure such vehicles comply with the above construction access limitations during the facility construction process.
11. **Lighting.** Lighting shall be in accordance with Article VIII, Community Design Standards, of the proposed Ordinance revisions included in the packet.

On October 1, 2024, the Planning Commission recommended by a six (6) to zero (0) vote, with opposition, that the petitioner's request be granted with the conditions by recommended by Staff.

MOTION:

1. Recommend approval of Case R-24-018 as submitted.
2. Recommend approval of Case R-24-018 with the conditions by Staff.
3. Recommend approval of Case R-24-018 with the conditions by the Planning Commission.
4. Recommend denial of Case R-24-018 as submitted.

STAFF SUMMARY

<u>CASE</u> S-24-018	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> October 2024/November 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Anchorstone Advisors SOVA, LLC., is requesting a Special Use Permit to allow for a Data Complex		PLANNING COMMISSION: Oct 1, 2024
DISTRICT: Dan River District		BOARD OF ZONING APPEALS: November 14, 2024
		ADVERTISED: September 11 & 18, 2024 & October 16 & 23, 2024

SUBJECT

Requested by Anchorstone Advisors SOVA, LLC for a Special Use Permit for a data center in accordance with Pittsylvania County Code § 35-403. The property is a total of 945.79 acres, 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.

BACKGROUND/DISCUSSION

Anchorstone Advisors SOVA, LLC., is requesting a Special Use Permit in accordance with Pittsylvania County Code § 35-403 to allow a Data Center Complex to be placed on the property. The property is currently vacant. On July 16, 2024, the subject properties were rezoned to M-2, Industrial District, Heavy Industry to allow a Special Use Permit to be submitted. 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.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Industrial.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Attached.

RECOMMENDATION

Staff recommends APPROVAL of the request with the following conditions:

1. **Transportation Network.** If the final use of the Property meets the threshold requirements for a traffic impact analysis, then the Applicant will submit to the County a traffic impact analysis performed in accordance with the Virginia Administrative Code (24 VAC 30-155). The Applicant agrees to perform any transportation improvements as required by VDOT, in accordance with the deadlines established in any permits, to mitigate for impacts to the public transportation system which will occur because of this Project. All required permits will be obtained from VDOT prior to construction for the applicable phase of Development. For all improvements to the existing transportation system and for all proposed streets that VDOT will be asked to maintain, the Applicant will arrange for a firm not otherwise related to the Applicant or contractor to provide inspection services for construction. Inspection and testing methodology and frequency shall be accomplished in accordance with the VDOT Materials Division's Manual of Instructions and the VDOT Road and Bridge Specifications. A report shall be submitted to VDOT summarizing the inspections steps taken, certifying the results of the inspection, and testing as accurate, and confirming that the streets or improvements were built to the approved specifications and pavement design, and signed and stamped by a professional engineer licensed to practice as such in the Commonwealth of Virginia.
2. **Fire and Emergency Services.** Prior to the issuance of the first building permit, the Applicant, owner, or operator will facilitate a meeting with the County's Fire and Emergency Management Services who will be the first responders to the Project. The meeting shall describe relevant information that is critical to the emergency personnel when responding to emergencies at the Property. Subject to the security requirements of any users of the Property, the County's Fire and Emergency Management Services may request similar meetings for new volunteers on no greater frequency than an annual basis.
3. **Compliance with Laws.** The Applicant, owner, operator and Project shall, at all times, comply with all applicable federal, state, and local laws, rules, regulations, codes, and ordinances, including but not limited to the County's performance standards for data centers in effect at the time of the rezoning. The Applicant, owner, operator and Project shall obtain and, as necessary, maintain all applicable federal, state, and local permits.
4. **Riparian Buffer.** The Applicant shall retain a riparian buffer, as defined by the DCR or Department of Forestry, of no less than 150 feet on each side of the Cane Creek regulatory floodway or Tom Fork regulatory floodway and shall provide other erosion control and stormwater management best practices to prevent erosion into Cane Creek or Tom Fork; provided, however that the Applicant may construct improvements to cross Cane Creek and Tom Fork and any buffer as needed for access across the Property or for the installation of utilities.
5. **Screening and Vegetation.** On the site development plan for each phase of the Property, the Applicant will identify tree save areas and will maintain at a minimum a thirty foot (30') vegetative buffer on the perimeter of the Property that adjoins property that is not included in the rezoning application. If the Applicant is required to disturb areas within the minimum thirty foot (30') vegetative buffer to construct any improvements or such vegetative buffer does not exist, then the Applicant will install supplemental plantings consisting of staggered rows of planted trees and large shrubs that are intended for screening. At least fifty percent (50%) of the trees and/or shrubs used in the staggered rows shall be evergreen in nature. All planted vegetation shall be of varieties native or adaptable to the region that are expected to reach a minimum height of at least to fifteen (15) feet (or minimum of 10 feet if specifically designed for screening) in height at maturity and will be no less than six (6) feet at the time of planting.
6. **Security and Security Fencing.** The Applicant will utilize various techniques to secure the Property during site-preparation, construction, and materials and equipment deliveries, including but not limited to, technology monitoring, in person security personnel, fencing, and secured access controls.

Each developed area within the Property will be enclosed by perimeter fencing not less than six (6) feet in height. Lighting shall be designed, installed and operated, so as to minimize off-site effects as much as reasonably practicable.

7. Water.

- (a) The Applicant agrees that the Project shall be connected to public water infrastructure. Prior to the construction of the first building on the Property, the Applicant shall submit to the County, design plans for the applicable phase of Development, prepared by an engineer licensed in the Commonwealth of Virginia. The design plans shall show the existing and proposed water infrastructure necessary to serve the applicable phase of the Project. The design plans shall be in conformance with all County and State rules, regulations, and construction standards. In addition to the required on-site infrastructure, the design plans shall include any off-site improvements to public water facilities that will be required to support the Applicant's uses of the Property. The final sizes, lengths, and locations of the proposed on-site and off-site improvements shall be reviewed and determined by the County and the utility provider based on the evaluation of existing conditions and capacity of the water mains to serve the Property, while maintaining the then current operation of the public water system.
- (b) All on-site public water infrastructure within the Property that is necessary to serve the Applicant's uses of the Property shall be constructed at the Applicant's sole expense. The Applicant shall be responsible for its proportional share of costs and expenses for off-site improvements or upgrades to the existing public water infrastructure necessary to serve the Applicant's uses of the Property. The Applicant shall not be responsible for the costs and expenses of any planned capital improvement projects or upgrades by the County or the utility provider. All infrastructure and improvements constructed by the Applicant or its contractors shall be constructed in accordance with the approved design plans and shall be in conformance with State and County construction standards.
- (c) Notwithstanding the Applicant's obligation to pay for all public water infrastructure to serve the Applicant's uses of the Property, if infrastructure funds are available through Federal or State sources, then the County or utility provider agrees to reasonably cooperate with the Applicant's request to obtain such funding for the Project. Application, identification, and administration for any such funding shall be the Applicant's responsibility so as not to burden the County or utility provider financially for such information. In the case of a reimbursable grant, all up-front expenditures shall be Applicant's responsibility, who shall request reimbursement from the County once those reimbursement funds are made available to the County.

8. Sewer.

- (a) The Applicant agrees that the Project shall be served by public sewer infrastructure. Prior to the construction of the first building on the Property, the Applicant shall submit to the County, design plans for the applicable phase of Development, prepared by an engineer licensed in the Commonwealth of Virginia. The design plans shall show the existing and proposed sewer infrastructure necessary to serve the applicable phase of the Project. The design plans shall be in conformance with all County and State rules, regulations, and construction standards. In addition to the required on-site infrastructure, the design plans shall include any off-site improvements to public sewer facilities that will be required to support the Applicant's uses of the Property. The final sizes, lengths, and locations of the proposed on-site and off-site improvements shall be reviewed and determined by the County and the utility provider based on the evaluation of existing conditions and capacity of the sewer mains to serve the Property, while maintaining the then current operation of the public sewer system.

- (b) All on-site public sewer infrastructure within the Property that is necessary to serve the Applicant's uses of the Property shall be constructed at the Applicant's sole expense. The Applicant shall be responsible for its proportional share of costs and expenses for off-site improvements or upgrades to the existing public sewer infrastructure necessary to serve the Applicant's uses of the Property. The Applicant shall not be responsible for the costs and expenses of any planned capital improvement projects or upgrades by the County or the utility provider. All infrastructure and improvements constructed by the Applicant or its contractors shall be constructed in accordance with the approved design plans and shall be in conformance with State and County construction standards.
- (c) Notwithstanding the Applicant's obligation to pay for all public sewer infrastructure to serve the Applicant's uses of the Property, if infrastructure funds are available through Federal or State sources, then the County or utility provider agrees to reasonably cooperate with the Applicant's request to obtain such funding for the Project. Application, identification, and administration for any such funding shall be the Applicant's responsibility so as not to burden the County or utility provider financially for such information. In the case of a reimbursable grant, all up-front expenditures shall be Applicant's responsibility, who shall request reimbursement from the County once those reimbursement funds are made available to the County.
9. **Construction.** A construction management plan shall be submitted to the County prior to the approval of the land disturbance permit for any phase of development of the Project. The construction management plan shall document the proper administration of construction activities at the applicable phase of the Project.
10. **Construction Access.** The construction management plan for each phase of the Project shall require all construction traffic to use U.S. Hwy 58. Clarks Mill Road and Cedar Road and other secondary roads shall only be used for construction traffic if no other reasonable alternative exists, or in the case of emergencies and ongoing facility maintenance. The Applicant shall be responsible to ensure such vehicles comply with the above construction access limitations during the facility construction process.
11. **Lighting.** Lighting shall be in accordance with Article VIII, Community Design Standards, of the proposed Ordinance revisions included in the packet.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-018 as submitted.
2. Recommend approval of Case R-24-018 with the conditions by Staff.
3. Recommend approval of Case R-24-018 with the conditions by the Planning Commission.
4. Recommend denial of Case R-24-018 as submitted.

ATTACHMENTS:

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

Pd 350.00
CHK# 1283

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I/We, Anchorstone Advisors SOVA Limited Liability Company, 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: Please see attached Exhibit A Phone: _____
Address: _____
_____ ZIP _____

2. Location of Property: Southside of Route 58 East - Dan River District

3. Tax Map Parcel Number: Please see attached Exhibit B

4. Election District: Dan River Magisterial District

5. Size of Property: 945.79 +/- acres/square feet
Size of Proposed Special Use: 600 +/- acres/square feet

6. Existing Land Use: Partially Forested

Existing Zoning: Industrial - M-2 - Heavy Industry

7. Proposed Land Use: Data Center Campus

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.

tsalah@anchorstonellc.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.
Anchorstone Advisors SOVA Limited Liability Company, a Virginia limited liability company*

By: *G. Anthony Salah*
Applicant George Anthony Salah as Authorized Member

Sworn to and subscribed before me in my presence this _____ day of _____, in my City and State
aforesaid, by _____ Notary Public. My commission Expires: _____

OFFICE USE ONLY: Application No: _____

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

August 22, 2024

VIA HAND DELIVERY

Ms. Emily Ragsdale
Community Development Director/Zoning Administrator
Pittsylvania County
53 North Main Street
Chatham, Virginia 24531

RE: Application Letter – Special Use Permit Application for 945.79 +/- Acres
Applicant: Anchorstone Advisors SOVA LLC

Dear Ms. Ragsdale:

On behalf of Anchorstone Advisors SOVA LLC (the “Applicant”), please accept this writing as the required application letter in support of the above referenced special use permit application.

The Applicant proposes to develop and operate a data center campus on approximately 946 acres of property located on the south side of South Boston Highway (Route 58) within the Dan River Election District in the southeast region of Pittsylvania County.

The Applicant is requesting that the land, which is currently zoned M-2 - Heavy Industry, be approved for a Special Use Permit to allow for a data center use under the Pittsylvania County Zoning Ordinance (the “Zoning Ordinance”). The Applicant is requesting approval of the subject rezoning pursuant to Sections 35-712 and 35-713 of the Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended.

The Subject Property is generally located south of Route 58, just west of SR – 985, not quite as far as Clarks Mill Road on the western side of the property and not quite to Cedar Road on the Southern end of the property with access points onto Route 58, Clarks Mill Road, and Cedar Road. The Subject Property is comprised of 945.79 acres with varied topography inclusive of rolling flats mixed with some larger hills and slopes and transected by a small section of Cane Creek and the Tom Fork.

The Subject Property is well suited for data center operations in that the area is located near both an already identified Industrial Use area, plentiful existing mixed commercial uses, and relatively close to an area planned for Mixed Commercial/Industrial. The Subject Property is adjacent to land owned by First Piedmont Corporation and located less than a 1,000 ft on the western border from their operations in the area and is just over a mile from the Danville Regional Airport.

There are some residents that live within relative proximity of the Subject Property, and the Applicant has agreed, pursuant to proffers executed in conjunction with rezoning the property,

to maintain enhanced buffers on the perimeter of the property to mitigate impacts on adjacent residential properties. Further, the proposed data center campus with such enhanced buffers will ultimately be relatively non-intrusive, non-disruptive, nor terribly impactful upon the quality of life for the surrounding homeowners and residents. While construction will be the most impactful site activity, such activity will be focused on the northern property line via direct access to Route 58 and accomplished pursuant to a VDOT and County approved maintenance of traffic plan.

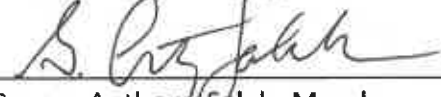
The Subject Property has access points primarily from Route 58 with approximately 280 linear feet of frontage, with additional points for potential secondary access onto Clark Mill Road (approx. 180 linear feet), and onto Cedar Road (approx. 325 linear feet). With the Applicant's intended uses of the property, daily trips are expected to be minimal – a recent study for a data center facility in Stafford, VA, anticipated merely 383 daily trips for a 510,000 sq. ft. facility.

Approval of the requested Special Use Permit and proposed data center operations will allow for the generation of significant tax revenue to Pittsylvania County, with minimal costs or impacts to residents, or taxpayers, for many years to come.

We greatly appreciate your assistance and very much look forward to engaging with all stakeholders as we work through the Special Use Permit application and approval process.

Best,

Anchorstone Advisors SOVA Limited Liability Company

By: 
George Anthony Salah, Member

VIRGINIA

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

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

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

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

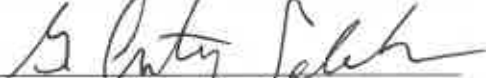
- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as Industrial - M-2 - Heavy Industry District.
- 3) Your petitioner now desires to have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

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,

Anchorstone Advisors SOVA Limited Liability Company

By: 

Petitioner **George Anthony Salah, as Authorized Member**

Sworn to and subscribed before me in my presence this _____ day of _____, 20____, in my City and State aforesaid, by _____ Notary Public. My commission Expires: _____

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT

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

SIGN AFFIDAVIT

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

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

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

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

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

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

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

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

Anchorstone Advisors SOVA Limited Liability Company

Case _____ Applicant By George Anthony Salah Date 8/22/24
George Anthony Salah, as Authorized Member

Signed in and subscribed before me in my presence this _____ day of _____, _____, in my City and State aforesaid, by _____ Notary Public. My commission Expires: _____

Adjacent Land Owners

	Tax Parcel #	Name	Additional Names	Street	City	ST	ZIP
LL	2346-88-7173	Albert B Sheets		1210 Logan Lane	Ringgold	VA	24586
LL	2346-98-4662	Albert B Sheets		1210 Logan Lane	Ringgold	VA	24586
W	2346-63-1823	Bessie Ann Smith		985 Cedar Road	Ringgold	VA	24586
II	2346-78-4016	Cammren Tate Wells		1220 Logan Lane	Ringgold	VA	24586
A	2357-00-5011	Darville Gentry Farm LLC		PO Box 10309	Darville	VA	24543
Q	2356-22-1584	David Alan Chaney II et al	Matthew Chaney et Al	140 Herrndon Place	Darville	VA	24541
Q	2346-82-9188	David Alan Chaney II et al	Matthew Chaney et Al	140 Herrndon Place	Darville	VA	24541
BB	2346-64-0445	David Lea	Margie B Lea	1657 Clarks Mill Road	Ringgold	VA	24586
BB	2346-64-0575	David Lea	Margie B Lea	1657 Clarks Mill Road	Ringgold	VA	24586
BB	2346-64-0653	David Lea	Margie B Lea	1657 Clarks Mill Road	Ringgold	VA	24586
M	2357-30-4686	Edmond T Milam Sr		590 Country Drive	Ringgold	VA	24586
PP	2357-32-5056	Edmond T Milam Sr		590 Country Drive	Ringgold	VA	24586
GG	2346-65-9311	Evelyn Dianne Cunningham		1593 Clarks Mill Road	Ringgold	VA	24586
AA	2346-54-7094	First Piedmont Corporation		PO Box 1069	Chatham	VA	24531
FF	2346-64-6806	First Piedmont Corporation		PO Box 1069	Chatham	VA	24531
HH	2346-76-3191	First Piedmont Corporation		PO Box 1069	Chatham	VA	24531
X	2346-63-3516	Franklin M Turner	Annette B Turner	1875 Clarks Mill Road	Ringgold	VA	24586
NN	2357-32-0055	George Lewis Staton		3911 South Boston Highway	Ringgold	VA	24586
C	2356-26-5644	George W Brandon		179 Holbrook Street	Darville	VA	24541
N	2356-48-2944	Gordon F Reynolds II et Al	Hope R McKay et Al	3990 Queens Grant Court	High Point	NC	27265
P	2356-42-2374	James Calvert Corpening		2665 Cedar Road	Ringgold	VA	24586

L	2357-21-6675	James H Owen	Paul D Owen	3626 South Boston Highway	Ringgold	VA	24586
B	2357-01-9561	Jerry R Davis		2505 Riverside Drive	Danville	VA	24540
V	2346-62-7447	Jessica Virginia Lacks		1105 Cedar Road	Ringgold	VA	24586
V	2346-62-8610	Jessica Virginia Lacks		1105 Cedar Road	Ringgold	VA	24586
G	2357-11-7478	Joseph Pullon et al	Shannon Renee Agee	220 Vista Drive	Ringgold	VA	24586
H	2357-21-0347	Judith Samual Chambers		180 Vista Drive	Ringgold	VA	24586
I	2357-21-1550	Judith Samual Chambers		180 Vista Drive	Ringgold	VA	24586
E	2357-11-5619	KHC Associates LLC		PO Box 11435	Danville	VA	24543
E	2357-11-6658	KHC Associates LLC	Skyview Auto Sales	PO Box 11435	Danville	VA	24543
U	2346-62-3100	Kim C Moran et Al	Page Hudson et al	6281 Dry Fork Road	Dry Fork	VA	24549
DD	2346-74-0583	Mid-State Homes Inc		PO Box 31601	Tampa	FL	33631
Y	2346-53-9784	Octavius Lamar Miller		1857 Clarks Mill Road	Ringgold	VA	24586
Y	2346-63-1783	Octavius Lamar Miller		1857 Clarks Mill Road	Ringgold	VA	24586
EE	2346-64-3684	Pencie L Mitchell	C/O Zelma Brim	PO Box 174	Milton	NC	27305
J	2357-21-2618	Rickey Lee Berkley		427 Williamson Road	Danville	VA	24540
OO	2357-32-1206	Robert Melver Haley		2234 Kerns Mill Road	Sutherlin	VA	24594
T	2346-71-0836	Sally Chaney Lee - Life Tenant	Cathy L Daniel - Remainderman et al	1188 Cedar Road	Ringgold	VA	24586
MM	2356-05-3045	Scruggs Cemetery et Al	Virginia Stephens Webb				
S	2346-72-5378	Steve Lee Rosson	Robin M Rosson	1125 Cedar Road	Ringgold	VA	24586
S	2346-72-4367	Steve Lee Rosson	Robin M Rosson	1125 Cedar Road	Ringgold	VA	24586
S	2346-72-3299	Steve Lee Rosson	Robin M Rosson	1125 Cedar Road	Ringgold	VA	24586
JJ	2346-88-0401	Steven Gee Fuquay		120 Ridgedale Drive	Bristol	TN	37620
K	2357-21-3747	Steven R Thomason		2286 Mountain Hill Road	Ringgold	VA	24586
K	2357-21-4798	Steven R Thomason		2286 Mountain Hill Road	Ringgold	VA	24586
Z	2346-53-8754	Trustees of Central Blvd Church of God		235 Hairston Street	Danville	VA	24541

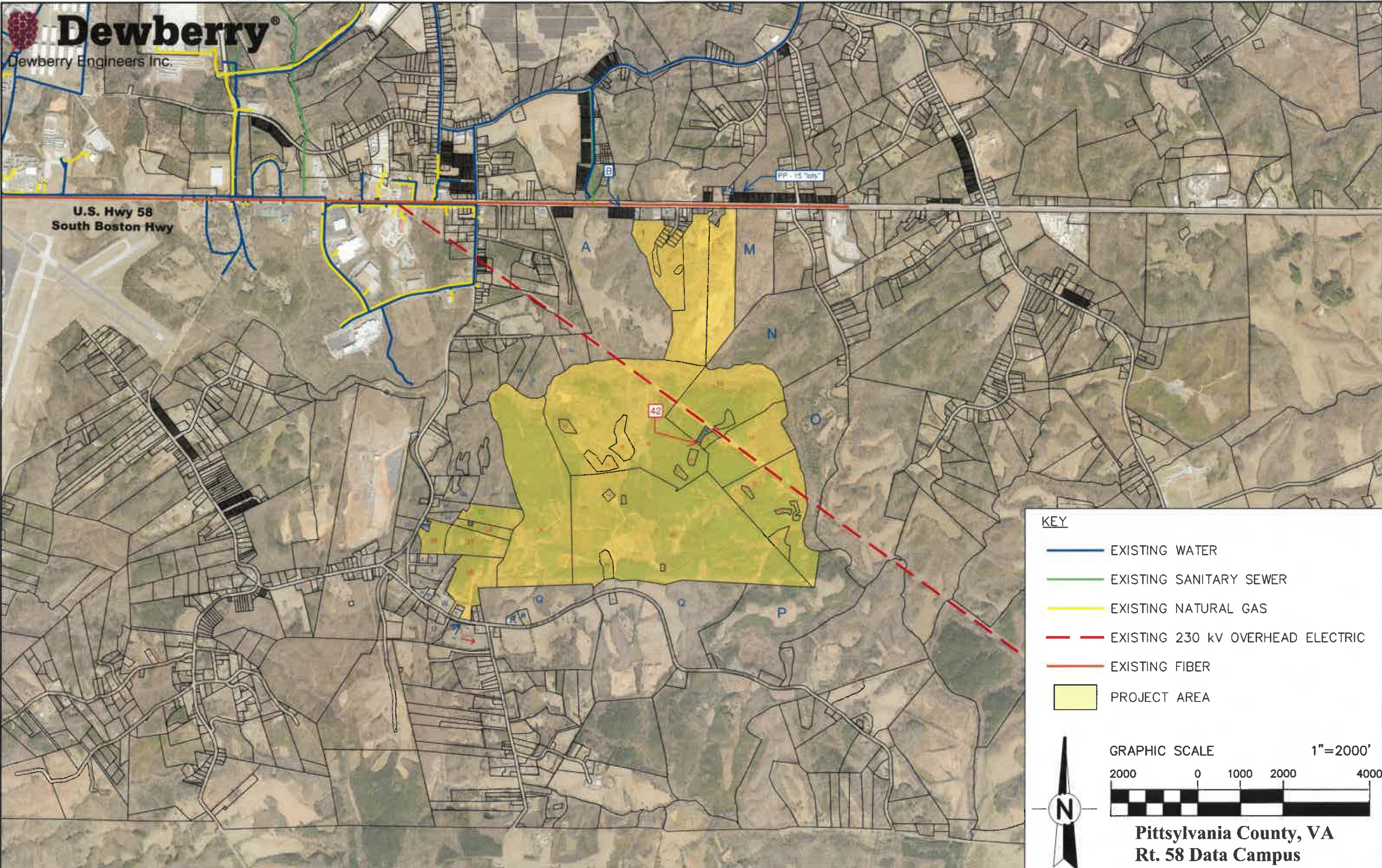
O	2356-56-1704	Wesley Edmunds		c/o Virine Streater	6 Pirates Cove	Hampton	VA	23669
KK	2346-88-3481	William R Hacking Jr		Catherine R Hacking	18 Dresden Court	Sicklerville	NJ	08081
CC	23146-54-6538	William R Murrell Jr			215 Majorca Road	St Augustine	FL	32080

Subject Property Parcels

Land
Bay

Letter	Tax Parcel ID	Ownership	Acreage	Zoning
1	2357-10-5598	Mark Timothy Bowling	32.84	M-2
2	2357-11-7355	Mark Timothy Bowling	0.42	M-2
3	2357-11-6287	Mark Timothy Bowling	0.38	M-2
4	2357-11-6128	Mark Timothy Bowling	0.47	M-2
5	2357-11-5160	Mark Timothy Bowling	0.46	M-2
6	2357-11-5012	Mark Timothy Bowling	0.46	M-2
7	2357-21-0330	Mark Timothy Bowling	0.11	M-2
8	2357-11-9266	Mark Timothy Bowling	0.46	M-2
9	2357-11-9107	Mark Timothy Bowling	0.46	M-2
10	2357-11-8059	Mark Timothy Bowling	0.48	M-2
11	2357-11-7091	Mark Timothy Bowling	0.45	M-2
12	2357-10-5587	Mark Timothy Bowling	1.77	M-2
13	2357-10-5587	Mark Timothy Bowling	0.65	M-2
14	2356-29-2703	Hubert C Sellers Jr Et Als	43.89	M-2
15	2357-20-7180	Hubert C Sellers Jr Et Als	46.75	M-2
16	2357-21-6495	Hubert C Sellers Jr Et Als	0.15	M-2
16	2356-37-0437	Mark Timothy Bowling	55.51	M-2
17	2356-26-6541	Mark Timothy Bowling	1.63	M-2
18	2356-36-0964	Mark Timothy Bowling	1.90	M-2
41	2356-26-4413	Mark Timothy Bowling	0.68	M-2
19	2356-36-6307	Mark Timothy Bowling	62.00	M-2
20	2356-44-2986	Mark Timothy Bowling	49.10	M-2
21	2356-44-3500	Mark Timothy Bowling	0.91	M-2

22	2356-44-3500	Mark Timothy Bowling	0.85	M-2
23	2356-44-3500	Mark Timothy Bowling	1.20	M-2
24	2356-44-3500	Mark Timothy Bowling	4.51	M-2
25	2356-14-1338	Mark Timothy Bowling	214.66	M-2
27	2356-13-5596	Mark Timothy Bowling	0.34	M-2
28	2356-03-5520	Mark Timothy Bowling	2.05	M-2
36	2346-73-0926	Mark Timothy Bowling	21.59	M-2
38	2346-64-2159	Mark Timothy Bowling	11.10	M-2
37	2346-74-1088	Mark Timothy Bowling	15.00	M-2
39	2346-74-4339	Mark Timothy Bowling	5.20	M-2
40	2346-74-5770	Mark Timothy Bowling	10.00	M-2
35	2346-85-6216	Mark Timothy Bowling	134.50	M-2
29	2356-07-6095	Mark Timothy Bowling	169.30	M-2
34	2356-26-2181	Mark Timothy Bowling	2.02	M-2
33	2356-26-2181	Mark Timothy Bowling	4.05	M-2
32	2356-26-2181	Mark Timothy Bowling	6.83	M-2
31	2356-26-2181	Mark Timothy Bowling	1.26	M-2
30	2356-26-2181	Mark Timothy Bowling	1.48	M-2
42	2356-26-2181	Mark Timothy Bowling	0.49	M-2



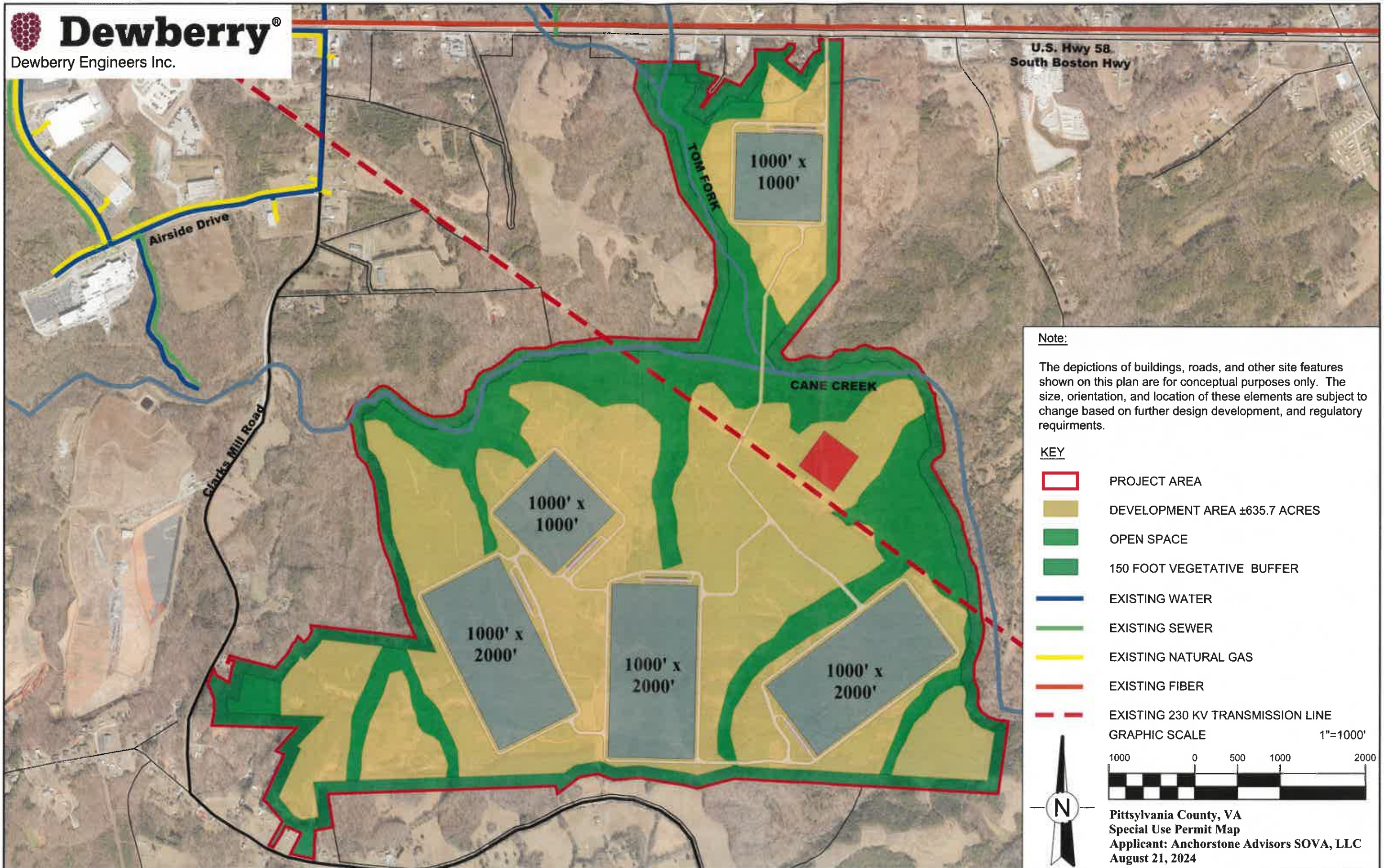
KEY

- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING NATURAL GAS
- EXISTING 230 kV OVERHEAD ELECTRIC
- EXISTING FIBER
- PROJECT AREA

GRAPHIC SCALE 1"=2000'

2000 0 1000 2000 4000










Pittsylvania County, VA
Rt. 58 Data Campus

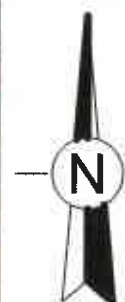
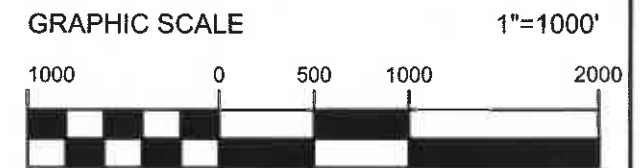


Note:

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



Pittsylvania County, VA
Special Use Permit Map
Applicant: Anchorstone Advisors SOVA, LLC
August 21, 2024