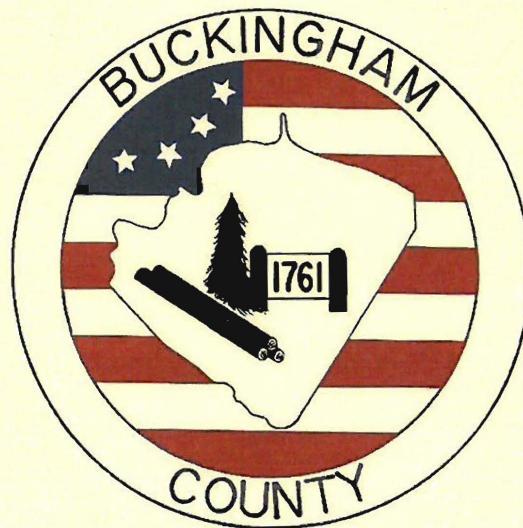


**Buckingham County  
Planning Commission  
Monthly Meeting  
Packet**



**November 22, 2021**



Buckingham County Planning Commission Agenda  
Monday, November 22, 2021 7:00PM  
County Administration Building  
Peter Francisco Meeting Room  
[www.buckinghamcountyva.org](http://www.buckinghamcountyva.org)

**You may view the meeting by logging on to <https://youtu.be/O9WpReNQ6l4>**

1. Call to Order by Planning Commission Chairman
  - Invocation
  - Pledge of Allegiance
  - Establishment of Quorums
2. Adoption of Agenda
3. Approval of Minutes
  - A. October 25, 2021 Regular Meeting
4. Public Comment
5. Old Business
  - A. Public Hearing Case 21-SUP291 John Yoder
  - B. Public Hearing Case 21-ZMA293 Rock Wood Products of Dillwyn, Inc.
  - C. Introduction Case 21-SUP287 James Burmaster
  - D. Introduction Case 21-SUP294 Joseph Kauffman
6. New Business
  - A. Introduction Case 21-SUP295 Jennifer Sombar & Katie VanSciver
  - B. Introduction Case 21-SUP296 Buckingham Cattlemen's Association
  - C. Introduction Case 21-SUP297 George & Susan Pamela Goodwin
  - D. Introduction Case 21-SUP298 Ike Yoder



## 7. Reports

- A. Building Permits Report
- B. Zoning Administrator Report

## 8. Commission Matters and Concerns

## 9. Adjournment

**In response to the COVID-19 epidemic, Public Comments AND Public Hearing Comments for Buckingham County Planning Commission Meetings and Hearings will be received using the following methods:**

**1. Written comments may be mailed to the Planning Commission at PO Box 252 Buckingham, VA 23921. Please limit word count to 500 words.**

**2. Emailed comments may be sent to [publiccomments@buckinghamcounty.virginia.gov](mailto:publiccomments@buckinghamcounty.virginia.gov). Please limit word count to 500 words.**

**3. Telephone voicemail comments may be left to be played to the board by calling 434-969-5039**

**4. To appear virtually to the Planning Commission for comments please email [publiccomments@buckinghamcounty.virginia.gov](mailto:publiccomments@buckinghamcounty.virginia.gov). You will receive notice with the link and/or telephone number necessary to connect virtually during the meeting.**

**5. In person Public Comments will be permitted by signing up (signup sheet) to speak prior to the beginning of the meeting**

**Please note: Please state your name, district, address, and which hearing you are commenting on. The three (3) minute rule will apply to public comments. All correspondence must be received only by the methods above, and are due by 12:00 PM Eastern Standard Time the day of the meeting.**

**Buckingham County  
Planning Commission  
October 25, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Monday, October 25, 2021 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Board of Supervisors' representative Danny Allen. James D. Crews; Ashley Shumaker; John Bickford; Patrick Bowe; Steve Dorrier; Joyce Gooden Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

**Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance**

Chairman Patrick Bowe called the meeting to order. Ashley Shumaker gave the invocation, Steve Dorrier led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- seven of seven members were present. The meeting could continue.

**Bowe:** Adoption of agenda

**Bickford:** Moved to approve.

**Allen:** Second.

**Bowe:** I have a first and a second. All in favor Raise your right hand unanimous seven of seven. Approval of minutes September 14 work session.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to approve the agenda as presented.**

**Bickford:** Moved to approve as presented.

**Allen:** Second.

**Bowe:** We have a first in a second for approval. All in favor Raise your right hand. Seven of seven unanimous September 27 regular meeting minutes.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission approve the minutes as presented.**

**Bickford:** Moved to approve as presented.



**Shumaker:** Second.

**Bowe:** We have a first and a second. All in favor, raise your right hand. Unanimous. Public comment.

**Commissioner Bickford moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission approve the minutes as presented.**

**Edmondston:** Mr. Chairman we have one individual signed up for public comment. That's Patricia Whittaker.

**Bowe:** Miss Whitaker you want to come up to the podium?

**Patricia Whitaker:** My name is Patricia Osmond Whitaker; I don't know what district I am. They haven't really figured that out yet. And anyway, I live on clay bank road 2554 my address is Dillwyn y'all put a solar panel right across on both sides of 60. It started running im assuming since we get in all this trash coming off. I did a little research on it myself. I don't think the county has researched it enough. And I started opening my Windows since it's been kind of you know, nice, cool. Well, I have somebody comes and cleans my house. A whole entire house once a month. And on top of my furniture, I have glass so I don't scratch my furniture. But I want to wind the clock the other day. I said something right. I took a paper towel, a dry paper towel and I wiped it. We are breathing black dust. Haven't had any rain in that area and you can see it on radar. That one little spot so I went and talked to a electrical engineer. He said You ought to know that when the sun panels are heating up like that they are evaporating all the water that's in those clouds that you're not going to get any rain. Our ground is cracking. The dogwood trees are dying. We haven't had rain the other day we come up 60 to Dillwyn we went all the way up to Mr. Davis's there. We let the dog stay. She watches our dog. Pouring down raining. Not a drop of rain at home. Not a drop. We haven't had a drop of rain since we had that tornado went through there. Not a drop. Y'all need to rethink the solar panels. My husband, we own 100 acres across Creek in Cumberland County. And when they started up here, they have hounded us like crazy. I want to talk to Cameron. Cameron and I are right close Cameron up in Dillwyn and his daddy was a supervisor where I worked. Like I've known him quite a while. So I talked to Cameron about he said he went through the same thing. And when he decided he was going to do it because he's getting in bad health. Well, my husband is in bad health. My husband right now has two bad feet on a kind of diabetes. He's not able to do a whole lot or anything. But that dollar bill ain't that much if you breathe in that charcoal area and your animals, the birds and everything. And we also did the same every week, two weeks. We also got one for wind vane when they built our house. Up there. We got a three story hipped roof, Georgian, and it's windy. The contractor workers said when they built the house, even in July, there's wind going on. What's wrong with wind vans up here? Why do we have to kill and do away with the beauty of the county? That's one reason I moved up here is because I'm originally from Powhatan and I'm a come here. I moved here in 2000. And I know the federal government isn't only sometimes on deals, I know they're pushing them. But the \$ Bill is not everything. My husband I could have

sold out to sun panels for \$1 million and went on our marry little way. But I don't think that's the way to go. I think y'all need to stop this when to some panels. And I think you need to do a little bit more research. I got a white Jeep brand new in January of this year. I told Pat I said look at he parked right beside me. I take it to the carwash the black doesn't even come off of it. It's like glue you have to go get it manually washed dollar killing yourself sometimes I disagree with them largely and know the odds and ends with the federal and know the odds and ends with a state. But I'm going to tell you right now, you're not doing the right thing with sun panels. When bands they put in 300 on the East Coast. Yeah. Why not put wind bands up here? Why do we have to destroy the Land and I talked to the man the boy is in a hunting club across the road. My husband talked to me. He said he's got a lawsuit. He's got 400 acres over there. He's got a lawsuit against the county because they flooded his field when they messed up right down on 60 With underground spring and I know all y'all know it because your born and raised here. I wasn't but I'm a country girl to the bone to the square bone. I know about the trees. I know about the animals. The animals and human beings have got to live together. We've clear cut this land were raping the land on the count money. Its all about money.

**Bowe:** Im going to have to cut you off.

**Whitaker:** Thank you. I think you get the point.

**Edmondston:** Are you Miss Poulter. You've signed up for the public comment period during the public hearing. Now, are you signing up for public comment itself? Or were you speaking specifically for 21 Sup 285? Okay. Well, then we'll call you when that public hearing is open. Yes, ma'am.

**Bowe:** Any other public comment?

**Edmondston:** No, Mr. Chairman.

**Bowe:** Public comment is closed. Old business.

**Edmondston:** Yes, sir. Mr. Chairman, members of the planning commission. We're here tonight for a public hearing for case 21 sup 285. The landowner Larry and Deborah Davis at 212 Avalon Farm Lane Dillwyn applicant Evan Carlson impacts our solutions located in Roseville, Minnesota. The tax map regarding this property is 114 Parcel two it contains approximately 36.42 acres and it's located on gravel Hill Road no non one address assigned State Route 617. It's currently in a one agricultural district and of course the request was for this public hearing to be held to obtain a special use permit for solar generating facility for the purpose of constructing and operating a solar energy the energy generating facility for up to two megawatt AC photovoltaic community solar garden we have listed after this case was first introduced in August 2021. We do have 26 conditions we also have Scott Aaronson joining us via zoom and another individual here in the audience Jesse that would be able to speak to any questions or concerns that she may have after the public hearing is held.



**Scott Aaronson:** Okay, can you guys hear me okay?

**Bowe:** Yes.

**Aaronson:** Okay great.

**Bowe:** Any of the commissioners have any particular questions they want to address to the applicant?

**Allen:** we went back and get the land straight before he did that part straight and I was wondering if he had looked over all the conditions and was good with the setbacks on it?

**Aaronson:** We had a chance to take a look at all of the conditions and we generally agreed to all of the conditions.

**Bowe:** Generally? Do you agree with them or do you want to talk about them?

**Aaronson:** No sir No. So we do agree with all the conditions Thank you. I believe there was some small the reasons I said generally there was a small typo but I believe we fixed the small typo that they had a different company's name but we agree with all the condition

**Bowe:** Any of the other Commissioners have any comments or questions for him?

**Bickford:** May have some after the public hearing?

**Bowe:** Well, let's have a public hearing on it then and see where we go from here.

**Aaronson:** Great okay, just so you know, to I apologize for not being there in person actually what we were supposed to however my flight got canceled but we should be able to hear everything until were able to come down there again, like previous in to your person visit next step progress.

**Bowe:** We have anyone signed up for public hearing?

**Edmondston:** Yes, sir. Mr. Chairman, Jane Poulter.

**Jane Poulter:** I'm Jane Poulter, I live here in the Maysville district, all over on Troublesome Creek road. I just wanted to, I think I have, I wasn't quite sure where my comments would fit. But I am, in general in support of solar power, and the county, using that as a way to develop our businesses because it is an issue we have in the county of not necessarily being able to generate enough revenue for us to run the county. Well, I do in this could have been covered under the conditions that you have made. But I just want to say that I do have concerns about the land use and like the previous speaker, about the potential impact on our climate, the environment where you're eliminating cover, you're eliminating forests in order to build a solar farm and I feel like

we ought to have a balance between and this should be the obligation of the solar farm itself, between the tearing down of trees, and the need to balance it with maintaining vegetation. The whole issue with storm water drain off, could be a real headache for the county. So I want to make sure that those type of conditions are included. The use of herbicides, again, this comes back to the issue, the concern about land clearing, keeping it cleared, and what are we placing in our water and potentially with all the wells that we have in our county? Putting dangerous chemicals into the water? And then how are you ensuring in planning the county that building materials and solar panels which can contain heavy metals are being properly disposed of now and in the future as the panels decay? Thank you very much.

**Bowe:** Any of the commissioners have any further comments about the project or questions?

**Allen:** Yeah, I do have another question. How about Dominion has dominion decided to pick your solar panel up to use them? Or you got to wait for agreement with us before you don't get agreement with Dominion?

**Aaronson:** I apologize I can't see. I can't see who's talking was that... Uh, would you like me to address that at this point?

**Allen:** Yes, sir.

**Aaronson:** Okay, perfect. So the first step of the process is, well, actually with the particular project, usually, we already have submitted information directly to dominion. So what that means is that there's usually quite a bit of scoping calls. And essentially, what happens is, the first thing we do is we look under options, we get site control. And then once we get site control, after that point, we start to talk with dominion. And we might start out at 100 sites, 110 sites with Dominion. And then once we talk to Dominion in more detail, and they do several stuff. At that point, usually they near down significantly. At this point, we've had preliminary discussions with dominion, and dominion says they believe that or we've made calculations based off what the dominion says the cost is for building. And at this point, we believe that these are new projects that we believe that if we get the permits, where we could actually get them there's some more things have to apply for, and we need the permits in order to do it. We're trying to do this under something called Community Solar. So what that means is that Dominion won't own the project. You know, I won't go into too much detail about it. Mainly, because I, you know, I don't want to waste your time when I already explained that I see a previous but community solar, you know, the best way to describe it, it's a rebate that, essentially we're getting, we're getting subscribers from the community to actually subscribe to the, to the panels, and in exchange for subscribing. They make a little bit of money off their electric bill. But it's also possible that we could, so that's the plan is community solar. The answer is yes. Dominion has said that we have more steps to take but so far this looks promising. And yeah, yeah. And it's also possible that if we do that later on Dominion might want to buy the project directly through something called an RS through an RFP process. You know, that's also a potential. You know, I could also talk to some of the comments that I heard previously from the public hearing, if you like as well. Mainly, you know, it's funny because we agree with, I agree with most of the points of the comments. Mainly, we



want to make sure that we're not doing tearing down trees or using herbicides that we use Panels that are that are sustainable and don't carry a lot of that stuff in, you know, there's a couple of things. One, the big thing that you have is that we use monocrystalline panels. And that's the condition that we have to use those panels. You know, I gave a presentation a couple of weeks ago, those panels contain mostly don't contain a lot of that scary those scary chemicals that a lot of times people talk about when they're solar, like the cadmium and all that type of stuff, mostly silicone with silver, and aluminum. We also don't use herbicides, which is actually a much better, you know, much better for the land than traditional farming, which is, you know, certainly not knocking it because, you know, we all need to eat but yeah, it doesn't use herbicides at all on the land uses a pollinator friendly, there's a Virginia requirement for community solar that requires us to use a deep seeded natural route mix that has the pollinator friendly in good for the environment, significantly deeper roots, it's good for erosions and stuff. And it's, you know, it's in a good spot. That's the most important thing. It's already this trees covered on most sides here. And, you know, we're going to put in trees up on the front, nobody should be able to see it.

**Bowe:** That answer your question, Danny?

**Allen:** Yeah, so I mean, he's going to have to have a permit from us to go see Dominion.

**Bowe:** Any other questions? Looking for a motion? We will close the public hearing.

**Bickford:** If there is no other question from the commissioners and as long as the applicant understands all the conditions which he said he has. I recommend we move this forward to the Board of Supervisors.

**Allen:** Second.

**Bowe:** We have a first and a second. All in favor, raise your right hand. seven or seven unanimous. Next case.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP285 on to the Board of Supervisors.**

**Edmondston:** Mr. Chairman, the next case is the public hearing for case 21 sup 286 landowner NCN properties LLC Lawrence Marshall of Charlottesville, Virginia. The applicant once again is Evan Carlson with impact Power Solutions in Roseville, Minnesota. This tax map is 125 parcel for lot two and it contains approximately 21.09 acres and it's located on Route 20 South constitution route currently zoned a one and their request is to obtain the special use permit for a solar generating facility for the purpose of constructing and operating a solar energy generating facility for up to two megawatts once again Scott Aaronson representative for impact Power

Solutions is joining us via zoom to answer any questions and concerns regarding the public hearing for this case.

**Bowe:** We have anyone signed up for the public hearing?

**Edmondston:** We do not, no sir.

**Bowe:** Okay, we'll open and close the public hearing. Do the commissioners, any of them have any questions, comments?

**Bickford:** I guess I would say laws applicant understands the conditions on this.

**Bowe:** These should be pretty closely identical to the ones that were in the other correct?

**Bickford:** Any problem with the conditions as they are sir.

**Aaronson:** No, sir.

**Bickford:** Okay you do understand on this one. This is a little different because this is existing. Wooded track with lob lolly plantation, you will need to maintain that for your buffer?

**Aaronson:** Yes, I understood.

**Bickford:** The previous application you had a farm land that you had a plant in front of Gravel Hill Road to obscure that but this has got plantation you're going inside the plantation but just want to make sure you understand you have to continue carrying that buffer loblolly pine for the solar farm.

**Bowe:** Don't clear cut it is what he's saying.

**Aaronson:** Understood. Understood.

**Bickford:** All right. Very good. If no commissioners have any questions, I'm going to make a motion move this forward.

**Allen:** Second.

**Bowe:** Have a first and a second. All in favor of moving forward? Raise your right hand. Seven of seven unanimous

**Bickford:** Good luck, sir.

**Bowe:** Thank you very much next case.



**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP286 on to the Board of Supervisors.**

**Edmondston:** Mr. Chairman, we here tonight for the public hearing for 21 ZTA SUP 292 landowner an applicant is historic Buckingham P O Box 152 Buckingham, Virginia 23921. The property is tax map 124 parcel 19. It contains approximately 40 acres located at 84 LeeWay side road here in Buckingham and the Maysville magisterial district. It is currently zoned a village center VC one. The applicant had asked for this public hearing and to obtain a special use permit for the purpose of holding public events at the historic village location to include but not limited to the Indian relic show fall farm fest spooky hollow drop through village Christmas market vino in the village primitive technology day in May fest. At this time, there's not a use provided for the request. The zoning administrator is asking the planning commission data zoning text amendment tech community service organization programs to elicit special uses in the village center district. By nature, the public events listed by the applicant would be defined as programs held by community service organization and of course the applicant asked for the public hearing for this request. So this would require two votes if after the public hearing is held and discussion, one for a zoning text amendment and the other one for the approval. The recommendation for the approval of an SU P we do have the representative Mr. Bobby Snoddy with us tonight to address any questions and concerns as well. Goodbye

**Bowe:** We have anyone signed up for public hearing Nicci?

**Edmondston:** Yes sir Dennis Duty is signed up to speak.

**Dennis Duty:** My concern and I live on Leeway side road, grew up there, one there have lived there continuously. But I've gone and come back here. When there are events held there, there is a major increase in traffic to depending on this speed limit on Leeway side road is 25 miles an hour. Most people have no idea what it is. It needs better signage, better control. I've actually spoken to Jordan about it. And I've discussed it with all the neighbors there. We would like to see speed bumps for traffic control put on the road there. And a lot of cases it's needed. Actually chased down some young people that went barreling through there before. So that that's my concern. I don't have any concern with the village and what's there. I wanted to voice our concern is the neighborhood as speed control through there. Not only when there's activity going on at the village, but speed bumps would help control it all the time.

**Bowe:** You talk to VDOT out about that?

**Duty:** I spoke with Jordan Miles about it. We've discussed getting a petition together. My secretary has procrastinated on getting that done. Anyway, that's...

**Bowe:** That's what I'm saying is I'm not sure Buckingham could just go put speed bumps on state highways. I want to check that out with VDOT to see if they would even entertain the idea.

**Duty:** Right. But I would think with your support that would carry a lot more weight.

**Bowe:** I mean I doubt it but we could try.

**Duty:** Okay, yeah, we're going to, like I said, I've spoken Jordan about it and the different ways to pursue that. And the reason I thought I would be bringing up here to let it be known. Okay...

**Bowe:** Thank you, sir. Thank you. Are there any other speakers?

**Edmondston:** No, sir.

**Bowe:** In that case will close up the public hearing portion

**Bobby Snoddy:** Unfortunately, even though we're a community service group we're a private entity and I don't know I know that we would be in support of a similar limitation on the roadway.

**Bowe:** Don't get me wrong I'm not opposed to I just don't know if VDOT is going to allow such a thing.

**Snoddy:** That's the problem I don't know that it's going to be something that they're willing to allow not a major road but it's certainly it used to be and it is a it is heavily populated through there I understand Mr. Duty's concern we have the same particularly when we have events this were helped a great deal by the largest of the community and also the sheriff's department for example, the Saturday evening will be spooky hollow and it will be the traffic will be controlled by law enforcement. If we can have them there all the time. That would be helpful but it's I don't know how realistic that is to hope for that. But we'll do anything that we can Dennis to support.

\*Comments from Crowd\*

**Edmondston:** Mr. Duty or Mr. Snoddy. If you'd like after the meeting, I'm more than happy to exchange some contact numbers and put you in touch with the V dot resident engineer Scott Frederick and help you from there.

**Snoddy:** Thank you, sir. Is there any information or any question that any other member of the planning commission might have?

**Bowe:** Anybody have any questions of the applicant here? Comments?

**Allen:** Well, I like to have a definition of what the community service organization programs are instead of just putting that wording out there there's got to be a definition somewhere along the line that would describe exactly what all of it means.

**Edmondston:** Yes, sir. Mr. Allen and we will myself our county attorney will work towards the best definition for community service organization program.

**Allen:** I think it's enough out there now but if you want to add some more.

**Snoddy:** Thank you

**Bowe:** I guess the first one we ought to do is the wording in the zoning text amendment anybody want to make a motion?

**Bickford:** Move to approve the zoning text amendment.

**Shumaker:** Second.

**Bowe:** We have a first in a second All in favor Raise your right hand seven of seven, unanimous. What was the second one we needed to vote on?

**Commissioner Bickford moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to move 21-ZTA292 on to the Board of Supervisors.**

**Edmondston:** His request for the special use permit for that purpose.

**Bowe:** Okay, now would be the voting on the SUP portion of it.

**Allen:** So moved.

**Bickford:** Second.

**Bowe:** Have a first motion and a second. All in favor please raise your right hand seven unanimous next case.

**Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to move 21-SUP292 on to the Board of Supervisors.**

**Edmondston:** Chairman the next case under old business is case 21 SUP 291. The landowner an applicant is John Yoder at 541. Allen's Lake Road, Dillwyn, Virginia. It's tax map 113 parcel 10. It contains approximately 9.48 acres and it's located at the 541 Allen's Lake road Dillwyn address in the Curdsville district, Mr. Yoder. His case was presented last month as an introduction, at which time more information was requested from Mr. Yoder in regard to his desire location at his home to operate a commercial sawmill and some other questions amongst



commission members and regarding another location or trying to find something more suitable for Mr. Yoder so he is back here with us this evening to address those questions or concerns

**Bowe:** Any of the commissioners have questions Mr. Yoder?

**Allen:** Well now the idea was trying to find another location because the location there is a smaller road it's a lot of children and older folks on the road and I don't think... it's not a good place, but our comp plan doesn't match with it either but I'll still try to find a better place for you but at this time I still can't get any approval on it the one I was looking at it the pallet factory on buffalo road. Have you found anything else that you wanted to do? A different place?

**John Yoder:** Nah, I didn't. I don't really want to find anything else anyway.

**Bowe:** Talk a little closer to the microphone if you would.

**Yoder:** I said I want to have my business at home so I didn't look for anything else anywhere else I just...

**Bowe:** So what you're saying is you want to stay with your location of your own?

**Yoder:** That's what I would like yes.

**Dorrier:** I have a question Mr. Chairman I noticed in your narrative that you would be willing to build a new road to your establishment would that be possible?

**Yoder:** That's a driveway but that's a different separate driveway off of the same route

**Dorrier:** I thought maybe you build another road into that so maybe that would eliminate the problem.

**Allen:** No he would just be adding another driveway 50-100 feet up the road just a little bit around the curve there but no.

**Yoder:** And I don't know if some of those additions might be scaring you to have an expanding a good bit. Those additions if I would ever use them would only be like dry kilns it wouldn't be... it wouldn't be increasing the amount of traffic or lumber it would just be finishing the product. It would just be cutting boards I'd also be maybe putting in a resale, finish it, dry, dry it in kilns.

**Bowe:** Please speak a little closer to the microphone. That rain beating on this ceiling up here I'm having a hard time hearing.

**Yoder:** If I were to put additions in, it wouldn't be increasing the amount of traffic or lumber coming or going it might just be for dry kiln I don't think I will ever put those in but I was told if anything I'm thinking of I should put it in my narrative.

**Allen:** You haven't checked with nobody else on location?

**Yoder:** I have not. I want to do something I have to make a living. I want to be at home with my family.

**Allen:** I understand but you didn't talk to anyone at the edge of Dillwyn at that wood yard?

**Yoder:** Did I what?

**Allen:** The edge of Dillwyn? The wood yard. You didn't talk to them.

**Yoder:** Yeah. But that was just maybe a temporary thing till I figure out what I'm doing.

**Bowe:** Do any other commissioners have any questions or comments?

**Gooden:** I feel you may, you said you're thinking of adding more buildings, and maybe increasing your business at this location?

**Yoder:** Not really. No. I mean, like I said, if I would, in the future, be adding another building, it would end to be for like a dry kiln. Maybe put in a resaw just take the lumber instead of cutting cant for pallet lumber. I would be finishing the lumber, just getting everything ready just to put the pallet together.

**Gooden:** Right, and what would the size of these buildings be? I'm not familiar with?

**Yoder:** I have no idea. It might be a 16 by 40. Or it might be it might be another 60 to 100.

**Bickford:** Mr. Yoder, would you remind us of how many tractor trailers you have weekly coming in?

**Yoder:** I'm guessing maybe 5.

**Bickford:** 5 weekly?

**Yoder:** At this point, with just me working there, five would either do it but if my boys once my boys get older, it might increase it a little bit.

**Bickford:** If you increase your production, what do you anticipate you're number of trucks per week would be? Double?

**Yoder:** 12.

**Bickford:** 12. I'm in the timber business. So as when you came before us and introduced your application. I'm in timber business to you and I welcome anybody to get in. The problem you got is logistics. Getting tractor trailers down that little road. Even though it's a state road. It's not very wide. And you got elderly people live around there. That's why supervisor Allen there was trying to help with another location. It's just it's not a very good fit, what you're trying to do Where you are you located because of getting tractor trailers in and out. One of our charges as commissioners is the safety of the residents of the county. So we got to really consider that on this application. I just want you to know that was the issue not that you have a saw mill that just a safety issue with the trucks come in and go on a small state dirt road that's basically not set up for tractor trailer use.

**Allen:** His paper says three trucks daily but not limited to that much, could be more on it.

**Bickford:** Well if his plan was to work and his production picked up and you're going to have more truck traffic and you have a narrow road state dirt road

**Shumaker:** I see on the application for a traffic impact determination that the second option was checked by Vdot out that says a traffic impact statement is not required. The traffic generated by the proposed zoning change development does not exceed normal thresholds was Vdot made aware of the tractor trailers that you would have coming in?

**Yoder:** And it is it is not a dirt road.

**Allen:** Probably have to build another drive or anyway because you don't you don't own the whole driveway.

**Yoder:** I don't.

**Allen:** Right that at the telephone pole at your driveway is right straight back. It's owned by somebody.

**Yoder:** I'm aware of that.

**Allen:** But what I'm what I'm saying is, so you don't own your whole driveway. You don't have like, easement on it. You just have verbal. Yeah, it's okay. Right. So if you're going into industrial, going into a business, might want to build another driveway. Anyway, if we went in for this, just letting you know, where are we at different things we have to look at,

**Yoder:** I have no objection to building a new driveway if gets granted. I can even write a new narrative if it you know, if it helps anything, even if I don't know, even if I just have five years to operate, there just myself, I might move somewhere else. Just throwing stuff out.

**Bowe:** This is a tough one. It's not yet gone to public hearing. We want to move it forward to public hearing and see if some of the neighbors come out and respond to this thing? We're

assuming they don't want it. But who knows? They might all say, yeah, let him do it. I mean, who knows?

**Allen:** Yeah, we can go ahead and make a motion. I make a motion to go to public hearing.

**Bowe:** Do I have a second?

**Shumaker:** Second.

**Bowe:** Okay, I have a first and a second to move this case forward to public hearing in November. All in favor, raise your right hand. All opposed. six one in favor of you will be moved forward to public hearing. Now, if I remember correctly, you won't be able to attend the November meeting is that correct?

**Yoder:** Ill be there.

**Bowe:** Next case.

**Supervisor Allen moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to move 21-SUP291 on to public hearing.**

**Edmondston:** Mr. Chairman on the agenda tonight is certification for APEX public hearing comments. In regard to the background for this portion of the agenda. The attached email was received September 26 2021 from a Emanuel Zunz regarding the public hearing case for 21 sup 290. This email was inadvertently omitted during the reading of public comments on September 27 2021. The comment is to be read tonight in the planning commission examine the content of the comment. The Planning Commission without the inclusion of Mr. Zunz comment voted to recommend approval of case 21 SUP 292 the Board of Supervisors tonight the planning commission will vote again factoring in Mr. Zunz, his comment and an effort to ensure a complete recommendation to the Board of Supervisors. I also want to include another email from Bradley Pickens and it was received after the time deadline because it came from a different time zone on the day of September 27. And in an effort to make sure all emails and comments are included. I will read both of those this evening. My name is Emmanuel Zunz, and I am the owner of the property located at 991 Paynes Rd. which is adjacent to the Riverstone Solar Project. I have several comments and questions about the project and SUP. I would appreciate hearing a response to my questions from Apex Clean Energy and/or the Planning Commission. The application references that the "power generated will be linked to the electrical transmission grid via the existing 138 kv overhead high voltage transmission line adjacent to the property. Where does Apex intend to link to the transmission line? Could this location change? Is it Apex's position that the transmission line is on its leased property? If not, what is the plan for accessing the transmission line? Section 3.7 of the SUP application, titled "Existing and Proposed



Utilities,” contains a map that references “Proposed Easement: Gentie Line” which shows as a light green line on the map. What is the Gentie Line? What does the reference to the “proposed easement” mean? Have all necessary easements been obtained? If not, what easements or right of ways does Apex need? How will the inability to obtain these easements affect the project plan? Are there alternative plans if necessary easements are not obtained? Apex initially asked me for an easement over my property to connect into the transmission line. Is that still the plan? If not, what has changed? Are there any existing conservation easements on the property over which Apex needs access which would prevent the construction of the utilities or infrastructure necessary for this project? Number 2 The SUP says that a minimum 150-foot setback shall be maintained from Solar Equipment to any adjoining or adjacent residential dwellings. During construction, this setback area may be used for staging of materials and parking. How can neighbors enforce this promised 150-foot setback? Does Apex intend to use the area near the substation for staging and/or materials during construction? Please explain what kind of activity and how long it will last. Number 3 The SUP says Apex “shall not obtain a building permit until evidence has been given to Buckingham County that the electric utility company has signed an interim interconnection service agreement.” What is an interconnection service agreement? With whom does Apex need to negotiate such an agreement? What kind of regulatory approval, if any, is necessary for such agreement? Number 4 The SUP says the existing transmission line that the project will interconnect into “may be reconfigured.” What does that mean? Whose approval is necessary for any reconfiguration? The application notes that the closest home is 355 feet from a solar panel. Does this include the substation? How far will the substation be from the Zunz property line? What lighting will be used around the substation (during construction and after construction)? What noise is expected from the substation area (during construction and after construction)? Thank you. Emmanuel Zunz The next comment begins. Good evening. My name is Bradley R. Pickens owner number 11 of the property described as lot 10 Dash six dash one Payne mill subdivision LLC. My phone number is 434-806-3636 I would like to comment on the APEX solar project along pains pond road. I received the notice of public comment on Friday September 24. So I regret I cannot be there in person I have read the proposal and I do have comments. I manage the home structures and acreage associated with parcel 10 Dash six dash one as well as owner 30 Jane mosses property lot 17 dash two dash seven. I've spent the last 15 years grooming these properties as a quiet natural farm and conservation setting. I encouraged 70 acres of meadows planted over 25,000 trees and ironically just now in the process of retiring there permanently. This project is a massive shift and adjacent land use and has a lot to digest. This is a substantial change from agricultural to industrial power generation. The proposed project surrounds our property on three sides, we do have existing residences involved. Therefore, we are very concerned with how this project will be executed and ask the county to consider the various impacts to our properties when determining this special use permit. The driveway identified as blue heron lane as a private drive and is not suitable for nor approved by us for use by the project. Also the 12-ton bridge over little Georgia Creek at Paynes Pond is often abused by heavy trucks, so the flow of heavy machinery should be considered and monitored. There are several houses and the line of sight of the project and several other approved and parked build sites on our property. Surrounding the idyllic landscape with solar panels and substantial fencing does impact our use enjoyment and the resale value of our property. Although I see no plans for lighting newer property lines, light pollution is a concern. We purchased our

property with the understanding our neighbors will be agricultural, security lights whether pointed down or not contribute to light pollution in an otherwise peaceful and natural setting. Also concerning is erosion control A large portion of this project drains into our property so topsoil run often depreciates flow directly into our ponds. We have experienced this runoff before and there was no person or agency to call for assistance. I would ask the county to ensure there's enforcement mechanism for the agreed erosion control terms and a phone number to call to report violations. I have no substantial objection to this project as it is proposed. But what needs to be consulted if the project changes and changes in any way whatsoever. I asked the county to consider that this project significantly impacts the current character of the project land as well as us the surrounding neighbors. As such, please keep the current residents and neighbors in mind when deciding the conditions for the approval of this special use permit. Thank you  
Bradley Pickens lot 10 Dash six dash one Payne's mill subdivision.

**Bowe:** Okay, I will start the discussion on this. I want to remind all the commissioners before we take any votes, that if we go to Mr. Zunz letter, there very few items in there. All of number one, all of number three, all of number four. And most of number two are not land use issues. It's nothing that we need even concern ourselves with. These are questions it should be given to APEX, not us. On number two there, how can neighbors be, how can neighbors enforce this Promised 150-foot setback? Well, it's not a promise It's a condition. If they violate it, there'll be shut down. So as far as the legitimacy of these questions, I'm not questioning them. I'm just pointing out to commissioners, our job is to figure out land uses. These are not land use questions. And secondly, obviously Mr. Zunz is disgruntled with the project. He needs to talk to apex on this thing. This project is supplying this county with \$14.8 million. That's enough to stabilize the real estate tax base in his country for many years to come. And that's also a very important issue here. If it sits as a piece of timber land, it will draw in \$340,000 Over the next 40 years. And with that, I'm going to open it up to discussion by the rest of the commission excuse me.

**Bickford:** Mr. Chairman, I felt like most of the questions were already answered in the due diligence that the Planning Commission has already done.

**Bowe:** That's entirely true.

**Bickford:** So unless any of the commissioners have questions I will say after hearing the comments that were sent by email but not read the last meeting, one inadvertently omitted and one received out that time deadline because it came in from a different time zone. And considering the discussion by the Planning Commission and the previous hearings, which we had quite a few and work sessions as I move that the planning commission affirm its action and sending the application of Riverstone solar, LLC signed by Apex clean energy incorporated to the Board of Supervisors for approval and do not desire to have additional information to reconsider.

**Allen:** Second.

**Bowe:** Its been first and seconded. All in favor, please raise your right hand. It's unanimous.  
Next case.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to affirm the vote to move the application for Riverstone Solar LLC signed by APEX Clean Energy on to the Board of Supervisors.**

**Edmondston:** Mr. Chairman, our next case is the introduction of case 21 ZMA 293. The landowner is Rock Holding East LLC, the applicant Rockwood products of Dillwyn Incorporated, tax map 112 parcel 24. In the Marshall magisterial district tax map 126 parcel 13 in the Marshall magisterial district tax map 126, parcel 14 Curdsville magisterial district and tax map 126 Parcel three lot zero in the Curdsville magisterial district. This property is 19135 North James Madison highway on route 15, it's currently zoned a one. The request before you tonight is a zoning map amendment Rockwood products of Dillwyn one is asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from agricultural a one to Industrial Light M one for the purpose of zoning consistency to match the existing and future uses for the parcel to the correct zoning district. Rockwood seeks to expand operations which requires compliance in Buckingham County zoning ordinance, Rockwood products of Dillwyn acquired the property in 2014 and was the subject of a major economic development announcement in October 2016. Due to the significant growth and expansion Rockwood products of Dillwyn Incorporated is requesting the zoning map amendment for current and future compliance Mike Semester of rock wood products is here in the audience with is to address any questions or concerns that you may have.

**Mike Seamster:** Good evening

**Allen:** Do you want to do 100% of that land I mean you got land on both sides of this shady road you got land in between your railroad and highway you counting on doing 100% of that land from A1 to M1.

**Seamster:** In a future year we are planning on expanding a lot down here, right now where we do a whole lot of pallet making we make pallets for Amazon, Coca Cola Coors light and stuff like that. The saw mill what we do there we cut the wood then we make squares, boards or whatever you want to call it and we were do head pin the lines where we make our pallet stocks so all pallet stocks get sent right straight back to Pennsylvania where they make the pallets itself so we expanded on that side of the pallet business not to the saw mill side of the business so.

**Allen:** So will you be right down there next to the Harris house? Are you going leave something in there...?

**Seamster:** Not towards that house it's more back to the main office right there.

**Allen:** Well, I mean, I'm just looking at the whole land the plot.

**Seamster:** Yeah, we're not expanding that towards the house no sir.

**Allen:** Well, I'm talking one at the bottom of the hill.

**Seamster:** No its going to be up there towards the railroad track.

**Allen:** So where you got all the logs out in the field out by the brick house that's mainly where your trying to go.

**Seamster:** Yes, sir. We're going to put a 275 foot by 100 foot building there. Then will put another 100 by 100 storage building there.

**Allen:** My other question was. You know shade road?

**Seamster:** Yeah goes out kind of behind the mill?

**Allen:** Down there on the side. Well, your land goes over...

**Seamster:** We not going to expand that way. Were expanding more towards the highway 15.

**Allen:** I just wanted to know if there was a way to keep that land A1.

**Seamster:** Like I said, we're not expanding back.

**Allen:** If you did you'd have to run back and forth across that road all the time.

**Seamster:** We're not expanding that way.

**Allen:** That was just my question.

**Bowe:** Any other questions that the gentleman?

**Bickford:** Mr. Chairman, I'm going to make a motion move us forward to public hearing.

**Allen:** Second.

**Bowe:** I have a first and a second. All in favor of moving this case forward to public hearing, please raise your right hand. Now number seven of seven. Thank you Next case.



**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-ZMA293 on to public hearing.**

**Edmondston:** Mr. Chairman, the next introduction is case 21ZMA 294. This is Joseph Kaufman. 2968 Buckingham Springs Road Dillwyn, Virginia. He's our applicant as well. This tax map is 188 Parcel one lot three in the Rainey acre's subdivision. It's located on State Route 635. And in the Curdsville magisterial district. He's in an A one zoning district his request is a zoning map amendment. He's asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from agricultural a one to industrial light M one for the purpose of wholesale manufacturing to include storage sheds, but not limited to business plans are included in the narrative submitted by Mr. Kauffman. Please note that a completed VDOT traffic impact determination study has not been submitted by Mr. Kauffman Mr. coffin is required by vdot Submit an engineer commercial insurance plan in accordance with current Vdot standards for his proposed use to include verification by a professional engineer of the necessary minimum sight distance requirements for such an application. Zoning administrator was received calls regarding the land clearing on this property and the zoning enforcement officer was sent to make a determination. At this time, Mr. Kauffman explained that the clearing was for an agricultural project which may include building a barn for future use. Again, a zoning complaint was called in and after another visit by the zoning Enforcement Officer, Mr. Kaufman explained that he would be proceeding with a rezoning application to operate a business to manufacture sheds and related items and not an agricultural barn project. This area zoned a one with many residences, neighboring the subject property, and as part of the Rainey acres subdivision. I have included the purpose permitted uses and special use as per the Buckingham zoning ordinance in this introduction as well. Mr. Kaufman is here with us in the audience this evening to address questions or concerns. And I think that Mr. Kaufman has some current concerns regarding his application that he would like to discuss with the planning commission as well.

**Bowe:** Step on up.

**Edmondston:** Please thank you.

**Kauffman:** Good evening. I guess we have to move forward with a special use permit. And I would agree to do that.

**Edmondston:** The discussion...

**Bowe:** Let me let me say a few words, if you don't mind. I talked to Joe this afternoon for a right good while. And the changing of zoning will not help him one bit. In fact, it will not... The zoning he's asking for will not even fit on his lot. It's it requires like 550 feet of depth in he has 350. So I mean, it's not close. He's 200 feet short. So we were talking and he said that, you know, all he wants to do is be able to run his business. And a special use permit will handle that. And

he's agreed at this point to apply for one and hopefully do it in quick fashion to where we keep him on his schedule for November of this year. That pretty much sums it up?

**Kauffman:** Yeah. I mean, can we move forward with November or not?

**Bowe:** I don't think we can move forward with the SUP until we actually have it.

**Edmondston:** You would still need the introduction in November of the SUP application or the special use permit application.

**Kauffman:** I would need to have it in by November?

**Edmondston:** 5<sup>th</sup> if you would.

**Kauffman:** 5<sup>th</sup>

**Bowe:** Can you do that?

**Kauffman:** Yes.

**Bickford:** Mr. Kauffman, let me ask you a question. One thing you probably want to track on this land that you own is in the Rainey acres subdivision. I don't know what the covenants for that subdivision. But you really need to check and make sure that your land, you're allowed to do that not because of the county ordinances and changing and getting the SUP it may be covenants from that subdivision, it'll eliminate what you're trying to do or not allow. I don't know, you probably want to contact somebody. I don't know who to tell you. But it would be very important for you to find out if there are any covenants for this subdivision as an older subdivision and may not be. But before you go to all this trouble, since you're going to try to back up and do this SUP, I recommend that you do that and find out for sure that you can actually do what you want to do. If the subdivision covenants allow you to do it.

**Bowe:** You could go into the plat room into the record room across the road here. The record room, asked to see the plat book, to find a subdivision and ask them where the restrictive covenants to that subdivision are located. Then read through them to see if maybe business is prohibited in that subdivision. I don't know, we don't know

**Bickford:** That was the only comment I have being he's going to apply for the SUP. I just wanted him to find out maybe save him some time.

**Bowe:** Very good point. Glad you brought it up. You have any questions of us?

**Kauffman:** No.

**Bowe:** Well, we will see you in November. Please try to get the paperwork in on time. And we'll advertise it and hear your or introduce your case in November. Okay.

**Kauffman:** Okay. Thank you.

**Bowe:** Thank you. If you have any questions, call me. Building permits.

**Edmondston:** Mr. Chairman, that's included for informational purposes in your packet.

**Bowe:** Commission matters.

**Edmondston:** Mr. Chairman before we adjourn, can I just bring up one thing? I apologize. Last month, we also had Carl Burmaster. On our agenda, and the planning commission tasked him with submitting a new application or the possibility of rethinking his venture he did, Mr. burgomaster has scaled back his outdoor entertainment venue to include I think it was Mr. Allen recommended maybe up to 15 or 2500. Attendees, it will be more along the line of an Airbnb wedding venue, and a very small music venue. He did not get his app and his new application in before the deadline for this packet. But we have that we've had conversation. So he will be back on your November agenda as well. So I just wanted to update you to let you know that he did come in. He listened very well and appreciated the comments and the help that that each of you gave him last month. Thank you.

**Bickford:** Move to adjourn.

**Allen:** Second.

**Bowe:** All in favor, raise your right hand. Okay, we're adjourned

**Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to adjourn the meeting.**

There being no further business, Chairman Bowe declared the meeting adjourned.

ATTEST:

\_\_\_\_\_  
Nicci Edmondston  
Zoning Administrator

\_\_\_\_\_  
Patrick Bowe  
Chairman

**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Public Hearing Case 21-SUP291**

**Owner/Applicant:** Landowner John E Yoder  
541 Allens Lake Road  
Dillwyn, VA 23936

Applicant John E Yoder  
541 Allens Lake Road  
Dillwyn, VA 23936

**Property Information:** Tax Map 113, Parcel 10, containing approximately 9.48 acres, located at 541 Allens Lake Road Dillwyn, VA 23936, Curdsville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating a Sawmill.

**Background/Zoning Information:** This property is located at 541 Allens Lake Road Dillwyn, VA 23936 in the Curdsville Magisterial District. The landowner and applicant is John E Yoder. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Commercial Sawmill as a Permitted by Right Use Agricultural A1 Zoning District. However, Within the A-1 Agricultural District, a Commercial Sawmill may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. This case came to the attention of the Zoning Administrator by way of a complaint. After investigation and meeting with the landowner, it was discovered that a sawmill was operating in violation of the Zoning Ordinance. The initial complaint was made in early July 2021, and the building was discovered, but no sound of a saw operating at that time. However, the sawmill was operating when another complaint was made late July 2021. After a discussion with Mr. Yoder, it was discovered he was purchasing logs timbered offsite and operating a commercial sawmill. At this time, Mr. Yoder was informed that he was not operating in compliance with the Zoning Ordinance, and was instructed to cease operations immediately. After further review of permit records, Mr. Yoder obtained a building permit, in June 2021 for the 40X60 building, for the purposes of Farm Use as indicated on his Zoning/Building Permit Application. The sawmill



was operating in this 40X60 building. Mr. Yoder does need to provide information to the Planning Commission and Board of Supervisors explaining the intent and nature of the request for the permit in June 2021.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.
4. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
5. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
6. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
7. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
10. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

**SPECIAL USE PERMIT APPLICATION CHECKLIST**  
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION  
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner: YES ☒ NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: YES ☒ NO

**Written Narrative** (page 11 guidance in preparing the Written Narrative): ☒ YES NO

**Fees:** YES NO

**Deed:** ☒ YES NO

**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES NO
- C. Scale and north point: ☒ YES NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES NO

**Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

**Special Use General Site Plan (15 copies)** The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: ☒ YES ☐ NO ☐ N/A
2. Owner and Project Name: ☒ YES ☐ NO ☐ N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: ☒ YES ☐ NO ☐ N/A
4. Property lines of existing and proposed zoning district lines: ☒ YES ☐ NO ☐ N/A
5. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO ☐ N/A
6. Scale and north point: ☒ YES ☐ NO ☐ N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO ☐ N/A
8. Easements and encumbrances, if present on the property: YES ☒ NO ☐ N/A
9. Topography indicated by contour lines: YES ☒ NO ☐ N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES ☒ NO ☐ N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES ☐ NO ☒ N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES ☐ NO ☒ N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: ☒ YES ☐ NO ☐ N/A
14. General locations of major access points to existing streets: ☒ YES ☐ NO ☐ N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES ☐ NO ☒ N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES ☒ NO ☐ N/A
17. Location of existing and proposed utilities, above or underground: ☒ YES ☐ NO ☐ N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: ☒ YES ☐ NO ☐ N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: ☒ YES ☐ NO ☐ N/A
20. Location and design of screening and landscaping: YES ☐ NO ☒ N/A
21. Building architecture: ☒ YES ☐ NO ☒ N/A
22. Site lighting proposed: YES ☒ NO ☐ N/A
23. Area of land disturbance in square feet and acres: YES ☒ NO ☐ N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES ☒ NO ☐ N/A
25. Historical sites or gravesites on general site plan: YES ☒ NO ☐ N/A
26. Show impact of development of historical or gravesite areas: YES ☒ NO ☐ N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: ☒ YES ☐ NO ☐ N/A

**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Special Use Permit Request: Operate a Sawmill

Purpose of Special Use Permit: is to operate a Sawmill

Zoning District: Curdsville Number of Acres: 9.48

Tax Map Section: 113-10 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Curdsville

Street Address: 54 Allens Lake Rd Drums VA 23936

Directions from the County Administration Building to the Proposed Site: Go East to

Rt 15 N. Right on Thomas Rd. To left on Allens Lake Rd

Name of Applicant: John E Yoder

Mailing Address: 54 Allens Lake Rd Drums VA 23936

Daytime Phone: 434-505-4035 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Name of Property Owner: John E Yoder

Mailing Address: 54 Allens Lake Rd Drums VA 23936

Daytime Phone: 434-505-4035 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Signature of Owner: John E Yoder Date: 8-28-21

Signature of Applicant: John E Yoder Date: 8-28-21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer  
☒ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: J Alvin Thomas & Ann Family LLC

Mailing Address: 1112 Thomas Road Dittwyn

Physical Address: \_\_\_\_\_

Tax Map Section: 113-7 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Falvelia Michael J & Brooke Rush

Mailing Address: 617 Allens Lake Rd

Physical Address: ~~113-8~~

Tax Map Section: 113-8 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Demario Frederick D Jr.

Mailing Address: 2831 Old Tower Hill Rd Dittwyn

Physical Address: ~~113-9~~

Tax Map Section: 113-9 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Dunkum Ronald & Mary

Mailing Address: 682 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 113-12 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Dunkum W Eldon

Mailing Address: 895 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 113-13 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Dunkum Eldon

Mailing Address: 895 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 113-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Allen Kendall & Katherine

Mailing Address: 853 Twin Creek Rd (Buckingham)

Physical Address: \_\_\_\_\_

Tax Map Section: 112-78 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Wharm Curtis & Vonda

Mailing Address: 273 Allens Lake Rd Dillwyn

Physical Address: \_\_\_\_\_

Tax Map Section: 112-80A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Corinas Benjamin & Alice

Mailing Address: 167 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 112-75  
112-76 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 30<sup>th</sup> day of Aug, year 2021,  
I John E Yoder hereby ~~make oath~~ <sup>Affirm</sup> that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

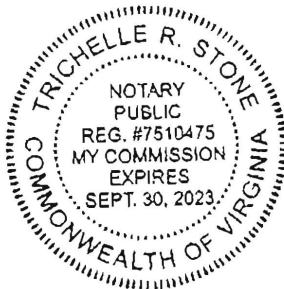
John E Yoder  
(owner) contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham  
STATE OF Virginia

Subscribed and sworn to me on the 30 day of August  
of the year 2021 My Commission expires on 9/30/2023

Notary Public Signature: Trichelle R Stone  
Stamp:



434-505-3439

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: John E Yoder

Location: 541 Mien's Lake Rd Dinwiddie VA 23935

Proposed Use: Small

#### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes ☒ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: C. D. Edwards

Printed Name: Charles D. Edwards Date: 9-27-21

**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

House, barn, shed, & sawmill building.

County Records Check (describe the history of this property):

I purchased this property from Mick Haines in 2019  
for a residence for my family

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No X

If yes, please explain and show on the site plan the location of such and explain any historical significance:

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X

If yes, please explain any impact:

Owner/Applicant Signature: John E Yoder Date: 8-22-21

Printed Name: John E Yoder Title: Owner

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances



I (John Yoder) am requesting an SUP to operate a Sawmill on my property 541 Allens Lake Road, dillwyn VA 23936, Tax parcel 113-10 9.48 acres. My house which is on the same property is only for the use of my family, and will not be used for employes, unless we were to move to a different location and rent the house to someone who might be an employee. I currently have a 40 x 60 pavillion type building to use for this sawmill.

My goal is to have work at home for me and my family, however, I may still want to have additional employees, do custom sawing for the cummunity, People may bring in their logs to have cut for their lumber, or buy lumber from logs that I purchased, building lumber for the local contractors, Fence boards, or any custom orders or contracts, railroad ties, mat Timbers, pallet stock, or any and all type of lumber local or anywhere in the states. This also creates sawdust and firewood available to the public. Looking into the future, I may want to put in a seperate entrance to the sawmill for the safty and wellbeing of my family, or truck drivers beside tax parcel 113-9. The traffic this sawmill will cause will be log trucks, mostly semis, some straight jobs, Pickups With trailers, And flat beds hauling lumber away. The estimated amount of trucks ,on average (But not limited to) 3 trucks daily. I will also want to add 1 or 2 additions to the 40 x 60 building, and may also want to add 1 to 3 seperate buildings (dry kilns, storage or anything that goes with the sawmill industry) or to make pallets. A word about Fire and rescue, The buildings are all against or surrounded by truck accesible driveway, Fire extinguishers are in all buildings and on all the equipment, the sawmill building has a metal ceiling to reduce the risk of fire.

## **TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |  |
|-------------|--|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.  |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.  |
| April 12    | Board of Supervisors may approve / deny / table for more information.  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

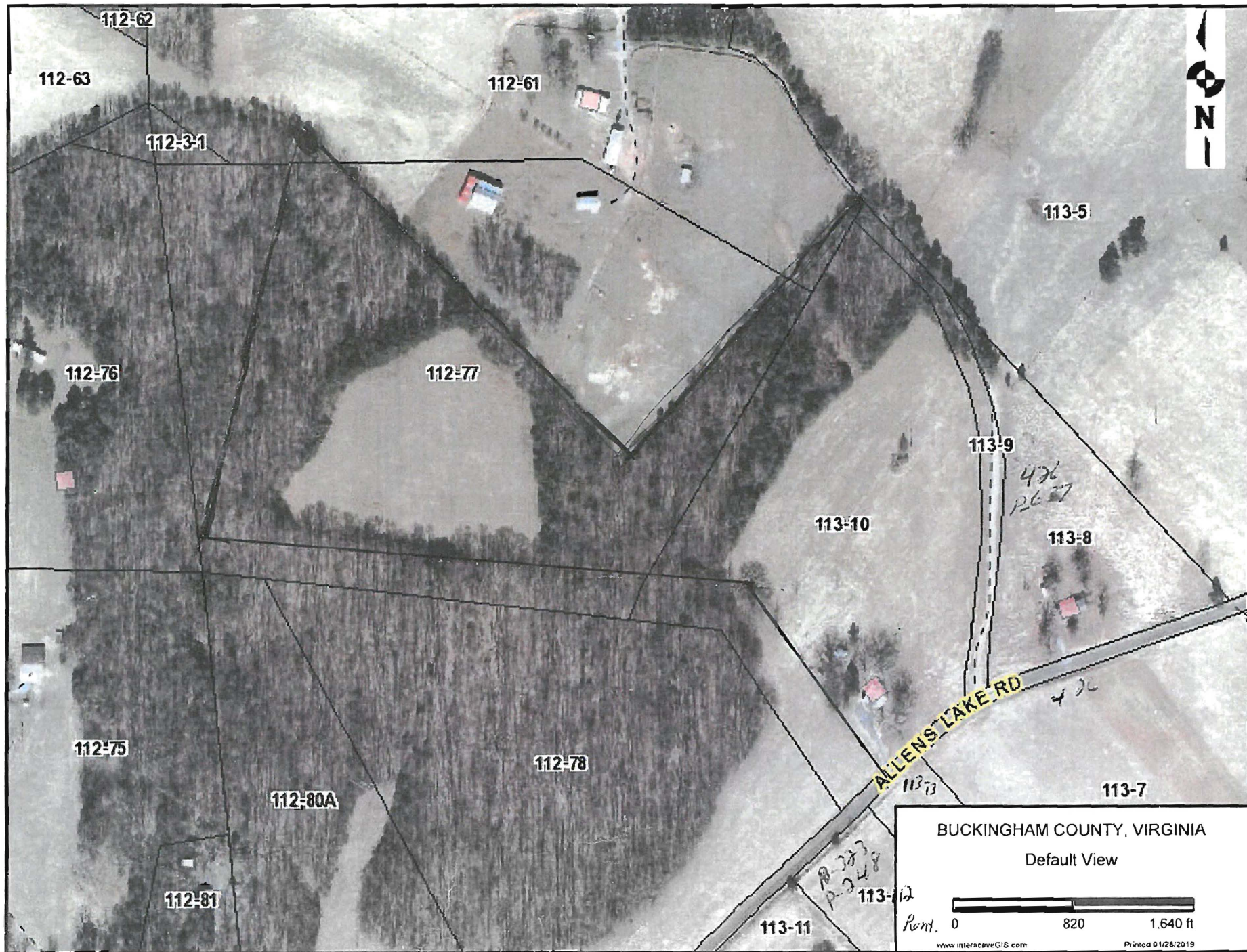
Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: \_\_\_\_\_

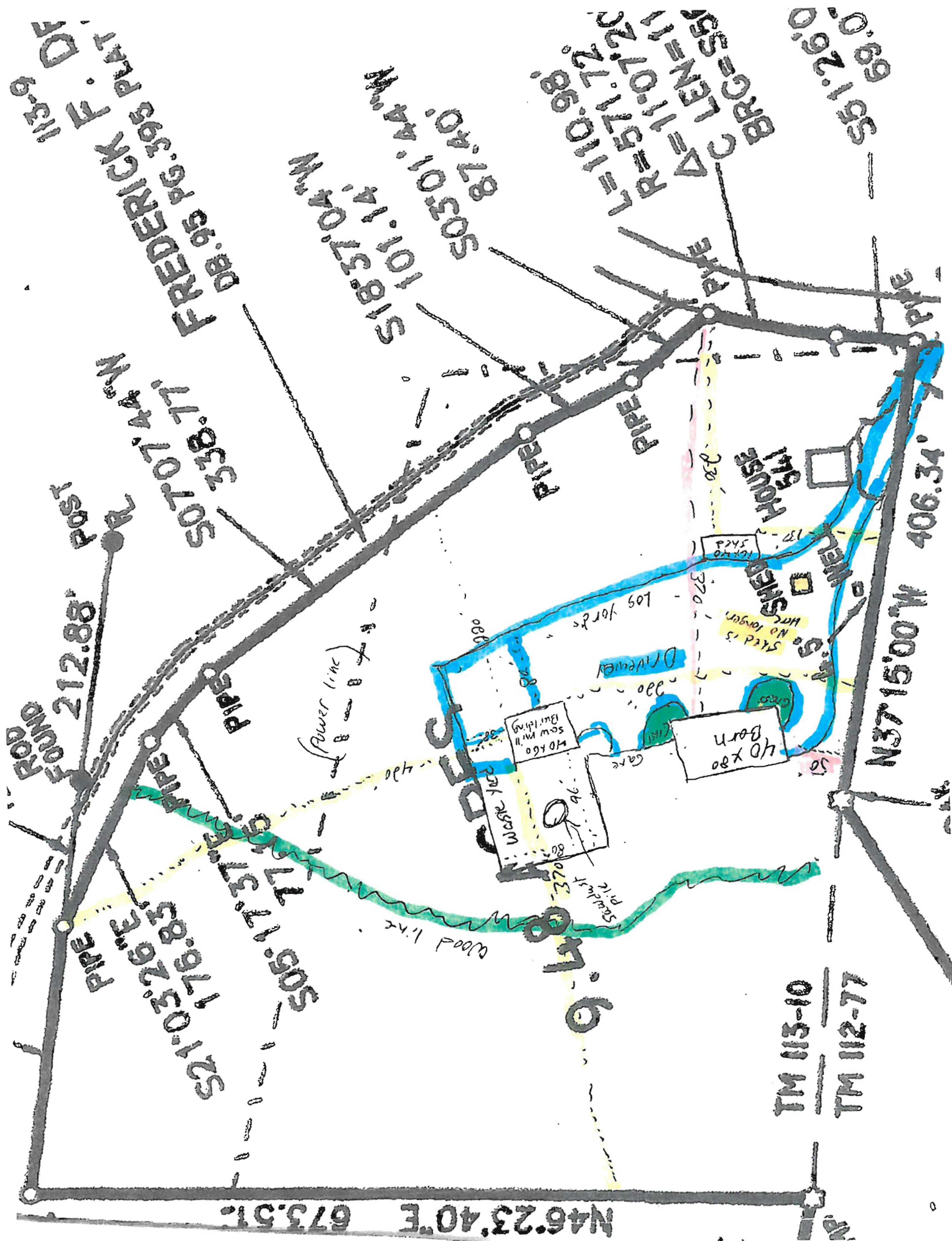
Date: \_\_\_\_\_











#19-840

BOOK 461 PAGE 10

THIS DEED, made this 17<sup>th</sup> day of June, 2019, by and between MICAH L. HAINES, party of the first part (grantor), and JOHN E. YODER and SYLVIA B. YODER, husband and wife, parties of the second part (grantees).

WITNESSETH: that for and in consideration of the sum of \$20.00 and other good and valuable consideration paid by the parties of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby bargain, sell, grant and convey, with General Warranty and, except as hereinafter set forth, English Covenants of Title, unto the parties of the second part, as tenants by the entireties with the right of survivorship as at common law, all the following described real estate, to-wit:

All those two certain tracts or parcels of land, with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing in aggregate Twenty and forty-one/hundredths (20.41) acres, more or less, said lands fronting on Virginia Secondary Route# 732 (Allen lake Road) and being more particularly described as the aggregate of "TM112-77" of 10.93 acres and "TM113-10" of 9.48 acres by a plat of survey prepared by Gregory A. Watson, L.S., dated February 23, 2006 and revised June 7, 2019, which plat is attached hereto, made a part hereof, and recorded herewith, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being the aggregate of "TRACTS 1 & 2" conveyed unto Micah L. Haines by deeds as follows: first, a deed from Terry M. Dunkum dated January 19, 2016 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 429, at page 398 et seq; and second, a deed from Micah L. Haines et al dated November 15, 2016 and recorded in Deed Book 436, at page 769 et seq. TOGETHER WITH all the right, title and interest of the party of the first part in and to the use for the purposes of ingress and egress, of the private road running from said Rt.#732 in a general northwesterly direction



All those two certain tracts or parcels of land, with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing in aggregate Twenty and forty-one/hundredths (20.41) acres, more or less, said lands fronting on Virginia Secondary Route# 732 (Allen lake Road) and being more particularly described as the aggregate of "TM112-77" of 10.93 acres and "TM113-10" of 9.48 acres by a plat of survey prepared by Gregory A. Watson, L.S., dated February 23, 2006 and revised June 7, 2019, which plat is attached hereto, made a part hereof, and recorded herewith, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being the aggregate of "TRACTS 1 & 2" conveyed unto Micah L. Haines by deeds as follows: first, a deed from Terry M. Dunkum dated January 19, 2016 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 429, at page 398 et seq; and second, a deed from Micah L. Haines et al dated November 15, 2016 and recorded in Deed Book 436, at page 769 et seq. TOGETHER WITH all the right, title and interest of the party of the first part in and to the use for the purposes of ingress and egress, of the private road running from said Rt.#732 in a general northwesterly direction to the private residence situated on the aforesaid 9.48 acre portion of the lands hereby conveyed, said private road being depicted on the aforesaid plat as "Drive" and said residence being depicted thereon as "House 541".

Prepared By:  
J. ROBERT SNODDY, III  
Attorney and Counselor at Law  
P.O. BOX 325  
DILLWYN, VIRGINIA 23936  
VSB No 13494

Consideration: \$175,000.00

Assessed Value \$101,800.00

Return to:

J.R.SNODDY, III

TM#s 112-77 & 113-10

Title Ins.:

-1- FIDELITY NATIONAL TITE INS



## 2020 REAL ESTATE 2ND INSTALLMENT

## IMPORTANT TAX INFORMATION

- \*003786/2--S 14--B 1



**DUE DATE: 12/07/2020**

CURDSVILLE

**PENALTY - 10.00% AFTER 12/07/2020**

**INTEREST - 10.00% PER YEAR BEGINNING 01/01/2021**

BILL NUMBER	TAX RATE	LAND VALUE	BUILDING AND OTHER VALUES	DESCRIPTION	MAP NUMBER	ACREAGE	TAX DUE
13007	.520	14200		OFF RT 732 - 2 MI E OF ALPHA 10.93 AC	112 77	10.930	36.92
					TOTAL NOW DUE :		36.92
IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME.							

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

**DUE DATE: 12/07/2020**

CURDSVILLE

**PENALTY - 10.00% AFTER 12/07/2020**

**INTEREST - 10.00% PER YEAR BEGINNING 01/01/2021**

BILL NUMBER	TAX RATE	LAND VALUE	BUILDING AND OTHER VALUES	DESCRIPTION	MAP NUMBER	ACREAGE	TAX DUE	
13008	.520	32600	63200	RT 732 - 2 MI E OF ALPHA 9.48 AC	113 10	9.480	249.08	
					TOTAL NOW DUE :			249.08
IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME.								



**COUNTY OF BUCKINGHAM**  
**CHRISTY L. CHRISTIAN, TREASURER**  
P.O. BOX 106  
BUCKINGHAM, VA 23921  
Phone: (434) 969-4744

## 2021 REAL ESTATE 1ST INSTALLMENT

**THIS BILL IS  
DUE JUNE 7, 2021**

## IMPORTANT TAX INFORMATION

1. If Real Estate has been sold please forward this bill to the new owner or the Treasurer's office.
2. If your mortgage company is responsible for payment of real estate tax and you received this bill, please forward to your mortgage company.
3. The County Treasurer has no authority to make any assessments or adjustments. If you feel there is an assessment error, please address your inquiry to the Commissioner of the Revenue at (434) 969-4181.

\*004544/2--S 16--B 1



YODER JOHN E & SYLVIA B YODER  
541 ALLENS LAKE RD  
DILLWYN VA 23936-2008

**DUE DATE: 06/07/2021**

CURDSVILLE

**PENALTY - 10.00% AFTER 06/07/2021**

**INTEREST - 10.00% PER YEAR BEGINNING 07/01/2021**

BILL NUMBER	TAX RATE	LAND VALUE	BUILDING AND OTHER VALUES	DESCRIPTION	MAP NUMBER	ACREAGE	TAX DUE
13066	.520	32600	63200	RT 732 - 2 MI E OF ALPHA 9.48 AC	113 10	9.480	249.08
			Annual Tax Amount	\$498.16	TOTAL NOW DUE :		249.08
IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME.							

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

**DUE DATE: 06/07/2021**

CURDSVILLE

**PENALTY - 10.00% AFTER 06/07/2021**

**INTEREST - 10.00% PER YEAR BEGINNING 07/01/2021**

BILL NUMBER	TAX RATE	LAND VALUE	BUILDING AND OTHER VALUES	DESCRIPTION	MAP NUMBER	ACREAGE	TAX DUE
13065	.520	14200		OFF RT 732 - 2 MI E OF ALPHA 10.93 AC	112 77	10.930	36.92
			Annual Tax Amount \$73.84		TOTAL NOW DUE : 36.92		
IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME							



This conveyance is made expressly subject to any and all easements, restrictions, conditions and reservations which are: contained in duly recorded deeds, plats, and/or other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or have not otherwise become ineffective; or, apparent upon inspection of the premises.

Witness the following signature and seal.

Micah L. Haines (SEAL)  
MICAH L. HAINES

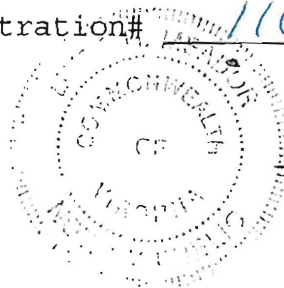
STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, Linda H. Meador, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that Micah L. Haines, whose name is signed to the writing above, has acknowledged the same before me in my county aforesaid.

Given under my hand this 25 day of June, 2019.

My commission expires 8-31-2022.

My registration# 110434.



Linda H. Meador  
NOTARY PUBLIC

035 Rec Fee	1	00	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	437	80	
Co. R. Tax	145	80	
Transfer	1	00	
Clerk	14	50	
Lib.(145)	1	50	
	5	00	

The foregoing instrument with acknowledgement was admitted to record on June 25 20 19, at 3:55 P.M. in D.B. 461 Page(s) 710-712

\_\_\_\_\_  
MICHELLE MCKEE CLERK



Witness the following signature and seal.

Micah L. Haines (SE.)  
MICAH L. HAINES

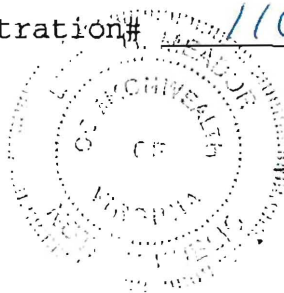
STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, Linda N. Meador, a notary public in  
for the county aforesaid, State of Virginia, do hereby certify that  
Micah L. Haines, whose name is signed to the writing above, has  
acknowledged the same before me in my county aforesaid.

Given under my hand this 25 day of June, 2019.

My commission expires 8-31-2022.

My registration# 110434.



Linda N. Meador  
NOTARY PUBLIC

035 Rec Fee	1	00
St. R. Tax	437	50
Co. R. Tax	145	83
Transfer	1	00
Clerk	14	50
Lib.(145)	1	50
T.T.F.	5	00
Grantor Tax	175	00
036 Proc. Fee	20	00
Total \$		

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement  
was admitted to record on June 23 20 19,  
at 3:55 P.M. in D.B. 461 Page(s) 710-712

Teste: JUSTIN D. MIDKIFF, CLERK

BY: Sarah W. Mitchell, DEPUTY CLERK

See next pg for plot

Grantee's Address:

3006 Irishtown Rd  
Ronks, PA 17572

Prepared By:  
J. ROBERT SNODDY, III  
Attorney and Counselor at Law  
P. O. BOX 325  
DILLWYN, VIRGINIA 23936  
VSB No. 13494



OFFICIAL RECEIPT  
COUNTY OF BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

DATE : 06/25/2019 TIME : 16:02:07 CASE # : 029CLR190000840  
 RECEIPT # : 19000002706 TRANSACTION # : 19062500011  
 CASHIER : DFJ REGISTER # : D729 FILING TYPE : DBS-PL PAYMENT : FULL PAYMENT  
 INSTRUMENT : 190000840 BOOK : 461 PAGE : 710 RECORDED : 06/25/2019 AT : 15:55  
 GRANTOR : HAINES, MICAH L EX : N LOC : CO  
 GRANTEE : YODER, JOHN E: ET UX EX : N PCT : 100%  
 RECEIVED OF : SNODDY, J ROBERT; III  
 ADDRESS : 3066 IRSHTOWN ROAD RONKS, PA 17572  
 DATE OF DEED : 06/17/2019  
 CHECK : \$626.33 CHECK NUMBER : 1080 CHECK : \$175.00 CHECK NUMBER : 4263  
 DESCRIPTION 1 : 20.41 AC CURDSVILLE PAGES : 003 OP : 0  
 NAMES : 0  
 CONSIDERATION : \$175,000.00 A/VAL : \$101,800.00 MAP : 112-77; 113-10 PIN :

ACCOUNT CODE	DESCRIPTION	PAID
035	VOF FEE	\$1.00
036	DEED PROCESSING FEE	\$20.00
038	DEEDS OF CONVEYANCE	\$87.50
039	DEEDS AND CONTRACTS	\$437.50
106	(TTF) TECHNOLOGY TRUST FUND FEE (CIRCUIT COURT)	\$5.00

ACCOUNT CODE	DESCRIPTION	PAID
145	VSLF	\$1.50
212	TRANSFER FEES	\$1.00
213	COUNTY GRANTEE TAX	\$145.83
220	GRANTOR TAX	\$87.50
301	DEEDS	\$14.50

TENDERED : \$ 801.33  
 AMOUNT PAID : \$ 801.33



**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Public Hearing Case 21-ZMA293**

**Owner/Applicant:** Landowner      Rock Holding East, LLC  
P O Box 273  
Dillwyn, VA 23936

Applicant      Rock Wood Products of Dillwyn, Inc.  
P O Box 273  
Dillwyn, VA 23936

**Property Information:** Tax Map 112 Parcel 24 Marshall Magisterial District, Tax Map 126 Parcel 13 Marshall Magisterial District, Tax Map 126 Parcel 14 Curdsville Magisterial District, Tax Map 126 Parcel 3 Lot 0A Curdsville Magisterial District, located 19135 N James Madison Highway Dillwyn, VA 23936, Route 15.

**Zoning District:** Agricultural District (A-1)

**Request:** Zoning Map Amendment-Rock Wood Products of Dillwyn, Inc. Request for Rezoning from Agricultural A1 to Industrial-Light Industrial M1 for the Purpose of Zoning Consistency to Match the Existing and Future Uses for the Parcels to the Correct Zoning District.

**Background/Zoning Information:** This property is located at 19135 N James Madison Highway Dillwyn, VA 23936. This property is currently zoned Agricultural A1, the landowner is Rock Holdings East, LLC and applicant is Rock Wood Products of Dillwyn, Inc. Rock Wood Products of Dillwyn, Inc. seeks to expand operations which requires compliance to the Buckingham County Zoning Ordinance. Rock Wood Products of Dillwyn, Inc acquired the property in 2014, and was the subject of a major economic development announcement in October 2016. Due to the significant growth and expansion, Rock Wood Products of Dillwyn, Inc, is requesting the Zoning Map Amendment for current and future compliance.

## REZONING APPLICATION CHECKLIST

### BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

The following table lists the information necessary to review a rezoning application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 5, 6 & 7 attached). This list can be obtained from the Clerk of Courts Office: YES

**Completed application for rezoning** (pages 3 & 4 attached). If not signed by the owner, a Power of Attorney must accompany the application: YES

**Interest Disclosure Affidavit** (page 8 attached). Must be signed by the owner: YES

**Power of Attorney** (page 11 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: N/A

**Written Narrative** (page 12 guidance in preparing the Written Narrative): YES

**Fees:** YES

**Deed:** YES

**Plat** (15 copies). The plat information may be incorporated into the Rezoning General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: YES
- B. Area of land proposed for consideration, in square feet or acres: YES
- C. Scale and north point: YES
- D. Names of boundary roads or streets and widths of existing right-of-ways: YES

**Rezoning General Site Plan** (15 copies) The General Site Plan must contain the following:

- 1. Vicinity Map – Please show scale: YES
- 2. Owner and Project Name: YES
- 3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES
- 4. Property lines of existing and proposed zoning district lines: YES
- 5. Area of land proposed for consideration, in square feet or acres: YES
- 6. Scale and north point: YES
- 7. Names of boundary roads or streets and widths of existing right-of-ways: YES
- 8. Easements and encumbrances, if present on the property: NO (Title report not provided)

9. Topography indicated by contour lines: YES
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: N/A
14. General locations of major access points to existing streets: YES
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: NO
17. Location of existing and proposed utilities, above or underground: NO
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: NO
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES
20. Location and design of screening and landscaping: NO
21. Building architecture: YES
22. Site lighting proposed: NO
23. Area of land disturbance in square feet and acres: NO
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): NO
25. Historical sites or gravesites on general site plan: YES
26. Show impact of development of historical or gravesite areas: YES
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES



**APPLICATION FOR A ZONING MAP AMENDMENT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: September 8, 2021

Zoning Map Amendment: Rezone 4 parcels (TM Nos. 112-24, 126-13, 126-14, and 126-3-0a) from A-1 (Agricultural) to M-1 (Light Industrial)

Purpose of Zoning Map Amendment:

The existing parcels are currently used for wood/lumber products, therefore, the purpose for the zoning map amendment is to match the existing and future uses of the parcels to the correct zoning district.

Zoning District: A-1 (Agricultural) Number of Acres: 74.51 Acres(Deed)/75.75 Acres(Composite)

Tax Map Section: 112 Parcel: 24 Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Marshall  
Tax Map Section: 126 Parcel: 13 Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Marshall  
Tax Map Section: 126 Parcel: 14 Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Curdsville  
Tax Map Section: 126 Parcel: 3 Lot : 0A Subdivision: \_\_\_\_\_ Magisterial Dist.: Curdsville

Street Address: 19135 N. James Madison Hwy., Dillwyn, VA 23936

Directions from the County Administration Building to the Proposed Site: Go east on W. James Anderson Hwy. (U.S. Route 60) for 3.7 miles, turn left onto N. James Madison Highway (U.S. Route 15), go 4.4 miles, property is on your left.

Name of Applicant: Rock Wood Products of Dillwyn, Inc. (Attn: Mike Seamster)

Mailing Address:

P.O. Box 273, Dillwyn, VA 23936

Daytime Phone: (434)983-2586 Cell Phone: (434)471-3751

Email: mseamster@johnrock.com Fax: (434)983-2585

Name of Property Owner: Rock Holding East, LLC (Attn: Mike Seamster)


\*The deed incorrectly showed Rock Holdings East, LLC as "Rock Wood Holdings East, LLC" and a Deed of Correction is forthcoming.

Mailing Address:

P.O. Box 273, Dillwyn, VA 23936

Daytime Phone: (434)983-2586 Cell Phone: (434)471-3751

Email: mseamster@johnrock.com Fax: (434)983-2585

Signature of Owner:  Date: 9/10/21

Signature of Applicant:  Date: 9/10/21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☒ Engineer ☒ Applicant

**APPLICATION FOR A ZONING TEXT AMENDMENT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Zoning Text Amendment: **N/A** \_\_\_\_\_

Purpose of Zoning Text Amendment: \_\_\_\_\_

Permitted Use List: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Special Use Permit List: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel : \_\_\_\_\_ Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: \_\_\_\_\_

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Name of Property Owner:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Signature of Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Please indicate to whom correspondence should be sent:

\_\_\_\_ Owner of Property \_\_\_\_ Contractor Purchaser / Lessee \_\_\_\_ Authorized Agent \_\_\_\_ Engineer \_\_\_\_ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Nanette Anne Apperson & Donald T. Apperson

Mailing Address: 5127 Wissioming Rd, Bethesda MD 20816

Physical Address: 19458 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 15 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Trents Mill Logging, Inc

Mailing Address: 5854 Trents Mill Road, Dillwyn, VA 23936

Physical Address: 19090 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 18 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: James Reed, Jr.

Mailing Address: 541 Bronx River Rd., Apt. 47, Yonkers, NY 10704

Physical Address: 19060 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 19 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Anthony K. Moss & Tammy M. Moss

Mailing Address: 2919 Chapel Rd., New Canton, VA 23123

Physical Address: 19026 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 20 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Buckingham Branch Railroad Co.

Mailing Address: P.O. Box 336, Dillwyn, VA 23936

Physical Address: 18983 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 2 Lot: 1 Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 12 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Donald H. Duncan & Carlos Michael Duncan

Mailing Address: 2140 Alldever Dr., Maidens, VA 23102

Physical Address: 332 Shady Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 7 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Jewell Duncan Harris

Mailing Address: 275 Shady Road, Dillwyn, VA 23936

Physical Address: 275 Shady Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 22 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Craig H. Harris & Sheila Harris

Mailing Address: P.O. Box 1732, Clarksville, VA 23927

Physical Address: 237 Shady Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 23 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Leroy J. Shifflett & Sandra E. Shifflett

Mailing Address: 14 Clover St., Hampton, VA 23669

Physical Address: Rocky Mountain Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 6 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 112 Parcel: 25 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Rocky Mountain United Methodist Church

Mailing Address: 348 Rocky Mountain Rd., Dillwyn, VA 23936

Physical Address: 348 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 26 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

12. Name: Vernetta P. Bolden

Mailing Address: 377 Rocky Mountain Rd., Dillwyn, VA 23936

Physical Address: 377 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 8 Lot: 5 Subdivision: Rocky Mount Ridge

13. Name: Monica T. Craft

Mailing Address: 433 Rocky Mountain Rd., Dillwyn, VA 23936

Physical Address: 433 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 8 Lot: 6 Subdivision: Rocky Mount Ridge

14. Name: Courtney K. Wood & Curtis E. Wood

Mailing Address: 24502 N. James Madison Hwy., New Canton, VA 23123

Physical Address: 483 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 8 Lot: 7 Subdivision: Rocky Mount Ridge

15. Name: Rock Holdings East, LLC (Subject Property)

\*The deed incorrectly showed Rock Holdings East, LLC as "Rock Wood Holdings East, LLC" and a Deed of Correction is forthcoming.

Mailing Address: P.O. Box 273, Dillwyn, VA 23936

Physical Address: 19135 N. James Madison Highway, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 24 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 13 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 14 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 3 Lot: 0A Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 10 day of September, year 2021,

I, Mike Seamster (Rock Holdings East, LLC), hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

[Signature]

(owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

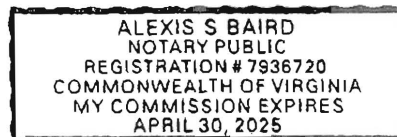
STATE OF September

Subscribed and sworn to me on the 10 day of September

of the year 2021. My Commission expires on April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 10 day of September, of the year 2021

I, Mike Seamster (Rock Holdings East, LLC), (printed name of owner) hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Owner: (to be signed in front of notary public)

Mike Seamster

NOTARY PUBLIC

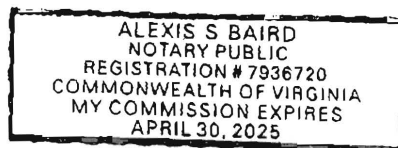
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 10 day of September

of the year 2021. My commission expires April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

The property is currently a wood manufacturing facility. There is a small cemetery (0.03 acres)  
"out" located within the boundaries of TM 126-14.

County Records Check (describe the history of this property):

Rock Holdings East, LLC (the deed incorrectly showed Rock Holdings East, LLC as "Rock Wood  
Holdings East, LLC and a Deed of Correction is forthcoming) acquired the property from Pierce  
& Johnson Lumber Co., Inc. in May of 2014. Pierce & Johnson Lumber Co., Inc. acquired tax  
map parcel numbers 126-13, 126-14, and 126-24 from Foster L. Pierce, et. Al. in March of 1987  
and tax map parcel 126-3-0A from Bowling Forest Service Corporation, Inc. in February 1994.

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to  
be on the site? Yes \_\_\_\_\_ No ☒ \_\_\_\_\_

If yes, please explain and show on the site plan the location of such and explain any historical  
significance:

\_\_\_\_\_  
\_\_\_\_\_

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No ☒ \_\_\_\_\_

If yes, please explain any impact:

\_\_\_\_\_  
\_\_\_\_\_

Owner/Applicant Signature: Mike Seaman Date: 9/10/11

Printed Name: Mike Seaman Title: Manager

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Rock Wood Products of Dillwyn, Inc.

Location: U.S. Route 15 and State Route 669, Marshall District, Buckingham County, VA

Proposed Use: Expand existing wood manufacturing facility.

**For VDOT use only:**

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?

Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

Although the entrance currently meets the criteria for the current/proposed use, it could use some maintenance (regrading, addition of stone) that would enhance roadside drainage in the immediate area and promote a safe and efficient access to the business

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: Charles D. Edwards

Date: 9/22/21

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: \_\_\_\_\_

Date: 9/16/21



## **TENTATIVE SCHEDULE FOR A REZONING AMENDMENT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |  |
|-------------|--|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.  |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.  |
| April 12    | Board of Supervisors may approve / deny / table for more information.  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

Rezoning Narrative  
for  
Rock Wood Products of Dillwyn, Inc.  
(TM Nos. 112-24, 126-13, 126-14, & 126-3-0A)  
September 2, 2021

Summary:

Rock Holdings East, LLC owns 4 parcels of land in the Marshall and Curdsville Districts of Buckingham County. The parcels are Tax Map Numbers 112-24, 126-13, 126-14, and 126-3-0A. The parcels are currently zoned A-1 (Agricultural) per the official zoning map, but have been used for manufacturing wood products for more than 25 years. In 2014, Rock Holdings East, LLC (the deed incorrectly showed Rock Holdings East, LLC as "Rock Wood Holdings East, LLC") purchased the parcels and currently run the wood manufacturing business under the name Rock Wood Products of Dillwyn, Inc. Rock Holdings East, LLC is currently in the process of providing a deed of correction to correct the company name on the title deed. The primary focus at this facility is purchasing hardwood timber ranging from pallet logs on up to the highest quality veneer logs. This facility makes hardwood flooring, pallet lumber, railroad ties, and furniture grade lumber. Since purchasing the land, Buckingham County has allowed the owner to expand their facilities with an \$8.75 million dollar expansion being constructed in 2017

Request:

Rock Wood Products of Dillwyn, Inc. is requesting that the County of Buckingham approve a zoning map amendment to re-zone the referenced parcels to M-1 (Light Industrial), thus, matching the existing long term use of the property and providing future expansions of the facility with by-right uses.

Land Use:

Based on composite mapping, the subject parcels contain 75.75 Acres (Recorded plats contain 74.51 Acres) The parcels currently use approximately 47.5 of the 75.75 Acres for manufacturing wood products with the remaining approximately 28 acres currently in woodland. Buckingham Branch Railroad Company adjoins the property to the southwest and northwest and is zoned M-1 (Light Industrial). The remaining adjoining properties are zoned A-1 (Agricultural) and include woodland, agricultural land, and a church to the north; and a single family subdivision to the east. Buckingham Branch Railroad and U.S. Route 15 (N. James Madison Highway) adjoin the subject property to the southeast. Across Route 15 is land zoned A-1 (Agricultural) that includes open farm land, property owned by a logging company, and a single family residence.

Project Design:

The existing facility is laid out to provide for a systematic flow of delivering raw materials, storing of raw materials, moving raw materials to the manufacturing facilities, storing of products, and shipping of product. The proposed expansion of the facility will provide additional wood cutting lines to produce wood components for making pallets. The proposed site for the expansion is currently used to store raw materials and is located between the existing facility and the Buckingham Branch Railroad. Expanding at this location will continue to expand the systematic flow of the existing facility.

Cultural Resources:

The subject property has been manufacturing wood products for more than 25 years. There is a cemetery "out" located within TM 126-14.

Economic Development:

Rock Wood Products of Dillwyn, Inc. currently employs 58 workers and has 5 available positions. With the completion of the proposed facility, 10 additional worker positions will be created. The construction of the project will benefit local contractors and the businesses that support those contractors.

Environment:

The existing facility does not have any local, state, and/or federal environmental permits that regulate the existing manufacturing process. The proposed facility expansion is not anticipated to require any local, state, and/or federal environmental permits to perform its proposed manufacturing process.

A local erosion and sediment control land disturbance permit and DEQ stormwater management permit will be required for construction of the proposed expansion.

Fire, Rescue, and Law Enforcement:

The existing facility does not require any special services from the fire department, rescue squad, or law enforcement, nor will the proposed expansion. In the past three years the existing facility has required services from the rescue squad twice and the fire department once. Law enforcement services have not been requested at the site over the last three years.

Housing:

The existing property has one dwelling located on tax map parcel 126-3-0A. The dwelling is used as an office and lounge for the site manager and out of town contractors performing work at the facility. No housing is proposed for this property.

Libraries:

The existing and proposed facilities does not and does not expect to create additional users of local libraries.

Parks and Open Space:

The existing and proposed facilities does not and does not expect to create additional users of local parks. No parks or open space exist on or is planned for the property.

Potable Water:

The existing facility uses well water for domestic use by its employees and the manufacturing of products. The proposed expansion will use an existing well for domestic use by its employees. Manufacturing of the wood products uses very little water.

Sewage:

The existing facility has a conventional onsite septic system and drain field to treat domestic wastewater. The proposed expansion will require the installation of a new onsite septic system to serve the facility. Manufacturing does not produce wastewater that requires treatment.

Schools:

The existing and proposed facilities do not and do not expect to create additional students for the public school system. The facility intends to employ workers that will not migrate to the County.

Telecommunications:

The existing and proposed facility uses standard telecommunications services. No telecommunications facility is planned for the subject property.

Transportation:

The existing facility has an existing commercial entrance onto U.S. Route 15 that will be utilized for the proposed facility. Route 15 is classified by VDOT as a minor arterial road and it can support the transport of raw materials into and products out of the existing facility. In the past three years there have been no accidents at the existing entrance onto Route 15. Should rail service be required by the existing and proposed facilities in the future, Buckingham Branch Railroad has a rail yard that adjoins the subject property that can be accessed without adding traffic to U.S. Route 15.

Solid Waste:

Sawdust and wood chips are by-products of the existing and proposed facilities. The by-products are fully contained within storage bins/trailers and sold to offsite vendors.

Document Prepared by: F. Acie Allen, Jr.  
Return to: P. O. Box 502  
Dillwyn, VA 23936  
434-983-3969  
Tax Map #s 126-3-0A, 112-24, 126 - 13 & 126 - 14

Consideration: \$254,000.00  
Accessed value: \$625,700.00

**THIS DEED** is made this 14<sup>th</sup> day of May, 2014, by and between **PIERCE & JOHNSON LUMBER CO., INC.**, a Virginia corporation, hereinafter called Grantor, and **ROCK WOOD HOLDINGS EAST, LLC**, A Pennsylvania limited liability corporation, hereinafter called Grantee.

**-WITNESSETH-**

THAT for and in consideration of TWENTY DOLLARS (\$20.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged and received, the Grantor does hereby Bargain, Sell, Grant and Convey with General Warranty and, except as herein set forth, English Covenants of Title unto Grantee, the following described real estate, to-wit:

SEE ATTACHED SCHEDULE A ATTACHED  
HERETO AND MADE A PART OF THIS DEED

This conveyance is made expressly subject to: any and all conditions, restrictions, reservations, easements, and/or rights of way which are a matter of public record; and, any and all easements and/or rights of way which are apparent from an inspection of the lands hereinabove described or the plat hereinabove referenced.

Execution of this Deed by Timothy W. Pierce, President, was duly authorized by Corporation Resolution on May 5, 2014.

Witness the following signature and seal.

PIERCE & JOHNSON LUMBER CO., INC.

By: Timothy W. Pierce (SEAL)  
Timothy W. Pierce, President

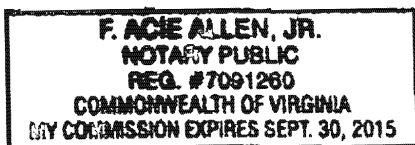
STATE OF Va.

CITY/COUNTY OF Buckingham, to-wit:

The aforescribed deed, bearing date of May 14, 2014, was subscribed,  
sworn and acknowledged before me on this 28 day of May, 2014, by  
Timothy W. Pierce, President of Pierce & Johnson Lumber Co., Inc.

My commission expires: 9-30-15.

F. Acie Allen, Jr.  
Notary Public



Grantees address: 500 Independence Way  
Coatesville, PA 19320



## SCHEDULE A

**PARCEL I:** All that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District, Buckingham County, Virginia, containing Fifty-six and ninety-two/hundredths (56.92) acres, more or less, said lands fronting on the centerline of both Virginia Secondary Rt. #669 and the "old New Canton Rd." (See PARCEL III hereinafter described) and being more particularly described as the residue of 60.92 acre parcel depicted by a plat of survey prepared by Carroll Gillispie, C.L.S., S.B.C., dated July 11, 1973 through July 29, 1973, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 93, at page 402, after deducting therefrom an off-conveyance of 4.000 acres depicted by a plat of survey prepared by Robert L. Lum, C.L.S., dated March 2, 1976, and recorded in the aforesaid Clerk's Office in Deed Book 102, at page 491 (see PARCEL III hereinafter described). Reference is hereby made to the aforesaid plats for a more complete and accurate description of said 56.92 acre parcel. This is TM# 126-13.

**PARCEL II:** All that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing One and ninety-five/hundredths (1.95) acres, more or less, said lands being more particularly described as the residue ("1.95 AC NET") of a 1.98 acre parcel depicted by a plat of survey prepared by Ralph P. Hines, C.L.S., dated August 20, 1974 and recorded in the aforesaid Clerk's Office in Deed Book 94, at page 337, after deducting therefrom a 0.03 of an acre cemetery also depicted on said plat as "CEMETERY", said cemetery being totally surrounded by and lying within the boundaries of said 1.98 acre parcel. This is TM# 126-14.

**PARCEL III:** All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District, Buckingham County, Virginia, containing Four (4.000) acres, more or less, said lands fronting on the centerline of the old New Canton Rd. and being more particularly described by the aforesaid plat prepared by Robert L. Lum, C.L.S., dted March 2, 1976 and recorded in the aforesaid Clerk' Office in Deed Book 102, at page 401, to which plat reference is hereby made for a more complete and accurate description of said lands. This is TM# 112-24.

PARCELS I, II & III being the same conveyed unto Pierce & Johnson Lumber Co., Inc. from Foster L. Pierce et al by deed dated march 13, 1987 and recorded in the aforesaid Clerk's Office in Deed Book 145, at page 596 et seq.

**PARCEL IV:** Two distinct and separate lots or tracts of land, with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing in aggregate Eleven and six hundred forty-seven/thousandths (11.647) acres, more or less, said lands lying on both sides of but not including U.S. Rt. #15 (N. James Madison Highway), and being more particularly described as the aggregate of "PARCEL A" of 1.288 acres and "PARCEL B" of 10.359 acres by a plat of survey prepared by Thomas E. Shumate, C.L.S., dated November 6, 1990 and recorded in the aforesaid Clerk's Office in Deed Book 168, at page 268, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being the same conveyed unto Pierce & Johnson Lumber Co., Inc. from Bowling Forest Service Corporation, Inc. by deed dated February 4, 1994 and recorded in the aforesaid Clerk's Office in Deed Book 190, at page 394 et seq. This is TM# 126-3-0-A.

035 Rec Fee	11.00
St. R. Tax	1564.25
Co. R. Tax	521.42
Transfer	1.00
Clerk	14.50
Lib.(145)	1.50
T.T.F.	5.00
Grantor Tax	626.00
036 Proc. Fee	20.00
Total	2711.17

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement  
was admitted to record on 5-29 20 14

at 10:45 A.M. in D.B. 416 Page(s) 512-514

Teste: MALCOLM BOOKER, JR., CLERK

BY: *[Signature]*

DEPUTY CLERK

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Rock Wood Products of Dillwyn, Inc.

Location: U.S. Route 15 and State Route 669, Marshall District, Buckingham County, VA

Proposed Use: Expand existing wood manufacturing facility.

For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

*Although the entrance currently meets the criteria for the current/proposed use, it could use some maintenance (regrading, addition of stone) that would enhance roadside drainage in the immediate area and promote a safe and efficient access to the business*

Signature of VDOT Resident Engineer: *C. D. Edwards*

Printed Name: *Charles D. Edwards* Date: *9/22/21*

**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Introduction of Case 21-SUP287**

**Owner/Applicant:**    Landowner    Carl Burmaster  
James Burmaster  
5481 Mount Rush Highway  
Dillwyn, VA 23936

Applicant    James Burmaster  
5481 Mount Rush Highway  
Dillwyn, VA 23936

**Property Information:** Tax Map 158, Parcel 11, containing approximately 103.7 acres, located at 5481 Mount Rush Highway Dillwyn, VA 23936, James River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating an AirBnB Bed and Breakfast with Events. The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** This property is located at 5410 Mount Rush Highway in the James River Magisterial District. The landowners are Carl Burmaster and James Burmaster. The applicant is James Burmaster. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast with Events as a Permitted by Right Use in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Event Facility obtain a Special Use Permit. Mr. Burmaster states in his narrative that the main purpose for this application is to have events at our farm of all different types; music, car shows, live concerts, (would like to entertain 3500 guests for these events) AirBnB, etc. Mr. Burmaster presented his initial application in August, but after discussion with the Planning Commission, has decided to resubmit with changes. This is his application request.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.

3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.

3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.

4. The Sheriff's Office shall be notified three weeks prior to any event inviting or expecting 300 or more persons.

5. The property shall be kept neat and orderly.

6. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.

7. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.

8. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

9. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.

10. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable

11. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.

12. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

December 27, 2021 7pm?

**SPECIAL USE PERMIT APPLICATION CHECKLIST**  
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION  
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner: ☒ YES ☐ NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: ☐ YES ☒ NO

**Written Narrative** (page 11 guidance in preparing the Written Narrative): ☒ YES ☐ NO

**Fees:** ☒ YES ☐ NO

**Deed:** ☒ YES ☐ NO

**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☐ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☐ YES ☐ NO
- C. Scale and north point: ☐ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☐ YES ☐ NO

**Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

**Special Use General Site Plan (15 copies) The General Site Plan must contain the following:**

1. Vicinity Map – Please show scale: ☒ YES NO N/A
2. Owner and Project Name: ☒ YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: ☒ YES NO N/A
4. Property lines of existing and proposed zoning district lines: ☒ YES NO N/A
5. Area of land proposed for consideration, in square feet or acres: YES NO N/A
6. Scale and north point: ☒ YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES NO N/A
8. Easements and encumbrances, if present on the property: ☒ YES NO N/A
9. Topography indicated by contour lines: YES ☒ NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES ☒ NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES ☒ NO N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES ☒ NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: ☒ YES NO N/A
14. General locations of major access points to existing streets: YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES ☒ NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES ☒ NO N/A
17. Location of existing and proposed utilities, above or underground: YES ☒ NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: YES NO ☒ N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: ☒ YES NO N/A
20. Location and design of screening and landscaping: YES NO ☒ N/A
21. Building architecture: YES NO ☒ N/A
22. Site lighting proposed: YES ☒ NO N/A
23. Area of land disturbance in square feet and acres: YES ☒ NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES NO ☒ N/A
25. Historical sites or gravesites on general site plan: ☒ YES NO N/A
26. Show impact of development of historical or gravesite areas: YES NO ☒ N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES NO ☒ N/A



**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Special Use Permit Request: Air/bnb Bed + Breakfast Event Location

Purpose of Special Use Permit: To operate AirBnB/Bed and Breakfast/  
Event Location.

Zoning District: A1 Number of Acres: 103.7  
158  
Tax Map Section: A1 Parcel: 11 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 5481 Mount Rush Highway Dillwyn 23836  
Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

60 W 75+ TO Rt 24 W 25+ 3 miles on Right

Name of Applicant: James Burmaster  
Mailing Address: \_\_\_\_\_

Daytime Phone: 434-534-5522 Cell Phone: 434-534-5522

Email: Carl.burmastermusic@gmail.com Fax: \_\_\_\_\_  
Jimmy180UT, ED, IL.com

Name of Property Owner: Carl Burmaster / James Burmaster  
Mailing Address: \_\_\_\_\_

Daytime Phone: 434-534-5522 Cell Phone: Same

Email: Same Fax: \_\_\_\_\_

Signature of Owner: Carl Burmaster Date: 10/19/21

Signature of Applicant: [Signature] Date: 10/19/21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer  
☐ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Ralph Fish

Mailing Address: 26 Booth Blvd. Buckingham, VA 23921

Physical Address: 147-24

Tax Map Section: 147-24 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Roy Bailey

Mailing Address: 3255 Toga Rd. Dilworth, VA 23936

Physical Address: \_\_\_\_\_

Tax Map Section: 158-13 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Jonas Esch

Mailing Address: 557 Saw Mill Rd. New Providence, PA 17560

Physical Address: \_\_\_\_\_

Tax Map Section: 147-18 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Jonas Esch

Mailing Address: 557 Saw Mill Rd, New Providence, PA 17560

Physical Address: \_\_\_\_\_

Tax Map Section: 147-19 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Curtis Pearson

Mailing Address: 1983 Horseshoe Rd, Appomattox, VA 24522

Physical Address:

Tax Map Section: 158-8 Parcel:  Lot:  Subdivision:

7. Name: David and Lynn Perkins

Mailing Address: 515 Pearson Drive, Dillwyn, VA 23936

Physical Address:

Tax Map Section: 147-18A Parcel:  Lot:  Subdivision:

8. Name: David and Lynn Perkins

Mailing Address: 515 Pearson Drive Dillwyn, VA 23936

Physical Address:

Tax Map Section: 158-10 Parcel:  Lot:  Subdivision:

9. Name: Ryan Perkins

Mailing Address: 521 Pearson Dr. Dillwyn, VA 23936

Physical Address:

Tax Map Section: 158-9A Parcel:  Lot:  Subdivision:

10. Name: Land of the Pines c/o Wingo Lane Livestock Company

Mailing Address: 1103 Barrow St. Farmville, VA 23901

Physical Address:

Tax Map Section: 158-12 Parcel:  Lot:  Subdivision:

11. Name: Pearson Construction

Mailing Address: 511 Pearson Dr. Dillwyn, VA 23936

Physical Address:

Tax Map Section: 158-9 Parcel:  Lot:  Subdivision:

6. Name: Mathew English

Mailing Address: 264 Dran John Place, Appomattox, VA 24522

Physical Address: \_\_\_\_\_

Tax Map Section: 147-18 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 19<sup>th</sup> day of October, year 2021

I Carl Burmaster hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Carl Burmaster

( owner / contract purchaser / authorized agent – please circle one )

NOTARY:

COMMONWEALTH OF VIRGINIA

COUNTY OF

Buckingham

STATE OF

Virginia

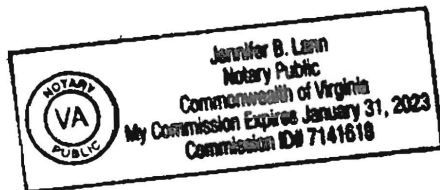
Subscribed and sworn to me on the 19 day of October

of the year 2021. My Commission expires on 1-31-23

Notary Public Signature:

Jennifer B. Lann

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 19<sup>th</sup> day of October, of the year 2021

I, Carl Burmaster (printed name of owner)

hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

Signature of Owner: (to be signed in front of notary public)

Carl Burmaster

NOTARY PUBLIC

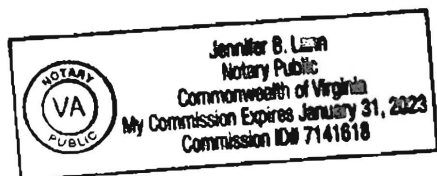
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 19 day of October

of the year 2021. My commission expires 1-31-2023

Notary Public Signature: Jennifer B. Lavin

Stamp:





## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 20 day of October, year 2021

I James Burmaster hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

[Signature]  
( owner / contract purchaser / authorized agent – please circle one )

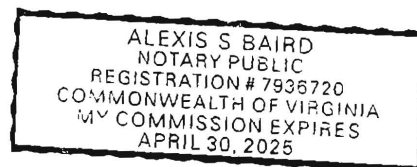
NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 20 day of October  
of the year 2021. My Commission expires on April 30 2025.

Notary Public Signature: Alexis S. Baird  
Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 20 day of October, of the year 2021,

I James Burmaster (printed name of owner)

hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

Signature of Owner: (to be signed in front of notary public)

NOTARY PUBLIC

COUNTY OF

Buckingham

STATE OF

Virginia

Subscribed and sworn to me on this

20

day of

October

of the year

2021

My commission expires

April 30 2025

Notary Public Signature:

Alexis S. Baird

Stamp:

ALEXIS S BAIRD  
NOTARY PUBLIC  
REGISTRATION # 7936720  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
APRIL 30, 2025

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

wooded sloping areas, open fields, water shed access,  
Farmhouse and out buildings, small cemetery  
and garage.

County Records Check (describe the history of this property):

Purchased By Flood Family in 1700's, small  
cemetery, Red Iron Fencing, The Grave Yard  
will not be impacted by permit in 2019  
Purchased from Susan Hopkins

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes ☒ No ☐

If yes, please explain and show on the site plan the location of such and explain any historical significance:

2 Grave Yards will not be impacted  
and will be Restored.

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No ☒

If yes, please explain any impact:

Owner/Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Case Number / File Name: - \_\_\_\_\_

Applicant: James Burmaster and Michelle Soltesz

Location: 5481 Mount Rush Highway, Dillwyn VA 23936

Proposed Use: Live event venue

For VDOT use only:

☐ A Traffic Impact Statement is required per 24 VAC 30-155-60

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

☐ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes: ☒ No: ☐

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: \_\_\_\_\_

*Charles D. Edwards*  
Charles D. Edwards



## WRITTEN NARRATIVE

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use *Airbnb, bed Breakfast - Event Location*
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: Carl F. B. A. z

Date: 10/19/21



OFFICIAL RECEIPT  
BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

DATE : 03/31/2020      TIME : 10:02:44      CASE # : 029CLR202000502  
 RECEIPT # : 20000001474      TRANSACTION # : 20033100001  
 CASHIER : KQK      REGISTER # : D729      FILING TYPE : CONT      PAYMENT : FULL PAYMENT  
 INSTRUMENT : 202000502      BOOK : 469      PAGE : 900      RECORDED : 03/31/2020      AT : 09:55  
 GRANTOR : HUDGINS, SUSAN      EX : N      LOC : CO  
 GRANTEE : BURMASTER, CARL FREDERICK;II ET AL      EX : N      PCT : 100%  
 RECEIVED OF : SOLTESZ, MICHELLE  
 ADDRESS : 4855 TOWER HILL RD GLADSTONE 24553  
 DATE OF DEED : 08/19/2019  
 CREDIT/DEBIT CARD : \$1,062.88  
 DESCRIPTION 1 : 103.92 AC JAMES RIVER      PAGES : 008      OP : 0  
 NAMES : 0  
 CONSIDERATION : \$300,000.00      A/VAL : \$0.00      PIN OR MAP :

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$1.00
039	STATE GRANTEE TAX	\$750.00
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$1.50

ACCOUNT CODE	DESCRIPTION	PAID
213	COUNTY GRANTEE TAX	\$250.00
301	CLERK RECORDING/INDEXING FEE	\$14.50
407	CONVENIENCE FEE	\$40.88

TENDERED : \$      1,062.88  
 AMOUNT PAID : \$      1,062.88

The Farm is sitting in the Town District of Buckingham County. It was used for cattle in the past. The home is a 2 story Early 1900's house in the process of being renovated.

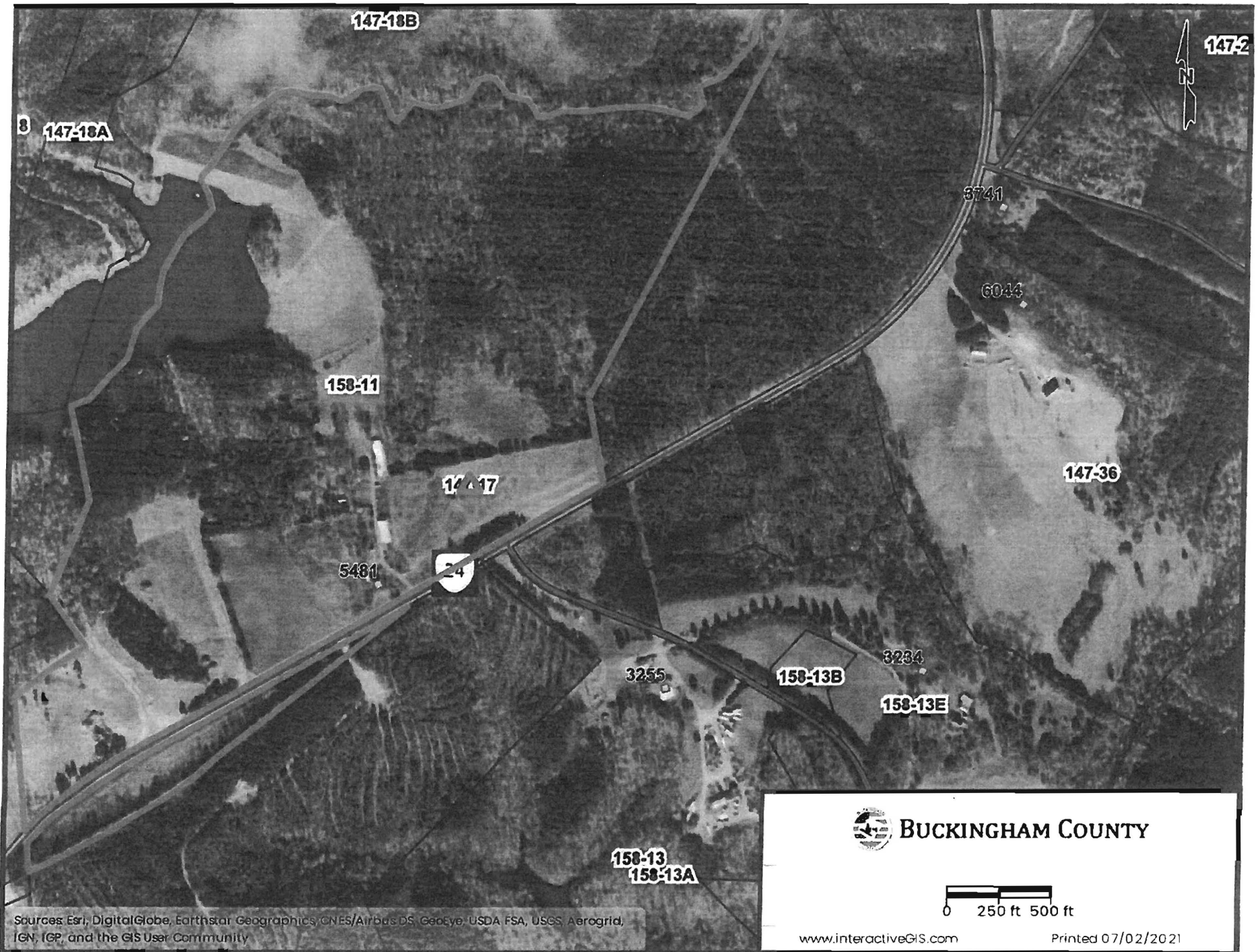
The main purpose for this application is to have events at our farm of all different types. Music, car shows, live concerts etc. It has 103.7 acres and has watershed access. The Dam authority, Engineer has already looked at the site and OK'd what I am proposing. There will be no structures built on the spillway at all. The Pavilion will be built on the adjoining land. Also would like to possibly have air bnb ~~on the~~ down the road. I would like to ask if we could entertain 3500 guests for horse events. Danny Allen proposed 2500. I have had a traffic impact study done and is all good. I have spoken to the Sheriff's Office about what is needed by them for the larger events. Mostly I'd like weekly local bands, with vendors where

Families can come and enjoy the Day. School events, Halliwell Church groups and especially would like to use it for our first Responders who need a place to go.

I have lived in Buckingham County for 17 years, there was there any thing to go to with my family to relax and have a good time. This will be great for Buckingham.

Thank you





Sources: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID, IGN, IGP, and the GIS User Community



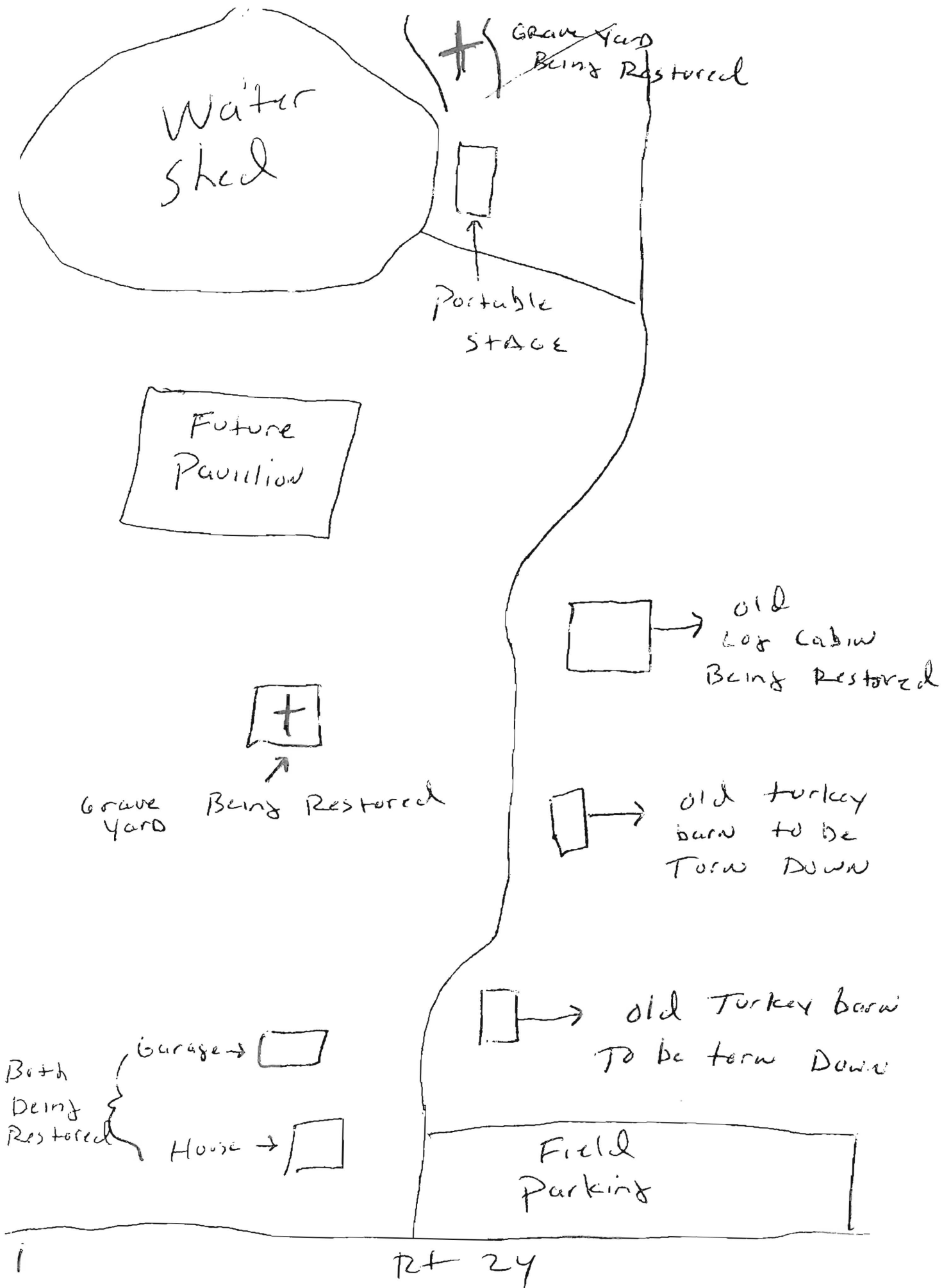
BUCKINGHAM COUNTY

0 250 ft 500 ft

[www.interactiveGIS.com](http://www.interactiveGIS.com)

Printed 07/02/2021







OFFICIAL RECEIPT  
BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

DATE : 03/31/2020 TIME : 10:02:44 CASE # : 029CLR202000502  
 RECEIPT # : 20000001474 TRANSACTION # : 20033100001  
 CASHIER : KQK REGISTER # : D729 FILING TYPE : CONT PAYMENT : FULL PAYMENT  
 INSTRUMENT : 202000502 BOOK : 469 PAGE : 900 RECORDED : 03/31/2020 AT : 09:55  
 GRANTOR : HUDGINS, SUSAN EX : N LOC : CO  
 GRANTEE : BURMASTER, CARL FREDERICK:II ET AL EX : N PCT : 100%  
 RECEIVED OF : SOLTESZ, MICHELLE  
 ADDRESS : 4855 TOWER HILL RD GLADSTONE 24553  
 DATE OF DEED : 08/19/2019  
 CREDIT/DEBIT CARD : \$1,062.88  
 DESCRIPTION 1 : 103.92 AC JAMES RIVER PAGES : 008 OP : 0  
 NAMES : 0  
 CONSIDERATION : \$300,000.00 AVAL : \$0.00 PIN OR MAP :

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$1.00
039	STATE GRANTEE TAX	\$750.00
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$1.50

ACCOUNT CODE	DESCRIPTION	PAID
213	COUNTY GRANTEE TAX	\$250.00
301	CLERK RECORDING/INDEXING FEE	\$14.50
407	CONVENIENCE FEE	\$40.88

TENDERED : \$ 1,062.88  
 AMOUNT PAID : \$ 1,062.88

# 0000-502

BOOK 469 PAGE 900

RETURN TO:

LAND CONTRACT PREPARED BY:

KEMPER BEASLEY, III (VSB 83636)

LAWSON & BEASLEY, ATTORNEYS AT LAW

APPOMATTOX, VA 24522

CONSIDERATION: \$300,000.00

This document was prepared without the benefit of a title search.

THIS LAND SALES CONTRACT is made this 19<sup>th</sup> day of August, 2019, by and between SUSAN HUDGINS, herein called "Seller," and CARL FREDERICK BURMASTER, II and JAMES BRYAN BURMASTER, hereinafter called "Buyers".

WITNESSETH:

WHEREAS, the Seller agrees to sell and the Buyers agree to buy the hereinafter described real estate, on the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

PROPERTY

ALL OF THAT certain tract or parcel of real estate, with all improvements thereon and appurtenances thereunto belonging, lying and being in the James River Magisterial District of Buckingham County, Virginia, fronting on Highway No. 24, also known as Mount Rush Highway, containing 103.92 acres, as shown on a plat of survey by Gregory A. Watson, L.S., of Watson and Duggan PLC, dated April 1, 2019, and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia in Plat Cabinet A, at Slide 277D. Reference is hereby made to said plat for a more full and complete description of the real estate herein conveyed and the metes and bounds thereon is incorporated into this deed by reference as if written out herein.

Being part of the same real estate conveyed unto Ira C. Coffey and Ruth B. Coffey, as joint tenants with the right of survivorship, by deed dated November 13, 1947 and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia in Deed Book 48, at Page 123. Ira C. Coffey died leaving Ruth B. Coffey the sole owner of the real estate. Ruth B. Coffey died on April 20, 2008, and

according to a Real Estate Affidavit dated April 19, 2018 and recorded in the aforesaid Clerk's Office in Deed Book 451, at Page 39, Susan C. Hudgins is the sole heir and successor in interest to the above-referenced real estate.

1. The purchase price for the property shall be Three Hundred Thousand Dollars (\$300,000.00), payable as follows: Buyers shall pay to Seller Thirty Thousand Dollars (\$30,000.00) at the signing of this contract. The remaining balance of Two Hundred and Seventy Thousand Dollars (\$270,000.00) will be amortized at an interest rate of three percent (3%) over fifteen (15) years. Buyers shall pay to Seller \$1,865.00 per month payable on the 1<sup>st</sup> day of the month, commencing on September 1, 2019, and payable each month thereafter to Seller on the 1<sup>st</sup> day of the month for one hundred and eighty (180) payments. Time is of the essence on payments due. When the total purchase price is paid, the Seller shall deliver to the Buyers a General Warranty Deed conveying the property to the Buyers, with English Covenants of Title, free and clear of all liens, encumbrances, and defects, except as set forth herein. Such Deed shall be prepared at Seller's expense with Seller bearing the expense of the Grantor's tax. Until the terms of this agreement are fully performed by the Buyers, Seller shall be under no obligation to deliver such Deed and title shall not pass to Buyers.
2. Buyers may prepay at the signing of this document the first six (6) month's payments. If the Buyers choose this option, their first payment will be delayed to March 1, 2020.
3. Upon agreement between the Seller and Buyers, the Seller will have eighteen (18) months from the date of this document to move or demolish the two-story farm

house, red garage, and tan storage shed beside the garage from the herein-described property. If these structures are not moved or demolished within the eighteen (18) months, the structures will become the property of the Buyers. If such transfer occurs, the structures are conveyed "As Is".

4. Upon agreement between the Seller and Buyers, the Seller has six (6) months from the date of this agreement to remove items from other structures on the herein-described property.
5. The Seller also conveys to the Buyers the adult cattle herd located on the herein-described property. The calves in the aforementioned herd remain the property of the Seller.
6. During the term of this land contract, and also when the herein-described property is conveyed to the Buyers, the Seller retains the right of entry on the herein-described property, for herself and her children with reasonable notice, to use the lake. When the herein-described property is transferred by deed the Seller will retain lifetime rights for her and her children to use the lake.
7. Buyers shall have the right to prepay any or all of the balance on this agreement at any time without penalty.
  - a. Buyers shall be responsible for real estate taxes until delivery of the deed to Buyers. The Seller will inform the Buyers of when taxes are due and the Buyers will reimburse the Seller for the real estate taxes.
  - b. Buyers shall be responsible for all utilities (electric, gas, any trash pick-up and satellite/cable TV). The Buyers shall place the utilities in their name.

- c. Buyers are responsible for carrying insurance on dwellings and listing the Seller as lost payee.
8. The Buyers agree that if for any reason this Agreement is terminated, the premises will be left in a completely clean and well-ordered condition.
9. The Buyers shall be responsible for all yard maintenance (mowing, leaf raking, hedge trimming and gutter cleaning); clearing ice and snow and other hazards from the premises surrounding the residence and accepts full liability thereof.
10. The Buyers acknowledges that the Seller may enter the leased premises, with 24 hours notice, to inspect the property.
11. Buyers may carry rental insurance if they so desire.
12. No transfer or assignment of any rights hereunder shall be made by anyone having an interest herein, unless made in writing and in such manner and on such terms and conditions as may be required by Seller.
13. Should default be made in the payment of any part of this agreement, Seller may, at Seller's option, declare this Agreement forfeited for nonpayment after first giving written notice by certified or registered mail to Buyers at last known address.
14. If payment is not received within ten (10) days of its due date, Seller may charge a penalty of 5% of the payment amount for the late payment.
15. Upon forfeiture, the following provisions shall govern:
  - a. Buyers shall forfeit all rights in and to the subject property and shall immediately deliver possession of the same to Seller or Seller's designated agent.

- b. Seller may without prejudice to legal remedies declare all payments made on this Agreement forfeited to Seller as rental for the use of the property and as stipulated liquidated damages for failure to perform this Agreement.
- c. The failure of Seller to declare this Agreement forfeited after default shall not be deemed a waiver of Seller's right to do so thereafter as to the same or subsequent default.
- d. In the event this Agreement is recorded, Seller may file a document indicating Buyers' forfeiture, and such will be sufficient to treat this Agreement as terminated and of no further effect.


16. Buyers specifically warrant and acknowledge:

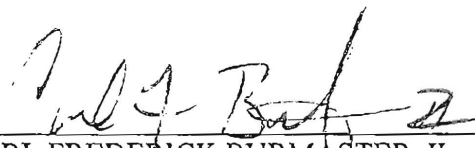
- (a) That Seller has provided them with a true copy of all covenants, restrictions, and conditions affecting the subject property, if any.
- (b) This Agreement may be recorded in the Clerk's Office of the Circuit Court of the Buckingham County, Virginia, in order to protect Buyers from claims of subsequent Buyers of, or other persons obtaining an interest in, the subject property, or from claims of judgment creditors, if any, of Seller. A copy of this Contract has been delivered to Buyers fully executed and notarized, and capable of being admitted to record.
- (c) This Agreement shall be interpreted under the laws of the Commonwealth of Virginia.
- (d) This property is sold as is, where is.

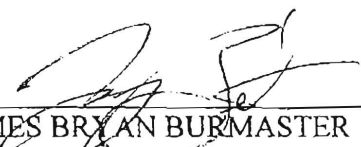


(e) This Land Sales Contract shall be binding upon the heirs and assigns  
of all parties hereto.

WITNESS the following signatures and seals:

 (SEAL)  
SUSAN HUDGINS

 (SEAL)  
CARL FREDERICK BURMASTER, II

 (SEAL)  
JAMES BRYAN BURMASTER

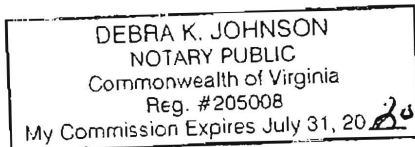
STATE OF VIRGINIA,

COUNTY OF Appomattox, to-wit:

I, Debra K Johnson, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that SUSAN HUDGINS, whose name is signed to the foregoing Land Sales Contract, bearing date on the 19<sup>th</sup> day of August, 2019, has this day acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 19<sup>th</sup> day of August, 2019.

My commission expires July 31, 2020.



Debra K Johnson  
Notary Public

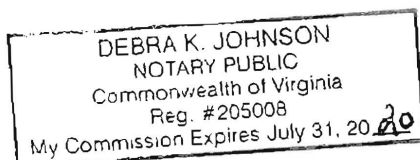
STATE OF VIRGINIA,

COUNTY OF Appomattox, to-wit:

I, Debra K Johnson, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that CARL FREDERICK BURMASTER, II, whose name is signed to the foregoing Land Sales Contract, bearing date on the 19<sup>th</sup> day of August, 2019, has this day acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 19<sup>th</sup> day of August, 2019.

My commission expires July 31, 2020.



Debra K Johnson  
Notary Public

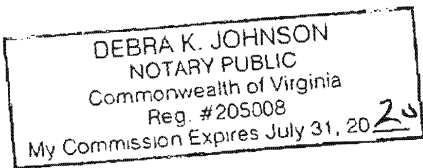
STATE OF VIRGINIA,

COUNTY OF Appomattox, to-wit:

I, Debra K. Johnson, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JAMES BRYAN BURMASTER, whose name is signed to the foregoing Land Sales Contract, bearing date on the 19<sup>th</sup> day of August, 2019, has this day acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 19<sup>th</sup> day of August, 2019.

My commission expires July 31, 2020.



Debra K. Johnson  
Notary Public

035 Rec Fee	<u>1.00</u>	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	<u>750.00</u>	The foregoing instrument with acknowledgement
Co. R. Tax	<u>250.00</u>	was admitted to record on <u>March 31 20 20</u>
Transfer	<u>14.50</u>	at <u>9:56 AM</u> in D.B. <u>469</u> Page(s) <u>900-907</u>
Clerk	<u>1.50</u>	Teste: JUSTIN D. MIDKIEF, CLERK
Lib. (145)	<u>5.00</u>	BY: <u>Kara Kuehen</u> , DEPUTY CLERK
T.T.F.		
Grantor Tax		
036 Proc. Fee		
Total \$	<u>1022.00</u>	

Prepared By:  
J. ROBERT SHOOK, II  
Notary and Clerk of Court  
P.O. Box 475  
Clarks Summit, PA 18601  
VSS No. 13494

Return to:

- 1 -

Receipt : 20000001475

Page 1 of 1



OFFICIAL RECEIPT  
BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

DATE : 03/31/2020 TIME : 10:02:44 CASE # : 029CLR202000503  
RECEIPT # : 20000001475 TRANSACTION # : 20033100001  
CASHIER : KQK REGISTER # : D729 FILING TYPE : DBS PAYMENT : FULL PAYMENT  
INSTRUMENT : 202000503 BOOK : 489 PAGE : 908 RECORDED : 03/31/2020 AT : 10:00  
GRANTOR : PEARSON, H CURTIS, JR EX : N LOC : CO  
GRANTEE : BURMASTER, CARL F, II EX : N PCT : 100%  
RECEIVED OF : SOLTESZ, MICHELLE  
ADDRESS : 4855 TOWER HILL RD GLADSTONE, VA 24553  
DATE OF DEED : 09/18/2019  
CREDIT/DEBIT CARD : \$60.50  
DESCRIPTION 1 : LESS THAN 1 AC. JAMES RIVER PAGES : 002 OP : 0  
NAMES : 0  
CONSIDERATION : \$2,200.00 AVAL : \$3,500.00 PIN OR MAP : 147-17

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$1.00
036	DEED PROCESSING FEE	\$20.00
038	STATE GRANTOR TAX	\$1.75
039	STATE GRANTEE TAX	\$8.75
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$1.50

ACCOUNT CODE	DESCRIPTION	PAID
212	TRANSFER FEES	\$1.00
213	COUNTY GRANTEE TAX	\$2.02
220	COUNTY GRANTOR TAX	\$1.75
301	CLERK RECORDING/INDEXING FEE	\$14.50
407	CONVENIENCE FEE	\$2.33

TENDERED : \$ 60.50  
AMOUNT PAID : \$ 60.50

PAYOR'S COPY

CLERK OF COURT : JUSTIN D. MIDKIFF

RECEIPT COPY 1 OF 2

#2000 503

THIS DEED, made this 18th day of September, 2019, by and between H. CURTIS PEARSON, JR., party of the first part (grantor), and CARL F. BURMASTER, II, party of the second part (grantee).

WITNESSETH, that for and in consideration of the sum of \$20.00 and other valuable consideration paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby bargain, sell, grant and convey, with General Warranty and, except as hereinafter set forth, English Covenants of Title, unto the party of the second part all the following described real estate, to-wit:

All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in James River Magisterial District of Buckingham County, Virginia, containing less than one acre, beginning at a point on the west side of State Highway #24 at the point of intersection of the line of lands now or formerly of Burruss Land & Lumber Co. tract with the lands now or formerly of Kitsmiller et al and running with the Burruss line in a western direction sixty-one (61) feet to the line of lands now or formerly of the J. H. Lewis estate and with that line in a northern direction approximately six hundred thirty (630) feet back to the point where that line intersects with said Highway #24; said strip of land varying in width from 61 feet at the Burruss line to a total width of 65 feet about 70 yards north of that point and thence for a point at the extreme northern end. Said lands being the same conveyed unto H. Curtis Pearson, Jr. from Sandra M. Ryan and Beverly F. Whetstone by deed dated January 4, 2018 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 448, at page 979 et seq.

Consideration: \$2,200.00

TM # 147-17

Assessed Value: \$3,500.00

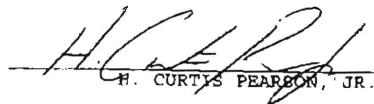
Title Ins. Unknown

Return to:

- 1 -

This conveyance is made expressly subject to any and all easements, restrictions, conditions and reservations which are: contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property hereby conveyed that have not expired by limitation of time contained therein or have not otherwise become ineffective; or, apparent upon inspection of the premises.

WITNESS the following signature and seal.

 (SEAL)  
H. CURTIS PEARSON, JR.

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

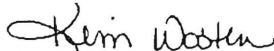
I, Kim Wooten, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that H. CURTIS PEARSON, JR., whose name is signed to the writing above, has acknowledged the same before me in my county aforesaid.

Given under my hand this 7 day of October, 2019.

My commission expires 11/30/20.

Notary registration # 7516298.



  
NOTARY PUBLIC

Grantee's address:  
4855 Tower Hill Rd.  
Gladstone, VA 24553

035 Rec Fee	<u>1.00</u>	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	<u>3.00</u>	
Co. R. Tax	<u>1.00</u>	
Transfer	<u>1.00</u>	
Clerk	<u>1.00</u>	
Lib. (145)	<u>1.00</u>	
T.T.F.	<u>1.00</u>	
Grantor Tax	<u>1.00</u>	
036 Proc. Fee	<u>1.00</u>	
Total \$	<u>5.00</u>	

The foregoing instrument with acknowledgement was admitted to record on March 31 20 20 at 10:00A M. in D.B. 469 Page(s) 908-909  
Teste: JUSTIN D. MIDKIFF, CLERK  
By Kim Wooten DEPUTY CLERK

1 2 3 4 5 6 7 8 9 10 11 12

Print # 00001200001 00

BIRMINGHAM COUNTY  
CHASITY L CHRISTIAN  
142 7 2001 12  
POST OFFICE BOX 100  
BIRMINGHAM, AL 35202

Date : 7/02/2001  
Register #: 114751  
Vend. #: 01240  
Vendor : 8PUSK  
Receipt :

SPECIAL USE PERMIT - ROUTING  
115 :

Previous  
Balance : 00

Original Being Paid : 200.00  
Penalty : 00  
Interest : 00

BURMASTER CARL AND JAMES

Amount Paid : 200.00

Balance Due : 00  
Cash 200.00

PAID BY BURMASTER CARL AND JAMES  
AMOUNT DUE INCLUDES PENALTY INTEREST THRU THE MONTH 7-2001.



**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Introduction Case 21-SUP294**

**Owner/Applicant:**    Landowner    Joseph S. Kauffman  
2968 Buckingham Springs Road  
Dillwyn, VA 23936

Applicant    Joseph S. Kauffman  
2968 Buckingham Springs Road  
Dillwyn, VA 23936

**Property Information:** Tax Map 188 Parcel 1 Lot 3, Rainey Acres Subdivision, located 2968 Buckingham Springs Road Dillwyn, VA 23936, State Route 635, Curdsville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Add a Zoning Text Amendment for Construction, Manufacture, and Retail Sales of such Structures to include Sheds, Small Garages, and other Utility Buildings and Obtain a Special Use Permit for that Purpose. The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** This property is located at 2968 Buckingham Springs Road Dillwyn, VA 23936. This property is currently zoned Agricultural A1, the landowner and applicant is Joseph S. Kauffman. Mr. Kauffman seeks to be able to operate a business to include, but not limited to, wholesale manufacturing of storage sheds. Business plans are included in the narrative submitted by Mr. Kauffman. Please note that a completed VDOT Traffic Impact Determination Study has not been submitted by Mr. Kauffman. Mr. Kauffman is required by VDOT to submit an engineered commercial entrance plan in accordance with current VDOT standards for his proposed use to include verification by a professional engineer of the necessary minimum sight distance requirements for such an application. The Zoning Administrator received calls regarding the land clearing on this property and the Zoning Enforcement Officer was sent to make a determination. At this time, Mr. Kauffman explained that the clearing was for an agricultural project which may include building a barn for future use. Again, a zoning complaint was called in and after another visit by the Zoning Enforcement Officer, Mr. Kauffman explained that he would be proceeding with a Rezoning Application to operate a business to manufacture sheds and related items, and not an agricultural barn project. This area is zoned A1 with many residences neighboring the subject property, and is part of the Rainey Acres Subdivision. Mr. Kauffman's case was introduced on October 25, 2021, but due to issues with

setbacks, his request for a zoning map amendment was amended to a zoning text amendment and special use permit application.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.
4. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
5. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
6. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
7. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
10. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

December 27, 2021 7pm?

## REZONING APPLICATION CHECKLIST

### BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

The following table lists the information necessary to review a rezoning application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 5, 6 & 7 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

**Completed application for rezoning** (pages 3 & 4 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

**Interest Disclosure Affidavit** (page 8 attached). Must be signed by the owner: ☒ YES ☐ NO

**Power of Attorney** (page 11 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: ☒ YES ☐ NO

**Written Narrative** (page 12 guidance in preparing the Written Narrative): ☒ YES ☐ NO

**Fees:** ☒ YES ☐ NO

**Deed:** YES ☒ NO

**Plat** (15 copies). The plat information may be incorporated into the Rezoning General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO
- C. Scale and north point: ☒ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO

**Rezoning General Site Plan** (15 copies) The General Site Plan must contain the following:

- 1. Vicinity Map – Please show scale: ☒ YES ☒ NO N/A
- 2. Owner and Project Name: ☒ YES ☒ NO N/A
- 3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES ☒ NO N/A
- 4. Property lines of existing and proposed zoning district lines: YES ☒ NO ☒ N/A
- 5. Area of land proposed for consideration, in square feet or acres: ☒ YES ☒ NO N/A
- 6. Scale and north point: ☒ YES ☐ NO N/A
- 7. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO N/A

8. Easements and encumbrances, if present on the property: YES NO N/A
9. Topography indicated by contour lines: YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"):  
YES NO N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines":  
YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: YES NO N/A
14. General locations of major access points to existing streets: YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES NO N/A
17. Location of existing and proposed utilities, above or underground: YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: YES NO N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES NO N/A
20. Location and design of screening and landscaping: YES NO N/A
21. Building architecture: YES NO N/A
22. Site lighting proposed: YES NO N/A
23. Area of land disturbance in square feet and acres: YES NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more):  
YES NO N/A
25. Historical sites or gravesites on general site plan: YES NO N/A
26. Show impact of development of historical or gravesite areas: YES NO N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES NO N/A

**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Special Use Permit Request: Light Industrial - Wholesale  
Manufacturing - Home Base Business (Not a Home Base Business)

Purpose of Special Use Permit: Change Portion of Property From  
Agriculture To Light Industrial

Zoning District: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

Tax Map Section: 188 Parcel: 1 Lot: 3 Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 2968 Buckingham Springs Rd. Dillwyn VA. 23936  
Directions from the County Administration Building to the Proposed Site: Rt 15 South

Right on Old Curdsville Rd. Bare Left on To Buckingham Springs Rd.  
for 1.25 miles property on Left.

Name of Applicant: Joseph S. Kauffman

Mailing Address:  
2968 Buckingham Springs Rd. Dillwyn VA. 23936

Daytime Phone: 717-529-2395 #1 Cell Phone: \_\_\_\_\_

Email: Kauffmanwoodworks@sie Fax: \_\_\_\_\_  
\*email

Name of Property Owner: Joseph S. Kauffman

Mailing Address:  
2968 Buckingham Springs Rd. Dillwyn VA. 23936

Daytime Phone: 717-529-2395 #1 Cell Phone: \_\_\_\_\_

Email: Kauffmanwoodworks@sie.email Fax: \_\_\_\_\_

Signature of Owner: Joseph S. Kauffman Date: 8-18-21

Signature of Applicant: Joseph S. Kauffman Date: 8-18-21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer  
☐ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Judy Morris

Mailing Address: 2904 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 4 Subdivision: \_\_\_\_\_

2. Name: Cyril Folz JR.

Mailing Address: 3010 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 2-A Subdivision: \_\_\_\_\_

3. Name: David and Sarah Hill

Mailing Address: 3044 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 1-A Subdivision: \_\_\_\_\_

4. Name: David and Sarah Hill

Mailing Address: 3044 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 1 Subdivision: \_\_\_\_\_

6. Name: Phillip Frenaux

Mailing Address: 3276 Buckingham Springs Rd - Dillwyn VA 23936  
3276

Physical Address: Same

Tax Map Section: 188 Parcel: 45 Lot: D Subdivision: \_\_\_\_\_

7. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 29 day of September, year 2021

I Joseph S. Kauffman hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Joseph S. Kauffman  
( owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

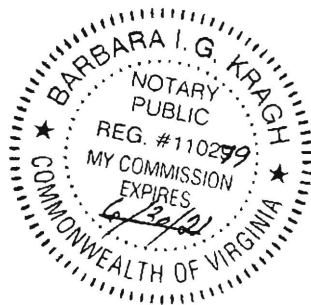
COUNTY OF Buckingham

STATE OF VA.

Subscribed and sworn to me on the 29th day of Sept

of the year 2021. My Commission expires on 6/30/24.

Notary Public Signature: Barbara I. G. Kragh  
Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 29 day of September, of the year 2021

I Joseph S. Kauffman (printed name of owner)  
hereby make oath that no member of the Buckingham County Board of Supervisors nor  
the Buckingham County Planning Commission has interest in such property either  
individually, or by ownership of stock in a corporation owning such land, or by  
partnership, or as a holder of ten percent (10%) or more of the outstanding shares of  
stock in or as a director or officer of any corporation owning such land, directly or  
indirectly by such members of his/her immediate household, except as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Owner: (to be signed in front of notary public)

Joseph S. Kauffman

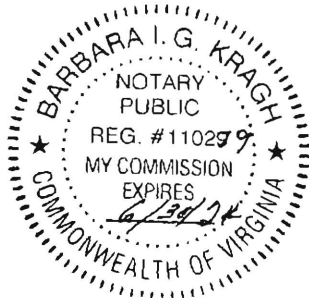
NOTARY PUBLIC

COUNTY OF Buckingham STATE OF VA.

Subscribed and sworn to me on this 29th day of Sept.

of the year 2021. My commission expires 6/30/24.

Notary Public Signature: Barbara I. G. Kragh  
Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

The Property is currently a farm. I want to change several  
acres along the road to light industrial to build  
sheds to be delivered from property whoelsale  
Not Retail Sales.

County Records Check (describe the history of this property):

Historically the Property has been used for a small  
23 acre farm. The Previous owner (C Ryan)  
had the Property Divided into 2 parcels for Tax purposes only.

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No ✓

If yes, please explain and show on the site plan the location of such and explain any historical significance:

None Known

\_\_\_\_\_

\_\_\_\_\_

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No ✓

If yes, please explain any impact:

None Known

\_\_\_\_\_

\_\_\_\_\_

Owner/Applicant Signature Joseph S. Kautzman Date: 8-18-21

Printed Name: Joseph S. Kautzman Title: Owner

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Joseph S. Kauffman

Location: 2968 Buckingham Springs Rd. Dillwyn VA 23936

Proposed Use: Light Industrial

### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

\_\_\_\_\_ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: \_\_\_\_\_

Date: 10-1-21

## **TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |  |
|-------------|--|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.  |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.  |
| April 12    | Board of Supervisors may approve / deny / table for more information.  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

Ladies and Gentleman,

My name is Joseph Kauffman and I am the property owner of the property that I am requesting a ~~Special Use Permit~~ to the change from agricultural to light industrial/retail sales. The proposed business will be called Evergreen Builders. I live on the property that is already in two parcels. There was a mobile home on part of the parcel that I am requesting to be changed, but I had it removed and have began to prepare the land to have two pole buildings built, if my application is approved. My home and remaining farmland is located behind this tract of land on a separate parcel. I had a composite plat map prepared and it's enclosed with this application. I had the property graded by a professional contractor this summer and there has already been ground compaction done with crush-run and #57 gravel. The same contractor installed the drainage ditches with riprap damming to control the storm water flow. I am sorry, I was not aware at that time I should have contacted Buckingham County for permission or application before doing this.

This property has been farmland for horses, cattle and goats, which I will continue to conduct on the meadows in back. I am only asking to convert the front 2.3+/- acres along the road front on Buckingham Springs Rd., to light industrial/retail sales. I plan to first build a pole building up to 36'x60' to begin building sheds, small garages and other utility buildings that will be shipped off my property by large pickup trucks with lowboy trailers under 26,000 pounds GVW, to be delivered to shed dealers that I will be under contract to produce. Within the next 2-10 years, as the business grows, I am requesting a second pole building up to 60'x120' to be built to store the lumber and hardware used to manufacture the sheds as well as additional building area, as needed. This building will be located behind the first and it will be within all the required setbacks needed. The lot on the east side of the proposed easement to my residence will be used to place finished sheds waiting to be picked up. The open area in between the driveway and the buildings will be there to allow trucks to deliver lumber and pick up the finished sheds for delivery. I will be having my lumber and building materials delivered from local building material suppliers by tractor trailer up to 2-3 times a week at peek. There should not be more than 6-8 trucks coming and going from the property during the weekdays and the property is located on an open straight stretch of road with no trees blocking the view.

My plan is to build sheds and structures that have been ordered through dealers that I have contracts with. If permitted, I would also take orders over the internet and the structures would be delivered the same way, so there would be very little customer traffic. I have sons that will eventually be working the business when they are old enough and I would like to be able to allow them to begin building small wooden crafts to be taken and sold at Amish-owned stores in the area.



These buildings would not have electric, water or septic, as the tools would be air powered by a diesel generator and any lights would be off-grid solar. I have a landline phone with wireless email that is also solar.

I will have a 40 yard commercial roll off dumpster to dispose of all scrap lumber and building materials, so nothing will be dumped on the property. Also, there are not any hazardous materials used in building the structures and I will not have a sawmill as part of my operation.

I believe it's important that you know my business background. I moved here with my wife and children in Feb. 2020 From Christiana Pa. in the heart of Lancaster County. I have worked in the shed building industry for my whole life. I am still operating a shed business in Pa. which is called Kauffman Woodworks LLC on a Total of 3 acres. My Grandfather and my Father had this Buisness, so this is the third Generation. I want to sell my Buisness in Pa. to my youngest Brother in the next 2 years. I estimate this business will begin with 175,000.00-250,000.00 gross annual sales in the first 1-3 years and there will be less than 6 Employees until the second building is completed I might have a total of 15 employees. The hours of operation would be 6:30 AM to 4:30 PM Monday thru Friday and Saturdays depending on work load.

Thank you,

Joseph Kauffman

HEALTH OF



My commision expires  
in order to maintain the  
of the right of way as  
Virginia reserves the p  
to use these areas  
of the roadways.

E.G. FLANNAGAN

The plotting or dedication of 13 lots, totaling 138.0 ac with the free consent of the developer of the

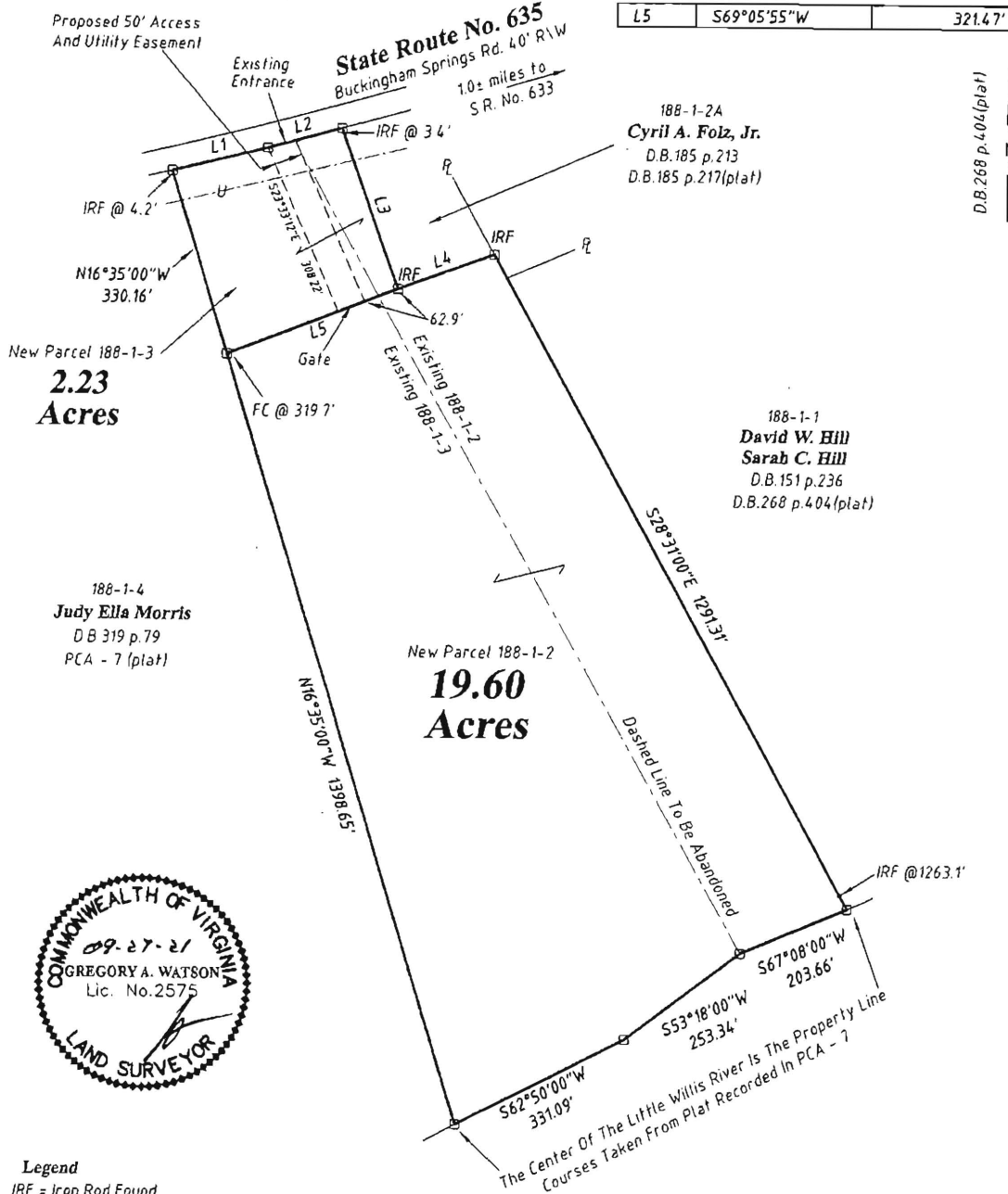
**Watson and Duggan PLC**  
Land Surveying  
1001 E Third St., Farmville, Va. 23901  
434-391-3500

Line Table

LINE	BEARING	DISTANCE
L1	N76°16'49"E	170.69'
L2	N74°57'49"E	135.81'
L3	S19°22'22"E	294.11'
L4	N70°03'06"E	178.53'

New Division Line

L5	S69°05'55"W	321.47'
----	-------------	---------



**Legend**

IRF = Iron Rod Found  
FC = Fence Corner  
U = Overhead Utility Line

**Notes**

1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
2. This plat is based on field work completed in Nov. 2017, some current field work, and subdivision plat recorded in PCA- 7

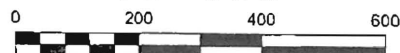
Approved For Recordation In  
Buckingham Co., Va.  
County Agent

**Plat Of Boundary Line Adjustment**

For: Joseph Kauffman  
Being The Properties Owned By  
**Joseph S. Kauffman**  
**Rachel F. Kauffman**  
D.B. 439 p.976

Francisco District, Buckingham County, Va.

21126 09-27-21



1in = 200ft

Some additional evidence  
has been obtained from  
the study of the  
theoretical model  
of the system.

Additional  
evidence

Additional evidence

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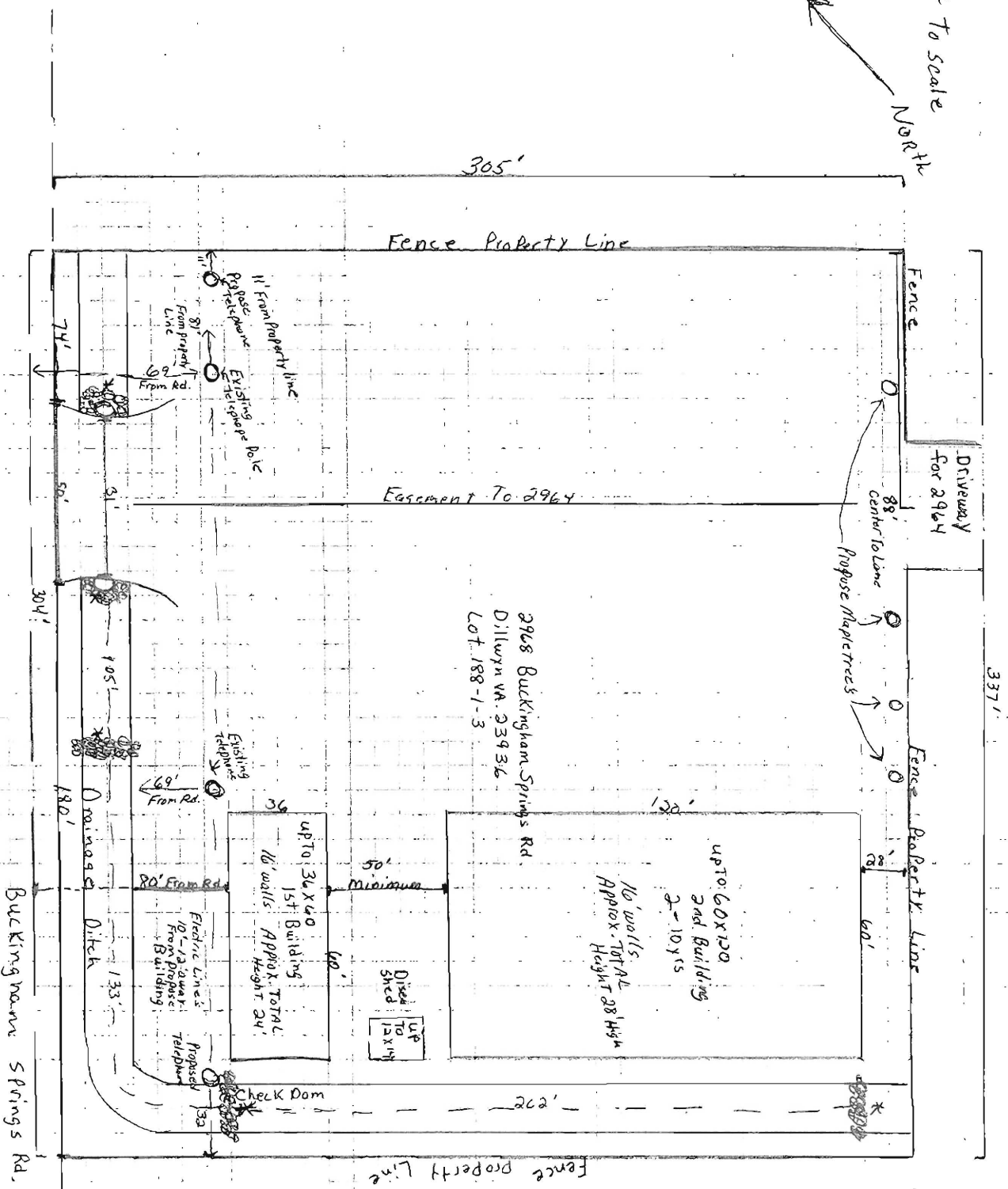
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of the system.

Not To Scale

North



Joseph S. Kaufman  
2968 Buckingham Springs Rd.  
Dillwyn VA. 23936

Project name  
Evergreen Builders

No Mature Tree lines

Not in Flood Plain

Buildings 40' off of  
Property line on this backside

\* Check Dam for Drainage

Drainage Ditch Approx 14' wide

From Rd.

I want to plant Evergreen Trees  
Along Buckingham Springs Rd.  
Trees would Approx. be 17' away from  
Rd. Center of Tree to Rd.

This would Approx. be 42 Trees  
6' Apart

**Confirmation Number: 8341533****Virginia****Buckingham County****Cashier 2 - POS****Transaction Details**

Parcel/Bill/Account Number

**188 1 3**

Name

**KAUFFMAN JOSEPH**

Buckingham Payment

**MISC****Credit Card Payment Address Information**Order Number **8341533**Customer Name **JOSEPH KAUFFMAN**

Email Address

Address

Phone Number **(717) 529-2395**Credit Card Number **4XXX XXXX XXXX 6922**Credit Card Type **Visa**Expiration Date **0425**

Operator Name

Transaction Time **10/1/2021 11:40:19 AM**Authorization Code **00635G**Convenience Fee  
Authorization Code **00606G**Transaction ID **1960828064**Agency Total **560.00**Convenience Fee **\$14.00**Total Amount **574.00**

Charged to Card

\_\_\_\_\_  
Customer Signature**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

For questions about this payment, please call (866) 480-8552.

**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**

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**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Introduction of Case 21-SUP295**

**Owner/Applicant:** Landowner    Jennifer Sombar  
   Katie VanSciver  
   143 Hatton Ferry Road  
   Scottsville, VA 24590

Applicant    Jennifer Sombar  
                         Katie VanSciver  
                         143 Hatton Ferry Road  
                         Scottsville, VA 24590

**Property Information:** Tax Map 9, Parcel 10A, containing approximately 25.159 acres, located at 143 Hatton Ferry Road Scottsville, VA 24590, Slate River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating an AirBnB Bed and Breakfast, Campsites, and Event Center. The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** This property is located at 143 Hatton Ferry Road Scottsville, VA 24590 in the Slate River Magisterial District. The landowners and applicants are Jennifer Sombar and Katie VanSciver. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast, Campsites, and Event Center as Permitted by Right Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Campground/Campsite and Event Center obtain a Special Use Permit. Ms. Sombar contacted the Zoning Office as a result of a conversation questioning the activities held. Ms. Sombar obtained an application to come in to compliance with the Zoning Ordinance. Ms. Sombar was instructed to not hold events at this time, pending the outcome of the Special Use Permit Application. She is working with the Building Inspector in an effort to bring these structures in to compliance with zoning and the building code. It will be necessary to work with the Virginia Health Department regarding necessary permitting for the septic field approval for these structures.

Below are conditions that you may consider attaching to the request if approved:



1. That all federal, state and local regulations, ordinances and laws be strictly adhered to, including but not limited to 12 VAC 5-450-VDH Rules and Regulations Governing Campgrounds.
2. The facility shall meet all safety requirements of all applicable building codes
3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. Only trailers classified as Recreational Vehicles or self-contained camping unit and with current registration shall be allowed.
5. No campground structure shall be erected within 50' if adjoining properties without adjacent landowners written permission.
6. The Sheriff's Office shall be notified three weeks prior to any event inviting or expecting 300 or more persons.
7. The property shall be kept neat and orderly.
8. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
9. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
10. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
11. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
12. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable

13. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.

14. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

December 27, 2021 7pm?

**SPECIAL USE PERMIT APPLICATION CHECKLIST**  
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION  
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner: ☒ YES ☐ NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: YES ☒ NO

**Written Narrative** (page 11 guidance in preparing the Written Narrative): ☒ YES ☐ NO

**Fees:** ☒ YES ☐ NO

**Deed:** ☒ YES ☐ NO

**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO
- C. Scale and north point: ☒ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO

**Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

**Special Use General Site Plan (15 copies)** The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: ☒ YES ☐ NO ☐ N/A
2. Owner and Project Name: ☒ YES ☐ NO ☐ N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: ☒ YES ☐ NO ☐ N/A
4. Property lines of existing and proposed zoning district lines: ☐ YES ☐ NO ☒ N/A
5. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO ☐ N/A
6. Scale and north point: ☒ YES ☐ NO ☐ N/A
7. Names of boundary roads or streets and widths of existing right-of-ways : ☒ YES ☐ NO ☐ N/A
8. Easements and encumbrances, if present on the property: ☒ YES ☐ NO ☐ N/A
9. Topography indicated by contour lines: ☐ YES ☐ NO ☒ N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of “no areas having slopes of 15% to 25% or greater”): ☐ YES ☐ NO ☒ N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of “not in floodplain”): ☐ YES ☒ NO ☐ N/A
12. Delineation of existing mature tree lines or written indication of “no mature tree lines”: ☐ YES ☒ NO ☐ N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: ☐ YES ☐ NO ☒ N/A
14. General locations of major access points to existing streets: ☒ YES ☐ NO ☐ N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: ☐ YES ☐ NO ☒ N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: ☐ YES ☐ NO ☒ N/A
17. Location of existing and proposed utilities, above or underground: ☐ YES ☐ NO ☒ N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: ☐ YES ☐ NO ☒ N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: ☒ YES ☐ NO ☐ N/A
20. Location and design of screening and landscaping: ☐ YES ☐ NO ☐ N/A
21. Building architecture: ☒ YES ☐ NO ☐ N/A
22. Site lighting proposed: ☐ YES ☐ NO ☒ N/A
23. Area of land disturbance in square feet and acres: ☐ YES ☐ NO ☒ N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): ☐ YES ☐ NO ☒ N/A
25. Historical sites or gravesites on general site plan: ☒ YES ☐ NO ☐ N/A
26. Show impact of development of historical or gravesite areas: ☐ YES ☐ NO ☒ N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: ☒ YES ☐ NO ☐ N/A

## APPLICATION FOR A SPECIAL USE PERMIT

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Special Use Permit Request: Valhalla Mountain Farm LLC & Gentle Moon Conservancy (501c3)  
respectfully requests a 25-year Special Use Permit to run a woman-owned and operated Agri-Ecotourism  
business and Animal Sanctuary.

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### Purpose of Special Use Permit:

Valhalla Mountain Farm is a 25+ acre farm located in historic Scottsville Virginia (Buckingham County). Seated in the foothills of the Blue Ridge Mountains, the farm boasts a home built in 1879; tiny house built on the original corn crib footprint; two-story tiny house; workshop; greenhouse; livestock barn; open and fenced pastures; apiary; and is home to many domestic, farm, and wild animals. The lush green rolling pastures offer exquisite views of the Blue Ridge Mountains and access to the James River.

Our focus at the farm is two-fold. Promote Agri-Ecotourism and support our sister Non-Profit, Gentle Moon Conservancy.

*[Agri-ecotourism is a relatively new and durable approach to tourism. Agri-ecotourism is heavily focused on protecting the environment and reducing our carbon footprint while providing a unique and enjoyable experience. Agri-Ecotourism is an escape from busy life for guests. It gives them the opportunity to be surrounded by nature and immerse themselves in a new culture. Not only does this provide endless activities for travelers, but it also supports local small businesses. Agri-ecotourism can provide jobs in areas that normally have high levels of poverty, improve the food supply chain, strengthen traditional farming practices, and promote the local history through education and art. It works on conserving natural habitats and increasing landscape diversity. Because Agri-Ecotourism teaches people to be more responsible when it comes to their consumption habits, this change in mindset can be transformative for our society.]*

The mission of our non-profit is to provide lifetime care and shelter for animals in-need and inspire environmental stewardship through the power of individual action. Our LLC will support this mission by offering guests a unique, natural, outdoor destination. We will provide lodging in our tiny houses and camp sites for RV and tent campers. Guests can elect to participate in various on-property experiences such as, working hands-on (or just snuggling) with our farm and domestic rescue animals; classes including beekeeping, honey-harvesting, survival skills, wreath making, cooking/baking; spa weekends; hiking; vegetable and fruit picking; and more. We will also orchestrate and promote off-property experiences such as river floats; farmers markets; historic tours; fishing tours; horse-back riding; and shopping and dining at local small businesses. We are currently working with Army Veterans to offer a peaceful place to relax, rejuvenate and flex their unused skills. We plan to design interactive programs for children and the elderly.

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Zoning District: A1- Agricultural Number of Acres: 25.159

Tax Map Section: \_\_\_\_\_ Parcel: Part of 9-10 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 143 Hatton Ferry Rd (Buckingham County)

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

Head northeast on Administration Ln toward US-60 W, Turn right onto US-60 E, Turn left onto State Rte 631, Turn left onto VA-20 N, Turn left onto State Rte 678, Turn right onto State Rte 695, Slight left onto State Rte 625, Turn left on Hatton Ferry Rd.

Name of Applicant: Jennifer Sombar & Katie VanSciver

Mailing Address: 143 Hatton Ferry Rd., Scottsville, VA 24590

Daytime Phone: 434-227-2384 Cell Phone: 434-227-2384

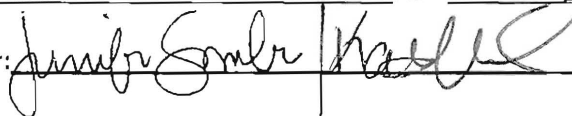
Email: jsombar@gmail.com Fax: \_\_\_\_\_

Name of Property Owner: Jennifer Sombar & Katie VanSciver

Mailing Address: 143 Hatton Ferry Rd., Scottsville, VA 24590

Daytime Phone: 434-227-2384 Cell Phone: 434-227-2384

Email: jsombar@gmail.com Fax: \_\_\_\_\_

Signature of Owner:  Date: 13 Oct 2021

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Please indicate to whom correspondence should be sent:

☒ Owner of Property \_\_\_\_\_ Contractor Purchaser/Lessee \_\_\_\_\_ Authorized Agent \_\_\_\_\_ Engineer \_\_\_\_\_ Applicant \_\_\_\_\_

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Harry Tenney

Mailing Address: 1856 Winston Rd., Charlottesville, VA 22903

Physical Address: Hatton Ferry Rd. 104.522 Acres

Tax Map Section: \_\_\_\_\_ Parcel: Part of 9-10 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: John & Martha Nichols

Mailing Address: 2961 Deer Creek Trail, Powhatan, VA 23139

Physical Address: 1473 White Rock Rd., Scottsville, VA 24590

Tax Map Section: \_\_\_\_\_ Parcel: 9-10B Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 13<sup>th</sup> day of October, year 2021  
I, Jennifer M. Sombra hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Jennifer M. Sombra  
( owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham  
STATE OF Virginia

Subscribed and sworn to me on the 13<sup>th</sup> day of October  
of the year 2021. My Commission expires on 11/30/2024

Notary Public Signature:

Stamp:

Robin Paige Hardy Small



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 13<sup>th</sup> day of October of the year 2021

Jennifer M. Sombor / [Signature] (printed name of owner)

hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Owner: (to be signed in front of notary public)

Jennifer M. Sombor / [Signature]

NOTARY PUBLIC

COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 13<sup>th</sup> day of October

of the year 2021. My commission expires 11/30/2024

Notary Public Signature: [Signature]

Stamp:



NIA

**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

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County Records Check (describe the history of this property):

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Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain and show on the site plan the location of such and explain any historical significance:

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Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain any impact:

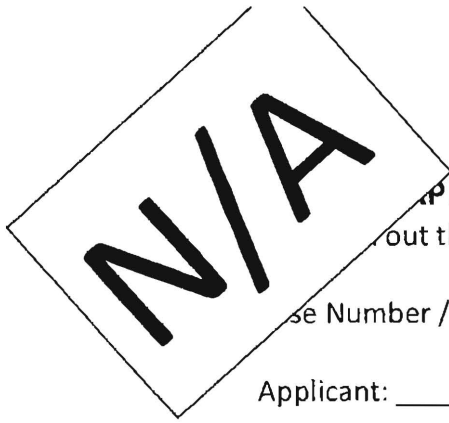
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Owner/Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_



## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Provide the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: \_\_\_\_\_

Location: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

\_\_\_\_\_ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into

compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_



**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):  
\_\_\_\_\_

NOTARY PUBLIC  
County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_  
in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_  
Stamp:

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

### **1. Land Use**

- Our approach is very pure. Preserve, protect, and promote our natural environment.
- In 2019 we started our Patron of the Bees sponsorship program. The concept encouraged people to donate money to sponsor beehives. Our initial target for sponsorship funding was \$3,250 (to establish ten healthy hives). We were overwhelmed by the interest this program generated with just crowdsourcing to friends and family on social media. We've raised over \$3500 for the bees to-date and plan to bring in 2-4 sponsors per year moving forward.
- We will not "pack in" guests. We live on the farm full-time and it's important to us to maintain a high level of peace, space, and privacy. We will only allow up to 6 guests in the tiny houses and have limited our camping sites to 10.
- We will not install RV parking pads or water/sewer/electric hookups.
- We will remain a boutique, or exclusive, destination for tourists.
- We will maintain the pristine beauty of our pastures and will not dig multiple fire pits. Instead, we will provide portable fire pits to our guests to use during their stays.
- We practice pasture management and rotate our animals between various pastures so "used" pastures have an opportunity to recover.

### **2. Community Design**

- Our vision maintains and promotes efficient and unique land use, it's also a beautiful example of harmonious, orderly, and responsible growth.
- Buckingham County is one of the last counties around Charlottesville and Albemarle County to experience "urban spread". We're committed to maintaining and benefitting the environmental quality of the County by not subdividing our land.
- We will show people how to responsibly preserve and promote rural land. This is increasingly important as large developments move in and destroy our forestland and wildlife habitats.
- We're actively moving our farm to solar and wind power which has started with our greenhouse and tiny house.

### **3. Cultural Resources**

- We are actively maintaining and protecting the historical sites on the farm such as the original 1879 built farmhouse and the civil war era Baber family cemetery.
- We will encourage guests to explore for arrowheads and share the farm's history as we know it today and as we learn more about it.
- We will be a draw for history buffs.

#### **4. Economic Development**

- We will provide Covid safe unique accommodations and experiences that will attract international and domestic tourists.
- We will provide increased revenue for Buckingham County.
- We will promote and partner with local small businesses.
- We will provide jobs as we expand our services.
- We will sell local small businesses goods in our tiny houses to include immediate and direct purchase of items using QR codes.
- We will be an example of a socially responsible, eco and animal friendly business that doesn't destroy the natural environment to succeed.
- We are 100% inclusive.
- We will inspire.

#### **5. Environment**

- It's our mission to inspire environmental stewardship through the power of individual action.
- We've brought the farm back to life by implementing a high-quality ground maintenance and landscaping program that supports maintaining farmland, forestland, open space, and existing gravel paths and drives.
- We've begun planting native flowers, shrubs, and trees.
- We're in the process of improving and preserving the original four-over-four farmhouse built in 1879.
- We've restored the Civil War Era Baber family cemetery.
- We continue to expand our apiary.
- We've enrolled in VDOT's Adopt-a-Highway program and will sponsor Hatton Ferry Road (Buckingham side).
- The traveler impact to Hatton Ferry Rd. will be minimal. VDOT and James River Reeling and Rafting already do a thorough job of maintaining the gravel and shoulders of Hatton Ferry Road.

#### **6. Fire and Rescue, Law Enforcement**

- We have an exceptional relationship with Buckingham County Animal Control and have taken in many cats when they are overwhelmed.
- We will have a 10pm quiet curfew for guests.
- We will diligently follow fire bans when they're put into action.

#### **7. Housing**

- We will provide temporary lodging for guests in our tiny houses.
- We will provide up to 10 camping sites for RV and tent campers.

#### **8. Libraries**

- N/A

#### **9. Parks and Open Spaces**

- The open spaces on our farm and surrounding areas are precious and we are committed keeping them maintained and protected.

#### **10. Potable Water**

- Water will be provided, upon request, to guests from our private well.

**11. Sewage**

- Our tiny houses are tied into their own septic field on the farm.
- Our camping offering will be 100% pack out trash and waste (take it with you).

**12. Schools**

- N/A

**13. Telecommunications**

- N/A

**14. Transportation**

- N/A

**15. Solid Waste**

- N/A

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances



## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner:



Date: 13 Oct 2021

## **TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |  |
|-------------|--|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.  |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.  |
| April 12    | Board of Supervisors may approve / deny / table for more information.  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

Jennifer M. Sombar  
Katie B. VanSciver  
143 Hatton Ferry Rd.  
Scottsville, VA 24590

13 October 2021

Ms. Nicci Edmondston  
Zoning Administrator/Economic Development  
Buckingham County Administration  
P O Box 252  
Buckingham, VA 23921


Dear Ms. Edmondston,

Please accept our special use permit application and accompanying materials for Valhalla Mountain Farm LLC & Gentle Moon Conservancy (a 501c3). As requested in our application, we respectfully request a 25-year Special Use Permit to run a woman-owned and operated Agri-Ecotourism business and Animal Sanctuary in Buckingham Country, Virginia.

Having been a resident of Virginia since 1994, and having lived in Charlottesville, Albemarle County, Fluvanna County, we have finally found our forever home in Scottsville. Living off Hatton Ferry Road gives us the opportunity to experience mother nature's beauty each and every day and we want to offer the same experience to future visitors of the Farm and Conservancy.

We look forward to joining future meetings of the Planning Committee and the Board of Supervisors and sharing more about our plans.

Respectfully,



Jennifer M. Sombar



Katie B. VanSciver

## TAX RECEIPT

Ticket #: 00001340001 22

BUCKINGHAM COUNTY  
CHRISTY L CHRISTIAN  
(434) 969-4744  
POST OFFICE BOX 106  
BUCKINGHAM VA 23921

Date : 10/22/2021  
Register: KS2/KAS1  
Trans. #: .00552  
Dept # : SPUSE  
Acct# :

SPECIAL USE PERMIT - ZONING  
PART OF 9-10

Previous  
Balance \$ .00

Principal Being Paid \$ 200.00  
Penalty \$ .00  
Interest \$ .00

SOMBAR JENNIFER  
VANSCIVER KATIE  
143 HATTON FERRY RD  
SCOTTSVILLE VA 24590

Amount Paid \$ 200.00

\*Balance Due \$ .00

Pd by SOMBAR JENNIFER & KATIE B VANSCIVER Check 200.00 # WF 3473  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 10/2021

### Special Use General Site Plan

Jennifer M. Sombar / Katie B. VanSciver  
143 Hatton Ferry Rd., Scottsville, VA 24590  
Slate River District  
Buckingham County, VA

#### Vicinity Map included:

- Property is accessible via an easement from Hatton Ferry Road.
- Main residence for property owners
- Greenhouse
- Livestock Barn
- Workshop
- Tiny House (1)
- Tiny House (2)
- Baber Family Cemetery
- Apiary
- Camping Locations

Paid 2020 Real Estate Tax Confirmation included.

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

### **1. Land Use**

- Our approach is very pure. Preserve, protect, and promote our natural environment.
- In 2019 we started our Patron of the Bees sponsorship program. The concept encouraged people to donate money to sponsor beehives. Our initial target for sponsorship funding was \$3,250 (to establish ten healthy hives). We were overwhelmed by the interest this program generated with just crowdsourcing to friends and family on social media. We've raised over \$3500 for the bees to-date and plan to bring in 2-4 sponsors per year moving forward.
- We will not "pack in" guests. We live on the farm full-time and it's important to us to maintain a high level of peace, space, and privacy. We will only allow up to 6 guests in the tiny houses and have limited our camping sites to 10.
- We will not install RV parking pads or water/sewer/electric hookups.
- We will remain a boutique, or exclusive, destination for tourists.
- We will maintain the pristine beauty of our pastures and will not dig multiple fire pits. Instead, we will provide portable fire pits to our guests to use during their stays.
- We practice pasture management and rotate our animals between various pastures so "used" pastures have an opportunity to recover.

### **2. Community Design**

- Our vision maintains and promotes efficient and unique land use, it's also a beautiful example of harmonious, orderly, and responsible growth.
- Buckingham County is one of the last counties around Charlottesville and Albemarle County to experience "urban spread". We're committed to maintaining and benefitting the environmental quality of the County by not subdividing our land.
- We will show people how to responsibly preserve and promote rural land. This is increasingly important as large developments move in and destroy our forestland and wildlife habitats.
- We're actively moving our farm to solar and wind power which has started with our greenhouse and tiny house.

### **3. Cultural Resources**

- We are actively maintaining and protecting the historical sites on the farm such as the original 1879 built farmhouse and the civil war era Baber family cemetery.
- We will encourage guests to explore for arrowheads and share the farm's history as we know it today and as we learn more about it.
- We will be a draw for history buffs.

#### **4. Economic Development**

- We will provide Covid safe unique accommodations and experiences that will attract international and domestic tourists.
- We will provide increased revenue for Buckingham County.
- We will promote and partner with local small businesses.
- We will provide jobs as we expand our services.
- We will sell local small businesses goods in our tiny houses to include immediate and direct purchase of items using QR codes.
- We will be an example of a socially responsible, eco and animal friendly business that doesn't destroy the natural environment to succeed.
- We are 100% inclusive.
- We will inspire.

#### **5. Environment**

- It's our mission to inspire environmental stewardship through the power of individual action.
- We've brought the farm back to life by implementing a high-quality ground maintenance and landscaping program that supports maintaining farmland, forestland, open space, and existing gravel paths and drives.
- We've begun planting native flowers, shrubs, and trees.
- We're in the process of improving and preserving the original four-over-four farmhouse built in 1879.
- We've restored the Civil War Era Baber family cemetery.
- We continue to expand our apiary.
- We've enrolled in VDOT's Adopt-a-Highway program and will sponsor Hatton Ferry Road (Buckingham side).
- The traveler impact to Hatton Ferry Rd. will be minimal. VDOT and James River Reeling and Rafting already do a thorough job of maintaining the gravel and shoulders of Hatton Ferry Road.

#### **6. Fire and Rescue, Law Enforcement**

- We have an exceptional relationship with Buckingham County Animal Control and have taken in many cats when they are overwhelmed.
- We will have a 10pm quiet curfew for guests.
- We will diligently follow fire bans when they're put into action.

#### **7. Housing**

- We will provide temporary lodging for guests in our tiny houses.
- We will provide up to 10 camping sites for RV and tent campers.

#### **8. Libraries**

- N/A

#### **9. Parks and Open Spaces**

- The open spaces on our farm and surrounding areas are precious and we are committed keeping them maintained and protected.

#### **10. Potable Water**

- Water will be provided, upon request, to guests from our private well.

**11. Sewage**

- Our tiny houses are tied into their own septic field on the farm.
- Our camping offering will be 100% pack out trash and waste (take it with you).

**12. Schools**

- N/A

**13. Telecommunications**

- N/A

**14. Transportation**

- N/A

**15. Solid Waste**

- N/A

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances





← Access

RECIPIENT'S/LENDER'S name, address and telephone number

Wells Fargo Bank N.A.  
Return Mail Operations  
PO Box 14411  
Des Moines IA 50306-3411

01/05/21

**\* Caution:** The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No.  
1545-1380  
**2020**

Form  
1098

# MORTGAGE INTEREST STATEMENT

## Copy B For Payer

We accept telecommunications relay service calls.

Phone #: 1-800-222-0238

Fax #: 1-866-278-1179



CORRECTED (if checked)

PAYER'S/BORROWER'S name, street address, city, state and ZIP code

JENNIFER SOMBAR  
143 HATTON FERRY RD  
SCOTTSVILLE, VA 24590-4094

RECIPIENT'S/LENDER'S TIN

94-1347393

PAYER'S/BORROWER'S TIN

XXX-XX-0877

1 Mortgage Interest received from  
payer(s)/borrower(s)\*

2 Outstanding mortgage  
principal (See instructions)

3 Mortgage  
origination date  
04/25/2019

4 Refund of overpaid  
interest  
\$0.00

5 Mortgage insurance  
premiums

6 Points paid on purchase of principal residence  
\$0.00

7 The address of the property securing the mortgage  
will be entered in box 8 and may be the same as  
PAYER'S/BORROWER'S address.  
See box 8 below.

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for the mortgage interest or for these points, reported in boxes 1 and 6; or because you did not report the refund of interest (box 4); or because you claimed a non-deductible item.

### Mortgage information as of 12/31/2020 (See instructions)

Ending principal balance	
Total current payment	Account number
Escrow portion of payment	0595588146

8 Address or description of property securing mortgage (see instructions)

143 HATTON FERRY ROAD  
SCOTTSVILLE, VA 24590

9 Number of mortgaged  
properties

10 Real estate taxes  
\$1,089.92

11 Mortgage acquisition  
date

Form 1098 SEE BACK SIDE FOR IMPORTANT INFORMATION (Keep for your records.) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

Please consult a Tax Advisor about the deductibility of any payments made by you or others.

**Box 2.** Shows the outstanding principal on the mortgage as of January 1, 2020. If the mortgage originated in 2020, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2020, shows the mortgage principal as of the date of acquisition.

### 2020 INTEREST DETAIL

TOTAL INTEREST APPLIED 2020

2020 MORTGAGE INTEREST RECEIVED FROM PAYER/BORROWER(S)

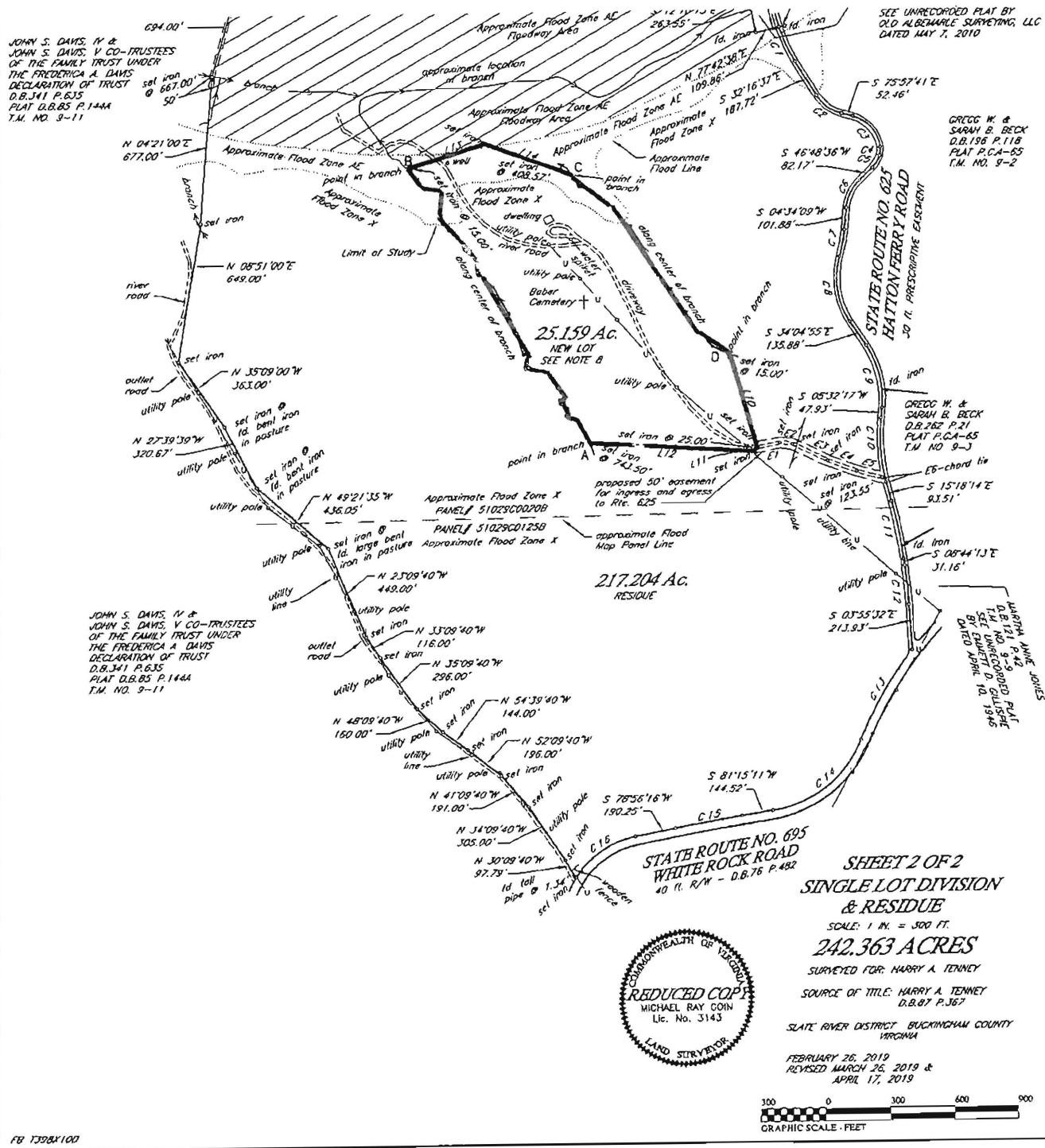
If you have questions about your loan, you can use the number listed at the top of this statement.

By selecting one of the options listed, you can receive information regarding:

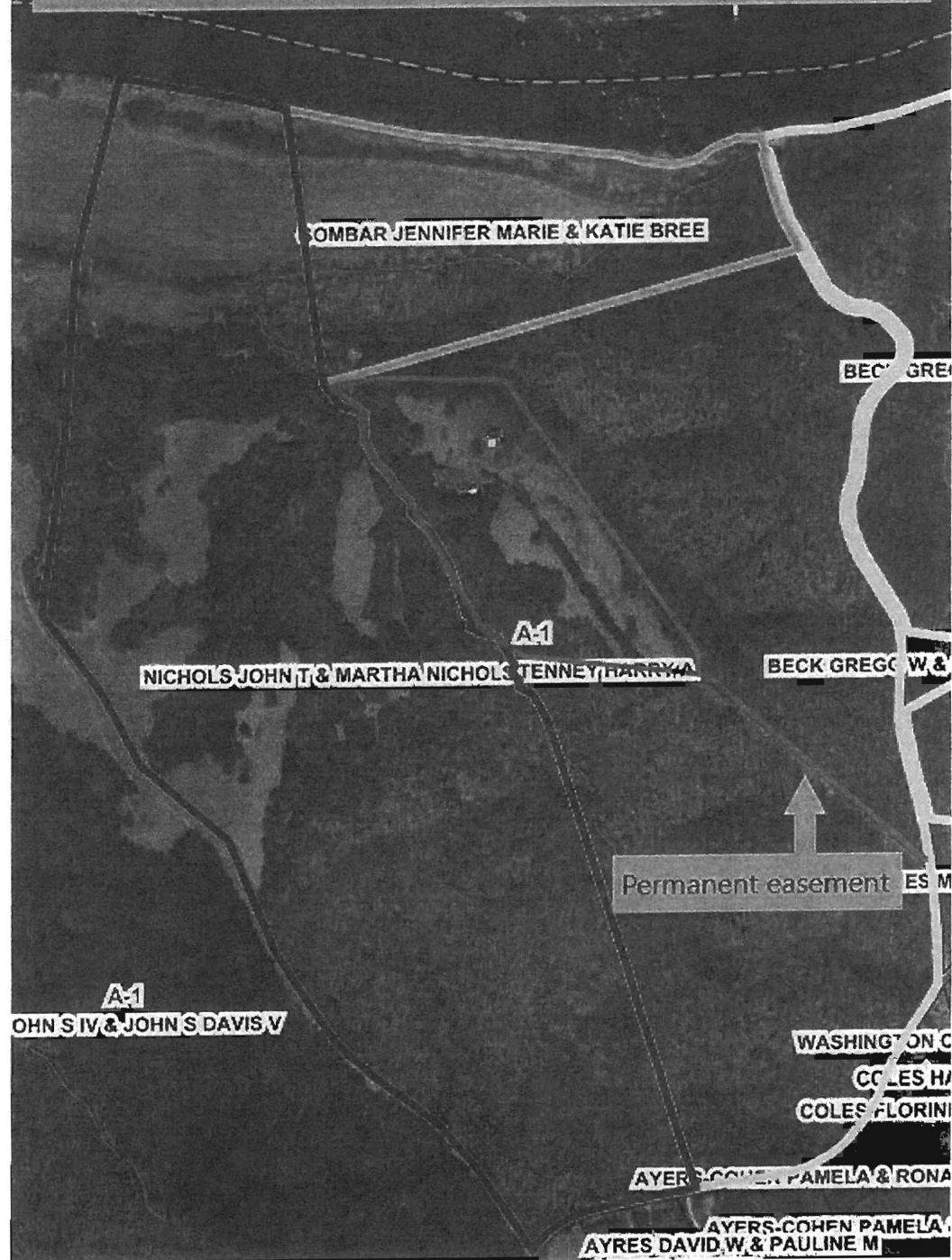
- Taxes paid year-to-date
- Interest paid year-to-date
- The amount & date of your last payment
- Other valuable information

We issue tax documents to the primary account owner.

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A., believes Customers come first. You can always count on us to provide the excellent service you've come to expect.



buckcova.interactivegis.com has our carve out wrong on their map.  
The correct carve out is in red and matches the plat provided.



N/A

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION  
but the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Jennifer Sombar / katie VanSciver

Location: 143 Matton Ferry, Scottsville, VA 24590

Proposed Use: \_\_\_\_\_

For VDOT use only:

☐ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

☐ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes ☒ No ☐ If no, please explain the necessary steps to bring into

compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: C. D. Edwards

Printed Name: Charles D. Edwards Date: 11-16-21



**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Introduction of Case 21-SUP296**

**Owner/Applicant:**     Landowner     Buckingham Cattlemen's Association  
P O Box 95  
Buckingham, VA 23921

Applicant     Buckingham Cattlemen's Association  
P O Box 95  
Buckingham, VA 23921

**Property Information:** Tax Map 122, Parcel 4, Lot 3A containing approximately 5.03 acres, located at 11851 W James Anderson Highway Buckingham VA, 23921, Maysville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to continue the agricultural use as has been consistent with current uses as approved permit 13-SUP217, and to promote increased agricultural use and agritourism use. The applicant is asking for a modification and amendment to their original approval to include; strike conditions #9 and #22, and amend condition #21 to state "The facility shall be used for indoor meetings, conferences, receptions, sales, trainings, and outdoor agritourism events such as but not limited to agriculture sales/shipping, bull riding, barrel racing, roping, horse training, cattle handling, and festivals." The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** This property is located at 11851 W James Anderson Highway Buckingham, VA 23921. The landowner and applicant is Buckingham Cattlemen's Association. This property is zoned Agriculture (A-1). The original request was submitted and approved by the Buckingham County Board of Supervisors in April 2013. The SUP approval for 13-SUP217 is included in the application.

Below are the amended conditions as requested that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Ample parking shall be provided for customers and deliveries.

3. The Property shall be kept neat and orderly.
4. That commencement of the business, with requested amendments, shall begin within one year of the approval by the Board of Supervisors or this special use permit shall be null and void.
5. All fencing must be properly maintained and in sufficient condition to contain the animals on the subject property.
6. No animals shall be contained on the property for more than 72 hours.
7. The maximum number of animals contained on the property overnight shall be less than 200 head.
8. There shall be no erosion or stream pollution related to events held and the property owner shall be responsible for any correction measures in the event of erosion or pollution problems.
9. No single sale event may take place greater than a period of three (3) days.
10. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
11. Calcium chloride and/or water shall be applied as needed to control dust from the subject property and the access road.
12. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
13. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
14. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
15. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
16. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint

is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.

17. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

18. On the days of cattle hauling events, traffic signs must be placed along W James Anderson Highway (Route 60) warning vehicular traffic of slow moving vehicles entering and exiting the highway.

19. Virginia Department of Transportation shall the entrance prior to the issuance of any building permits.

20. The facility shall be used for indoor meetings, conferences, receptions, sales, trainings, and outdoor agritourism events such as, but not limited to, agriculture sales/shipping, bull riding, barrel racing, roping, horse training, cattle handling, and festivals.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

December 27, 2021 7pm?



## SPECIAL USE PERMIT APPLICATION CHECKLIST

### BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (page 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office.      ☒ YES      NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application.      ☒ YES      NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner  
☒ YES      NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner      YES      NO

**Written Narrative** (page 11 guidance in preparing the Written Narrative).  
☒ YES      NO

**Fees**      YES      NO

**Deed**      YES      NO

**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 11' or less for all property lines and existing and proposed zoning lines      YES      NO
- B. Area of land proposed for consideration, in square feet or acres      YES      NO
- C. Scale and north point      YES      NO
- D. Names of boundary roads or streets and widths of existing right-of-ways  
YES      NO

**Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

**Special Use General Site Plan (15 copies)** The General Site Plan must contain the following:

1. Vicinity Map – Please show scale YES NO N/A
2. Owner and Project Name YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels YES NO N/A
4. Property lines of existing and proposed zoning district lines YES NO N/A
5. Area of land proposed for consideration, in square feet or acres YES NO N/A
6. Scale and north point YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways YES NO N/A
8. Easements and encumbrances, if present on the property YES NO N/A
9. Topography indicated by contour lines YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of “no areas having slopes of 15% to 25% or greater”) YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of “not in floodplain”) YES NO N/A
12. Delineation of existing mature tree lines or written indication of “no mature tree lines” YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property YES NO N/A
14. General locations of major access points to existing streets YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use YES NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities YES NO N/A
17. Location of existing and proposed utilities, above or underground YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails YES NO N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines YES NO N/A
20. Location and design of screening and landscaping YES NO N/A
21. Building architecture YES NO N/A
22. Site lighting proposed YES NO N/A
23. Area of land disturbance in square feet and acres YES NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more) YES NO N/A
25. Historical sites or gravesites on general site plan YES NO N/A
26. Show impact of development of historical or gravesite areas YES NO N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner. YES NO N/A

**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 11/02/21

Special Use Permit Request: To continue the agricultural use as has been consistent with current uses and to promote increased agricultural use and agritourism use. Specifically to strike condition #9 and amend condition #21 on the current SUP to state: "The facility shall be used for indoor meetings, conferences, receptions, sales, trainings, and outdoor agritourism events such as but not limited to agriculture sales/shipping, bull riding, barrel racing, roping, horse training, cattle handling, and festivals."

Purpose of Special Use Permit: This will expand the opportunities the Buckingham Cattlemen's Association and cooperating agency's to promote agricultural awareness and agritourism.

Zoning District: A-1 Number of Acres: 5.03

Tax Map Section 122 Parcel 4 Lot 3 Subdivision A

Street Address: 11851 W. James Anderson Hwy. Buckingham, VA 23921

Directions from the County Administration Building to the Proposed Site: Travel west on Rt. 60, approximately 1.5 miles, BARN facility is on the right. Approximately ½ mile east of Rt. 56.

Name of Applicant: Buckingham Cattlemen's Association

Mailing Address:

P.O. Box 95, Buckingham, VA 23921

Daytime Phone: 434-969-4261 Cell Phone: 434-607-5814

Email: jligon@vt.edu Fax: 434-969-2772

Name of Property Owner: Buckingham Cattlemen's Association

Mailing Address:

P.O. Box 95, Buckingham, VA 23921

Daytime Phone: 434-969-4261 Cell Phone: 434-607-5814

Email: jligon@vt.edu Fax: 434-969-2772

Signature of Owner: Brenda H. Jones, Treasurer Date: 11-2-2021

Signature of Applicant: Brenda H. Jones, Treasurer Date: 11-2-2021

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Herbert E. Jr. and Nancy A. Maxey

Mailing Address: P.O. Box 257, Buckingham, VA 23921

Physical Address: \_\_\_\_\_

Tax Map Section: 122 Parcel: 4 Lot: 1 Subdivision: \_\_\_\_\_

2. Name: Herbert E. Jr. and Nancy A. Maxey

Mailing Address: P.O. Box 257, Buckingham, VA 23921

Physical Address: \_\_\_\_\_

Tax Map Section: 122 Parcel: 4 Lot: 3 Subdivision: \_\_\_\_\_

3. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 2nd day of November, year 2021

I Roger Morris, President, Buckingham Cattlemen's Association hereby make oath  
that

(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my  
application.

Signed: (to be signed in front of notary public)

Roger A. Morris

( owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

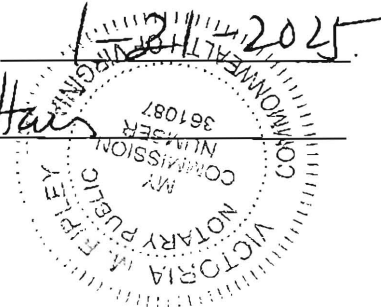
STATE OF Virginia

Subscribed and sworn to me on the 2nd day of November,

of the year 2021 My Commission expires on 1-31-2025

Notary Public Signature: Victoria Ripley Hays

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 2nd day of November, of the year 2021,

I Roger Morris, President, Buckingham Cattlemen's Association (printed name of owner) hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Owner: (to be signed in front of notary public)

Roger L Morris

NOTARY PUBLIC

COUNTY OF

Buckingham STATE OF Virginia

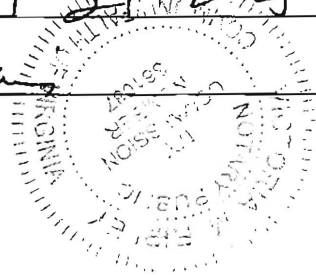
Subscribed and sworn to me on this 2nd day of November

of the year 2021. My commission expires 1-31-2025.

Notary Public Signature:

Stamp:

Victoria M. Lipj Ham



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

An agriculture facility and sediment ponds

\_\_\_\_\_

\_\_\_\_\_

County Records Check (describe the history of this property):

No known history

\_\_\_\_\_

\_\_\_\_\_

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No X

If yes, please explain and show on the site plan the location of such and explain any historical significance:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X

If yes, please explain any impact:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owner/Applicant Signature: Roger L Morris Date: 11/2/21

Printed Name: Roger L Morris Title: President



## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Buckingham Cattlemen's Association

Location: 11851 W. James Anderson Hwy, Buckingham, VA 23921

Proposed Use: Agricultural Events to include: Bull riding, barrel racing, roping, horse training, etc.

### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Analysis is required. The consultant preparing the study must meet with the Virginia Department of Transportation to discuss the scope and requirements of the study before the study can begin.

\_\_\_\_\_ A Traffic Impact Analysis is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

\_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

## **TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |  |
|-------------|--|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.  |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.  |
| April 12    | Board of Supervisors may approve / deny / table for more information.  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.



# Virginia Cooperative Extension

Virginia Tech • Virginia State University

Buckingham County  
P. O. Box 227  
Buckingham, VA 23921  
434/969-4261 Fax: 434/969-2772  
E-mail: [jligon@vt.edu](mailto:jligon@vt.edu)  
[www.ext.vt.edu](http://www.ext.vt.edu)

Nicci Edmondston  
Zoning Administrator/Economic Development  
Buckingham County Administration  
P.O. Box 252  
Buckingham, VA 23921  
434.969.4242 Phone  
434.969.1638 fax

RE: SUP Narrative for the Buckingham Cattlemen's Association BARN facility

Dear Ms. Edmondston,

Please accept this letter as the narrative for the SUP revision for the Buckingham Cattlemen's Association (BCA) Buckingham Agricultural Resource Network (BARN) facility property. The proposed revision is to strike condition #9 and reword condition #21 of the current SUP to state, "The facility shall be used for indoor meetings, conferences, receptions, sales, trainings, and outdoor agritourism events such as but not limited to agriculture sales/shipping, bull riding, barrel racing, roping, horse training, cattle handling, and festivals". The property is zoned A-1 and has been used for agricultural sales, educational programs, clinics, and has been utilized by the community for indoor and outdoor events with great success.

The facility was funded by state grants and has received more grants to increase its capacity to serve our community and beyond, to assist in our local foods availability and to serve as a shelter in disaster situations. The facility was designed to support and grow agricultural commodities, agritourism, and the economy in Buckingham County and surrounding counties.

An initial traffic analysis was completed for the entrance design to meet VDOT standards. The erosion and sediment control and stormwater management designs have been addressed, inspected, and are functioning as intended.

We appreciate your time and consideration of increasing the effectiveness of this facility for the good of Buckingham agriculture and the community.

Sincerely,

Jennifer Ligon  
Buckingham Extension Agent and BCA Advisor



# Virginia Cooperative Extension

Virginia Tech • Virginia State University

[www.ext.vt.edu](http://www.ext.vt.edu)

Virginia Cooperative Extension programs and employment are open to all, regardless of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, genetic information, marital, family, or veteran status, or any other basis protected by law. An equal opportunity/affirmative action employer. Issued in furtherance of Cooperative Extension work, Virginia Polytechnic Institute and State University, Virginia State University, and the U.S. Department of Agriculture cooperating. Edwin J. Jones, Director, Virginia Cooperative Extension, Virginia Tech, Blacksburg; Jewel E. Hairston, Administrator, 1890 Extension Program, Virginia State, Petersburg.

If you are a person with a disability and require assistance to participate in an Extension sponsored activity, please call the Extension Office at least two weeks prior to the event at 434-969-4261 during the hours of 8:00am - 4:30pm Monday through Friday.

## Nicci Edmondston

---

**From:** Ligon, Jennifer <jligon@vt.edu>  
**Sent:** Monday, November 15, 2021 11:36 AM  
**To:** Nicci Edmondston  
**Cc:** chmorris1952@yahoo.com  
**Subject:** Buckingham Cattlemen's Association BARN SUP

November 2, 2021

Dear Ms. Edmondston,

The Buckingham Cattlemen's Association board of directors, after further review of the initial SUP for the Buckingham Agricultural Resource Network Special Use Permit conditions would also like to strike condition 22, along with the striking of condition 9 and the rewording of condition 21. Condition 22 would directly interfere with the plans for the Buckingham Beef Hub project. The Buckingham Board of Supervisors supported in the acquisition of two large monetary grants to complete this economically beneficial local agricultural opportunity. The Buckingham Beef Hub is a project that will expand the ability to acquire locally raised and fed beef as well as make it more available to our community. We greatly appreciate Buckingham County's and the Buckingham Board of Supervisors support of our local agriculture and agricultural opportunities!

Sincerely,

Jennifer Ligon  
Buckingham Extension Agent  
Buckingham Cattlemen's Association advisor



REBECCA S. CARTER  
County Administrator

E.M. WRIGHT, JR.  
County Attorney

## **Buckingham County Board of Supervisors**

Office of the County Administrator  
13360 W. James Anderson Highway  
Post Office Box 252  
Buckingham, Virginia 23921-0252  
Telephone 434-969-4242  
Fax 434-969-1638

L. MONROE SNOODY  
Chairman  
District 1 Supervisor

DANNY R. ALLEN  
Vice-Chairman  
District 7 Supervisor

DONALD E. BRYAN  
District 2 Supervisor

E.A. "BILL" TALBERT  
District 3 Supervisor

JOHN N. STATON  
District 4 Supervisor

CASSANDRA L. STISH  
District 5 Supervisor

JOE N. CHAMBERS, JR.  
District 6 Supervisor

April 16, 2013

Buckingham Agriculture Resource Network  
Attn: Jennifer Ligon  
P.O. Box 227  
Buckingham, VA 23921

Dear Ms. Ligon:

The Board of Supervisors held a Public Hearing for your request for a Special Use Permit for the purpose of operating an auction barn and meeting facility. The request was approved with the following conditions:

- 1) That all federal, state and local regulation, ordinances and laws be strictly adhered to.
- 2) Ample parking shall be provided for customers and deliveries.
- 3) The property shall be kept neat and orderly.
- 4) That commencement of the business shall begin within one year of the approval by the Board of Supervisors or this Special Use Permit shall be null and void.
- 5) All fencing must be properly maintained and in sufficient condition to contain the animals on the subject property.
- 6) No animals shall be contained on the property for more than 72 hours.
- 7) The maximum number of animals contained on the property overnight shall be less than 200 head.
- 8) There shall be no erosion or stream pollution related to events held and the property owner shall be responsible for any correction measures in the event of erosion or pollution problems.
- 9) There shall be no more than twelve (12) livestock sale/shipping events per year.
- 10) No single sale event may take place greater than a period of three (3) days.
- 11) The applicant will pursue a commercial solid waste container and follow the County Solid Waste Ordinance.
- 12) Calcium chloride and/or water shall be applied as needed to control dust from the subject property and the access road.

**The Geographic Heart of Virginia**

- 13) That all documentation submitted by the applicant in support of this request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
- 14) Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
- 15) In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable.
- 16) That any infraction of the conditions could lead to a stop order and discontinuation of the permit approval, if it be the wishes of the Board of Supervisors.
- 17) The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property at any time to check for compliance with the provisions of this permit. Notification to the landowners shall be given prior to inspection.
- 18) That the applicant(s) understands the conditions and agrees to the conditions.
- 19) On the days of cattle hauling events traffic signs must be placed along W. James Anderson Hwy (Rt. 60) warning vehicular traffic of slow moving vehicles entering and exiting the highway.
- 20) Virginia Department of Transportation shall approve the entrance prior to the issuance of any building permits.
- 21) The facility shall be used for agriculture sales/shipping and for indoor meetings, conferences, receptions, sales and trainings. If the owner/applicant wishes to expand the use to outdoor activities and events such as but not limited to bull riding, barrel racing, roping, horse training etc. then a new permit shall be required.
- 22) That the operation/building/appurtenances shall not be expanded beyond the drawings presented; with the exception of a litter shed.

Please keep a copy of this letter for your records because it serves as your permit. If you have any questions, please call 434-969-4242.

Sincerely,

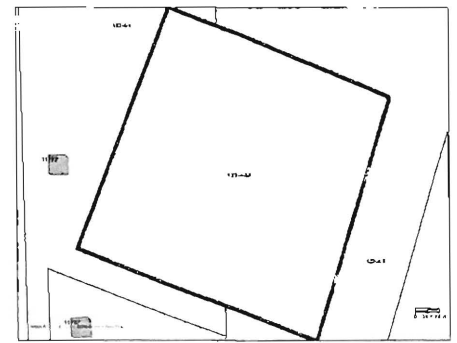


Rebecca S. Cobb  
Zoning Administrator/Planner



This property's information:

Parcel #	122-4-3A
Owner Name	BUCKINGHAM CATTLEMANS ASSOC INC
Owner Address 1	PO BOX 227
Owner Address 2	
Owner Address 3	BUCKINGHAM VA
Owner ZIP	23921
Description 1	RT 60 - 1 MI W OF
Description 2	BUCKINGHAM PT LOT 1,3
Description 3	5.025 AC
Class	
Acreage	5.025
ESR Address	

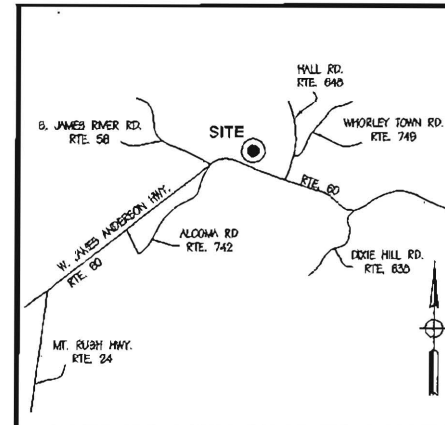
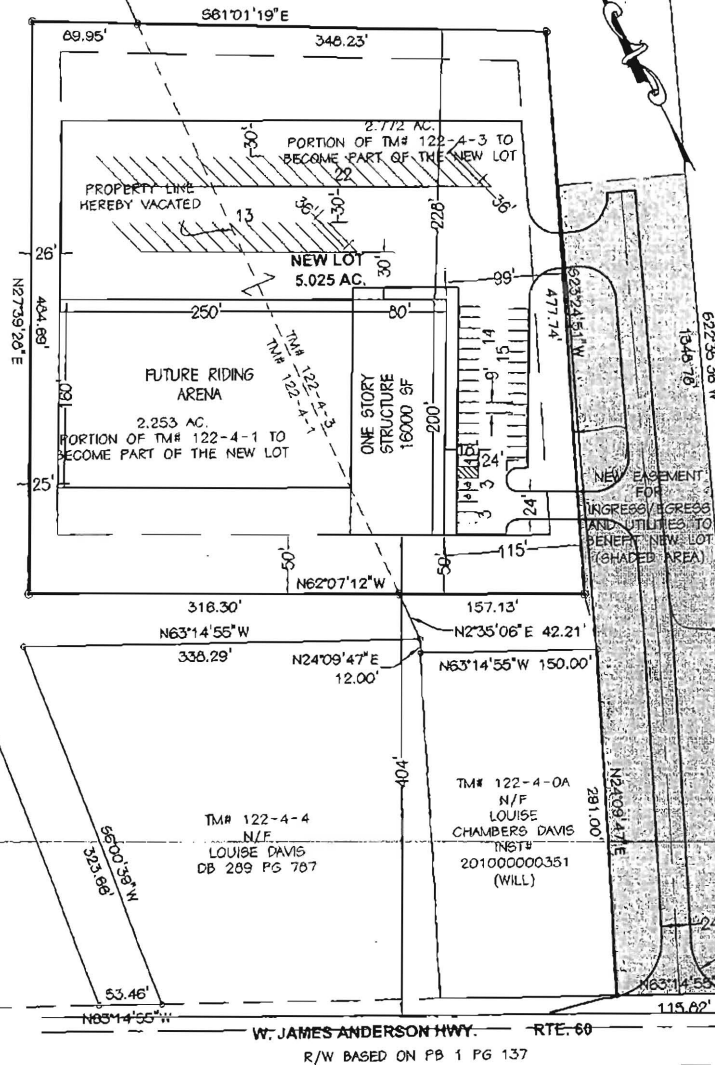


# BUCKINGHAM AGRICULTURAL RESOURCE NETWORK

## BUCKINGHAM COUNTY, VIRGINIA

REVISED TM# 122-4-1  
24.954 AC. (REF: PB 1 PG 137)  
= 2.253 AC. (PART OF NEW LOT)  
= 22.701 AC. (NEW TOTAL)

REVISED TM# 122-4-3  
24.954 AC. (REF: PB 1 PG 137)  
= 2.772 AC. (PART OF NEW LOT)  
= 22.182 AC. (NEW TOTAL)



VICINITY MAP - NOT TO SCALE

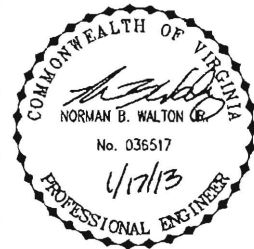
TM# 122-4-2  
N/F  
LOUISE DAVIS  
INST# 200600000233  
(WILL)

### NOTES:

1. OWNER INFORMATION:  
H. E. MAXEY, JR.  
P.O. BOX 257  
BUCKINGHAM, VA 23921
2. TM# 122-4-1 & 3
3. CURRENT ZONING: A-1.
4. PROPOSED USE FOR THIS PROPERTY IS AGRICULTURAL BASED BUSINESS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIRED TO DEVELOP THIS SITE.
6. THIS SITE DOES NOT FALL IN THE 100 YEAR FLOOD PLAIN ACCORDING TO PANEL# 51029C0285B, ZONE "X".
7. WATER AND SEWER WILL BE PROVIDED ONSITE. NO PUBLIC WATER OR SEWER IS PROPOSED FOR THIS SITE.
8. THIS PROJECT IS BEING FUNDED BY A GRANT FROM THE TOBACCO COMMISSION.



27 GREEN HILL DRIVE  
FOREST, VIRGINIA 24551  
PHONE 434-525-5985 FAX 434-525-5986  
EMAIL: pno@perkins-orrison.com



JOB:  
B. A. R. N.  
FACILITY SUP  
BUCKINGHAM COUNTY, VIRGINIA

CLIENT:  
W. A. STRATTON

MARK DATE DESCRIPTION

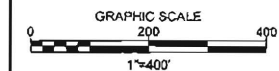
ISSUE: 1/15/2013

CONTOUR INTERVAL:

DRAWN BY: NBW

CHECKED BY: NBW

### COVER SHEET



13013 SHEET NO 1 OF 1

# SOURCES OF TITLE:

HERBERT E. MAXEY, JR. & NANCY A. MAXEY

TM# 122-4-1 DB 288 PG 170  
TM# 122-4-3 DB 326 PG 324

## NOTES:

1. THE PROPERTY LINES DEFINING THE NEW LOT, AS SHOWN HEREON, HAVE BEEN PREPARED FROM A CURRENT FIELD SURVEY PER THE DATE OF THIS PLAT. THE REMAINDER OF THIS PLAT HAS BEEN PREPARED FROM A SURVEY ON RECORD IN THE BUCKINGHAM COUNTY CLERK'S OFFICE AT PLAT BOOK 1 PAGE 137. FIELD TIES TO BOUND PLAT ARE INDICATED HEREON.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY.
3. AS DETERMINED BY GRAPHIC SCALING ONLY, THE NEW LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA PANEL 51028C02658 DATED JUNE 17, 2006.

THE SUBDIVISION, AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

HERBERT E. MAXEY, JR. \_\_\_\_\_ DATE \_\_\_\_\_  
COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA COUNTY/CITY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY  
PUBLIC IN AND FOR THE FORESAID STATE, DO HEREBY CERTIFY THAT THE  
OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE  
SAME BEFORE ME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_

NANCY A. MAXEY \_\_\_\_\_ DATE \_\_\_\_\_  
COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA COUNTY/CITY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY  
PUBLIC IN AND FOR THE FORESAID STATE, DO HEREBY CERTIFY THAT THE  
OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE  
SAME BEFORE ME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_

REVISED TM# 122-4-1  
24.854 AC. (REF: PB 1 PG 137)  
= 1.848 AC. (PART OF NEW LOT)  
= 23.105 AC. (NEW TOTAL)

REVISED TM# 122-4-3  
24.854 AC. (REF: PB 1 PG 137)  
= 3.178 AC. (PART OF NEW LOT)  
= 21.776 AC. (NEW TOTAL)

TM# 122-85  
N/F  
HERBERT E. JR. &  
NANCY A. MAXEY  
DB 286 PG 484

TM# 122-4-4  
N/F  
LOUISE DAVIS  
DB 209 PG 787

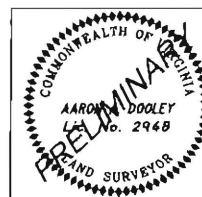
TM# 122-4-0A  
N/F  
LOUISE  
CHAMBERS DAVIS  
INST#  
201000000351  
(WILL)

TM# 122-4-2  
N/F  
LOUISE DAVIS  
INST# 200800000233  
(WILL)

W. JAMES ANDERSON HWY. RTE. 60  
R/W BASED ON PB 1 PG 137

## LEGEND

- • — IRON PIN SET (IPS)
- • — IRON PIN FOUND (IPF)
- ⊙ WELL
- N/F — NOW OR FORMERLY



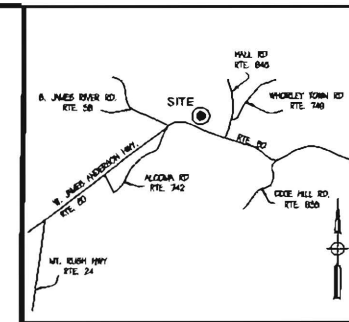
DRAWN AND	
DATE	
ENG: Y-SP-13014	
DOB: 13014	

PLAT SHOWING  
SUBDIVISION OF THE PROPERTY OF  
HERBERT E. MAXEY, JR.  
& NANCY A. MAXEY  
MAYSVILLE MAGISTERIAL DISTRICT  
BUCKINGHAM COUNTY, VIRGINIA

GRAPHIC SCALE 1"=100'

PERKINS  
ORRISON

27 GREEN HILL DRIVE, FOREST, VIRGINIA 24501  
PHONE: 434-325-5805 FAX: 434-325-5808  
E-Mail: pmo@perkins-orrison.com WWWBSITE: http://www.perkins-orrison.net



VICINITY MAP - NOT TO SCALE

**Lexington**

Wes Perkins, LS  
Russ Orrison, PE, LS

Susan Perkins  
Pierson Hotchkiss, LS  
Dave Walsh

**Lynchburg**

Kenneth Knott, LS  
Norman Walton, PE

Aaron Dooley, LS

February 7, 2013

Harley Joseph, Jr., PE  
Area Land Use Engineer  
Virginia Department of Transportation  
Dillwyn Residency  
3400 Rosney Road  
Dillwyn, VA 23936

RE: Traffic Impact Statement BARN Facility  
TM# 122-4-1&3

Dear Mr. Joseph,

This letter is to provide the Traffic Impact Statement for the BARN facility.

The existing traffic on route 60 (per the latest traffic data published on the VDOT website, 2011) is an AADT of 3200 vehicles per day. The directional split is 0.5699, therefore there is 1824 vpd in one direction and 1376 vpd in the opposite direction. By the peak factor of 0.0844, the peak traffic is 270 vph.

The ITE manual does not have a comparable use to evaluate trips per day from the site. We do, however, have estimates for numbers of attendees and estimated trips by the various functions that will be held at this facility.

There are three events that will be considered for the peak traffic generated from this site: 1) a heifer sale; 2) a calf sale; and 3) a quarterly meeting with a dinner.

1. The heifer sale is a one day sale, which is usually the last day of April. The delivery of animals will occur throughout the majority of the afternoon, with the sale beginning at 7:00 PM. Most of the purchasers arrive around 5:00 PM, and leave usually before 10:00 PM. It is estimated that 50 trucks will enter and exit the property during this sale. The majority will exit between 7:00 PM and 10:00 PM. Assuming an even distribution, it is estimated that the peak trips exiting is 17 vph. In summary, a total of 100 trips per day with a peak of 17 vph.
2. The calf sale is usually the 1<sup>st</sup> week of August. This event usually has an even distribution of vehicles over the course of a day. It is estimated that 20 trucks per day enter and exit the site, over a 6 hour time frame. This results in a total of 40 trips per day, with a peak of 7 vph.
3. The quarterly meeting is a dinner for 120 people. This facility has a dining hall that will be used to hold this meeting. We are assuming that 2 people arrive per vehicle, or 60 vehicles entering or

**PERKINS & ORRISON**

17 W. Nelson Street · P.O. Box 1567  
Lexington, Virginia 24450

27 Green Hill Drive  
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

Email: [pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)

434-525-5985 Fax: 434-525-5986

exiting the site for this event. This event occurs each quarter between the hours of 6:00 and 9:00 PM. Therefore, the total trips for this event is 120 vpd, with a peak of 60 vph.

The quarterly meeting is estimated to be the highest volume of traffic and will be used for the traffic impacts. At 120 vehicles per day, this is considered a low volume entrance (less than 200 vehicles per day).

For the left turn analysis, it is assumed that a worst case scenario for advancing traffic (using the 0.5699 directional factor and a peak factor  $k=0.0844$ ). The peak advancing traffic is 154 vph. The left turns is assumed to be a 50/50 split, therefore for 120 vpd site traffic, we use 60 left turns into the site. Per the chart below, no left turn lane is required.

### WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

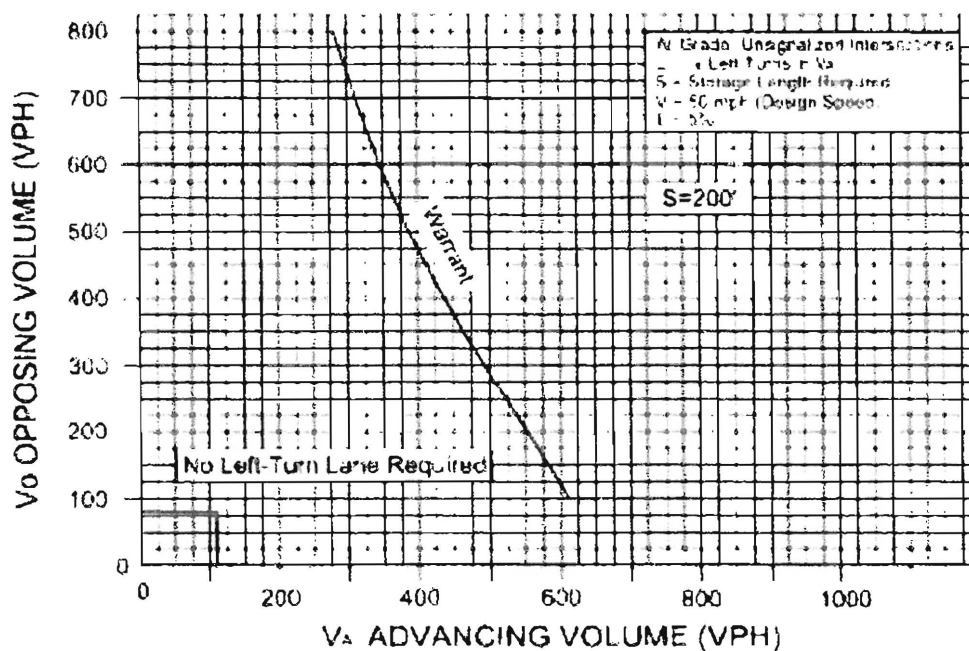


FIGURE 3-11

For right turns, a similar concept is taken, using 60 right turns into the site, with a peak advancing traffic of 154 vph. By the chart below, a right taper is required, and a taper is shown on the concept plan.

### PERKINS & ORRISON

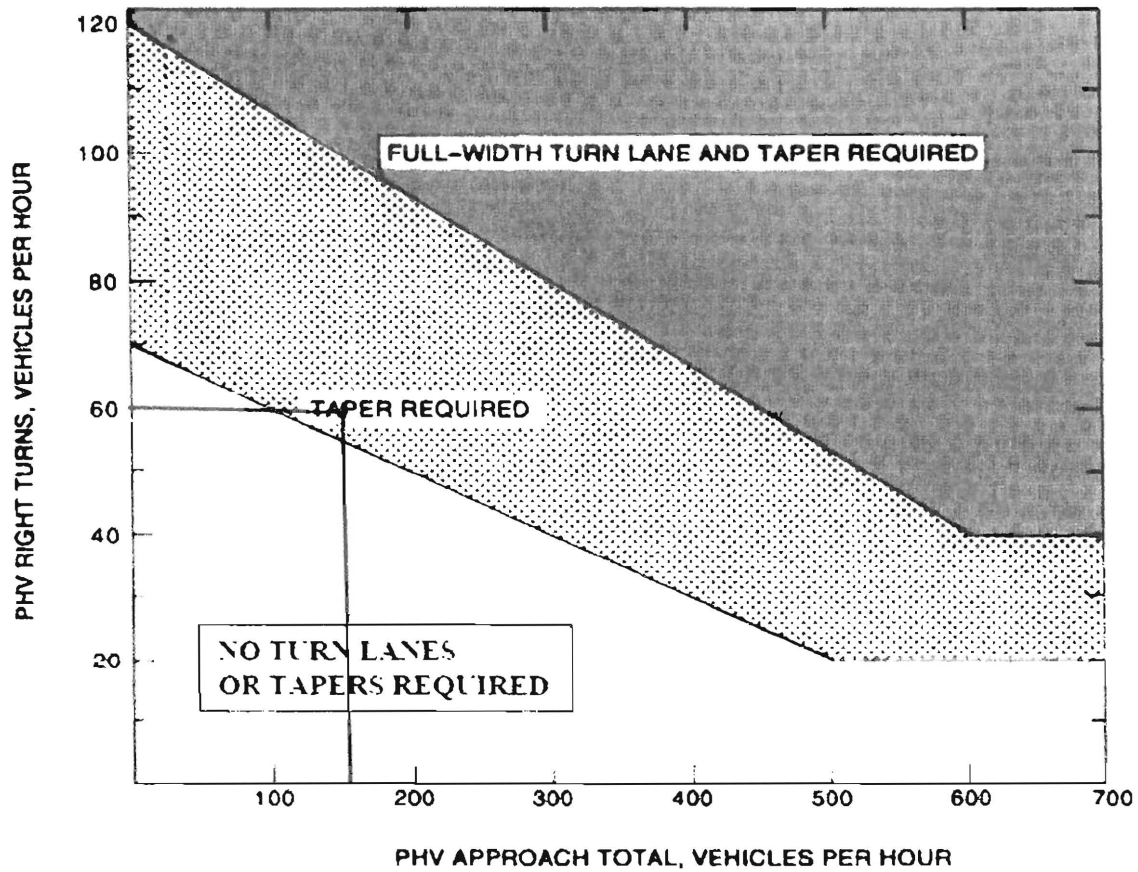
17 W. Nelson Street • P.O. Box 1567  
Lexington, Virginia 24450

27 Green Hill Drive  
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

434-525-5985 Fax: 434-525-5986

Email: [pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)



Should you have any questions or comments regarding this submission, please feel free to contact me.

Sincerely,

Norman B. Walton, Jr., P.E.  
Perkins & Orrison, Inc.

#### PERKINS & ORRISON

17 W. Nelson Street · P.O. Box 1567  
Lexington, Virginia 24450

27 Green Hill Drive  
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

Email: [pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)

434-525-5985 Fax: 434-525-5986

**Lexington**

Wes Perkins, LS  
Russ Orrison, PE, LS

Susan Perkins  
Pierson Hotchkiss, LS  
Dave Walsh



**Lynchburg**

Kenneth Knott, LS  
Norman Walton, PE

Aaron Dooley, LS

February 11, 2013

Harley Joseph, Jr., PE  
Area Land Use Engineer  
Virginia Department of Transportation  
Dillwyn Residency  
3400 Rosney Road  
Dillwyn, VA 23936

RE: Sight Distances for the BARN Facility  
TM# 122-4-1&3

Dear Mr. Joseph,

This morning I visited the site to field verify the adequacy of this sight distances for this project. I found the sight distance to be adequate in both directions.

Per the VDOT Road Design Manual, Appendix F, the Stopping Sight Distance for a 55 mph roadway is 495 linear feet. The Intersection Sight Distance for a 55 mph 2 Lane Major Road is 610 linear feet.

The sight distance measured onsite this morning is 879 linear feet to the east and 927 linear feet to the west. This section of roadway is tangent and a consistent grade through the measured lengths. This exceeds both intersection and stopping sight distances required by VDOT.

Should you have any questions or comments regarding this submission, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman B. Walton, Jr.", is placed above the typed name.

Norman B. Walton, Jr., P.E.  
Perkins & Orrison, Inc.

**PERKINS & ORRISON**

17 W. Nelson Street · P.O. Box 1567  
Lexington, Virginia 24450

27 Green Hill Drive  
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

Email: [pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)

434-525-5985 Fax: 434-525-5986



## EROSION AND SEDIMENT CONTROL INSPECTION REPORT



PROJECT: The BARN

DATE: 8-18-15

TIME: 2:00

Locations: All

An erosion and sediment control inspection was conducted at the above referenced project, and the following deficiencies were found. Work must begin to correct these deficiencies immediately.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Construction Entrance (3.02)                | <input type="checkbox"/> Stormwater Conveyance Channel (3.17)           | <input type="checkbox"/> Util. Stream Crossing (3.25) |
| <input checked="" type="checkbox"/> Silt Fence (3.05)                | <input type="checkbox"/> Outlet Protection (3.18)                       | <input type="checkbox"/> Temporary Seeding (3.31)     |
| <input type="checkbox"/> Storm Drain Inlet Protection (3.07)         | <input type="checkbox"/> Riprap (3.19)                                  | <input type="checkbox"/> Permanent Seeding (3.32)     |
| <input type="checkbox"/> Culvert Inlet Protection (3.08)             | <input type="checkbox"/> Rock Check Dams (3.20)                         | <input type="checkbox"/> Dust Control (3.39)          |
| <input type="checkbox"/> Diversion Dike (3.09)                       | <input type="checkbox"/> Level Spreader (3.21)                          | <input type="checkbox"/> Mud Tracking                 |
| <input type="checkbox"/> Sediment Trap (3.13)                        | <input type="checkbox"/> Streambank Stabilization (3.22 & 3.23)         | <input type="checkbox"/> Sequence of Construction     |
| <input checked="" type="checkbox"/> Sediment Basin (3.14)            | <input type="checkbox"/> Temporary Vehicular Stream Crossing (3.24)     |   |
| <input type="checkbox"/> Wetland / RPA / SPA Tape and/or Fence       | <input type="checkbox"/> Soil Stabilization Blankets and Matting (3.36) |   |
| <input type="checkbox"/> Land Disturbance outside of approved limits | <input type="checkbox"/> Environmental Protection Area Signs            |   |
| <input type="checkbox"/> Other: _____                                |   |   |

**Comments:** All silt fence can be removed except in front of Bio-retention basin. Bio Retention Basin needs to have mulch applied.

The required corrective action deadline date applies to ALL violation noted on this report. If listed violation(s) currently constitute non-compliance and/or required corrective action are not completed by the deadline, a NOTICE TO COMPLY, STOP WORK ORDER, and/or other enforcement actions may be issued for ensuring compliance.

Required Corrective Action DEADLINE DATE:

Re-inspection Date: 9-1-15

☐ An erosion and sediment control inspection was conducted at the above referenced project and no deficiencies were found.

By Signature below, parties accept acknowledgement of an on site report receipt. This report will be provided to the parties via mail, fax, or e-mail within 24 hours of inspections.

The below signed acknowledges that, to the best of his/her knowledge, all information provided on this form is accurate and complete:

Inspected by: (print) Lyn Hill

#6069

(signature)

Received By: \_\_\_\_\_

(signature)



**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Introduction of Case 21-SUP297**

**Owner/Applicant:**    Landowner    George Goodwin  
   Susan Pamela Goodwin  
   263 Belle Meade Lane  
   Scottsville, VA 24590

                                 Applicant    George Goodwin  
   Susan Pamela Goodwin  
   263 Belle Meade Lane  
   Scottsville, VA 24590

**Property Information:** Tax Map 4, Parcel 9, containing approximately 102.368 acres, located at 291 Belle Meade Lane Scottsville, VA 24590, Slate River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating an AirBnB Bed and Breakfast with Campsites. The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** This property is located at 291 Belle Meade Lane Scottsville, VA 24590 in the Slate River Magisterial District. The landowners and applicants are George and Susan Pamela Goodwin. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast with Events as a Permitted by Right Use in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Campground/Campsite obtain a Special Use Permit.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to, including but not limited to 12 VAC 5-450-VDH Rules and Regulations Governing Campgrounds.
2. The facility shall meet all safety requirements of all applicable building codes
3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.

3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. Only trailers classified as Recreational Vehicles or self-contained camping unit and with current registration shall be allowed.
5. No campground structure shall be erected within 50' if adjoining properties without adjacent landowners written permission.
6. The Sheriff's Office shall be notified three weeks prior to any event inviting or expecting 300 or more persons.
7. The property shall be kept neat and orderly.
8. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
9. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
10. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
11. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
12. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
13. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
14. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

December 27, 2021 7pm?

**SPECIAL USE PERMIT APPLICATION CHECKLIST**  
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION  
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner: ☒ YES ☐ NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: ☒ YES ☐ NO

**Written Narrative** (page 11 guidance in preparing the Written Narrative): ☒ YES ☐ NO

**Fees:** ☒ YES ☐ NO

**Deed:** ☒ YES ☐ NO

*Plat not available*

**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☐ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☐ YES ☐ NO
- C. Scale and north point: ☐ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☐ YES ☐ NO

**Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

**Special Use General Site Plan (15 copies)** The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: YES NO N/A
2. Owner and Project Name: YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES NO N/A
4. Property lines of existing and proposed zoning district lines: YES NO N/A
5. Area of land proposed for consideration, in square feet or acres: YES NO N/A
6. Scale and north point: YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: YES NO N/A
8. Easements and encumbrances, if present on the property: YES NO N/A
9. Topography indicated by contour lines: YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES NO N/A *campsites in flood plane*
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: YES NO N/A
14. General locations of major access points to existing streets: YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES NO N/A
17. Location of existing and proposed utilities, above or underground: YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: YES NO N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES NO N/A
20. Location and design of screening and landscaping: YES NO N/A
21. Building architecture: YES NO N/A
22. Site lighting proposed: YES NO N/A
23. Area of land disturbance in square feet and acres: YES NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES NO N/A
25. Historical sites or gravesites on general site plan: YES NO N/A *no gravesites*
26. Show impact of development of historical or gravesite areas: YES NO N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County.  
If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES NO N/A

**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Special Use Permit Request: operate Air bnb and Campsites

Purpose of Special Use Permit: operate airbnb and Campsites

Zoning District: A1 Number of Acres: 102.368

Tax Map Section: 4 Parcel: 9 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 291 Belle Meade Lane Scottsville, VA 24590

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

Take Rt. 60 east to 15 North to 20 south approx 19 miles

Name of Applicant: George & Pam Goodwin

Mailing Address: 263 Belle Meade Lane Scottsville, VA 24590

Daytime Phone: 434-286-2665 Cell Phone: 434-906-2560 / 2561

Email: pgood263@gmail.com Fax: N/A

Name of Property Owner: George T. Goodwin III

Mailing Address: 263 Belle Meade Lane Scottsville, VA 24590

Daytime Phone: 434-286-2665 Cell Phone: 434-906-2561

Email: ggoodwin263@gmail.com Fax: N/A

Signature of Owner: [Signature] Date: 11-5-21

Signature of Applicant: [Signature] Date: 11-5-21

Sub: Pamela Goodwin 11/5/2021

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☒ Authorized Agent ☐ Engineer  
☒ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: David S. and Connie B. Tyson

Mailing Address: P.O. Box 88 Scottsville, VA 24590

Physical Address: Rt 20

Tax Map Section: 4-2 Parcel: \_\_\_\_\_ Lot: 2 Subdivision: \_\_\_\_\_

2. Name: Betty Tyson

Mailing Address: P.O. Box 306 Scottsville, VA 24590

Physical Address: Rt. 20

Tax Map Section: 4-3 Parcel: \_\_\_\_\_ Lot: 3 Subdivision: \_\_\_\_\_

3. Name: Betty Tyson

Mailing Address: P.O. Box 306 Scottsville, VA 24590

Physical Address: Rt 20

Tax Map Section: 4-7 Parcel: \_\_\_\_\_ Lot: A Subdivision: \_\_\_\_\_

4. Name: James O. and Teresa Radford, Radford Forest

Mailing Address: P.O. Box 657 Scottsville, VA 24590

Physical Address: Rt. 20

Tax Map Section: 4-8A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Michael J. and Wendy Passerell  
Mailing Address: 1792 Coles Rolling Rd. Scottsville, VA 24590  
Physical Address: Rt 20 & 747  
Tax Map Section: 4-8B Parcel: \_\_\_\_\_ Lot: 1 Subdivision: \_\_\_\_\_

7. Name: Scott A. and Andrea M. Beydler  
Mailing Address: P.O. Box 93 Eamont, VA 22937  
Physical Address: Rt. 20  
Tax Map Section: 4-8B1 Parcel: \_\_\_\_\_ Lot: 2 Subdivision: \_\_\_\_\_

8. Name: James O. + Teresa Rodford  
Mailing Address: P.O. Box 657 Scottsville, VA 24590  
Physical Address: Rt. 20  
Tax Map Section: 4-8B2 Parcel: \_\_\_\_\_ Lot: 3 Subdivision: \_\_\_\_\_

9. Name: Brown Investments LLC  
Mailing Address: P.O. Box 479 Scottsville, VA 24590  
Physical Address: Rt. 20  
Tax Map Section: 4-10 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Paul Wisman & Claudia Wisman  
Mailing Address: 104 Kerry Lane Scottsville, VA 24590  
Physical Address: Rt. 20  
Tax Map Section: 4-11 Parcel: \_\_\_\_\_ Lot: 3 Subdivision: \_\_\_\_\_

11. Name: Brown Investments  
Mailing Address: P.O. Box ~~459~~ 479 Scottsville, VA 24590  
Physical Address: Rt. 20  
Tax Map Section: 5-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

12X Name: Jefferson M. Catlett  
Mailing Address: 160 Hancock Hill Rd. Scottsville, VA 24590  
Physical Address: Rt. 20 and 747  
Tax Map Section: 4-9A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

13 ~~3~~ Name: Thomas Darrell Tompkins  
Mailing Address: 9150 South James River Hwy, Buckingham, VA  
Physical Address: Rt. 20 23921  
Tax Map Section: 411C Parcel: \_\_\_\_\_ Lot: 1 Subdivision: \_\_\_\_\_

14 ~~4~~ Name: Ross W. + Jennifer R. Van Brocklin  
Mailing Address: ~~3799~~ 3799 Skyline Crest Dr. Charlottesville, VA  
Physical Address: Rt. 20 22903  
Tax Map Section: 411C1 Parcel: \_\_\_\_\_ Lot: 1A Subdivision: \_\_\_\_\_

15 ~~5~~ Name: John + Callie Bowers  
Mailing Address: 411 Belle Meade Lane Scottsville, VA 24540  
Physical Address: Rt. 20  
Tax Map Section: 52 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

16 ~~6~~ Name: George + Pam Goodwin  
Mailing Address: 263 Belle Meade Lane Scottsville, VA 24540  
Physical Address: Rt. 20  
Tax Map Section: 4-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Physical Address: \_\_\_\_\_  
Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



# ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 5 day of November, year 2021

I George Goodwin hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

Susan Pamela Goodwin  
the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

[Signature] Susan Pamela Goodwin  
( owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

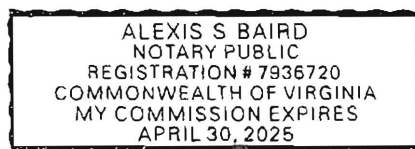
STATE OF Virginia

Subscribed and sworn to me on the 5 day of November

of the year 2021. My Commission expires on April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 5 day of November, of the year 2021

I George T. Goodwin Susan Pamela Goodwin (printed name of owner)

hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

Signature of Owner: (to be signed in front of notary public)

[Signature] Susan Pamela Goodwin

NOTARY PUBLIC

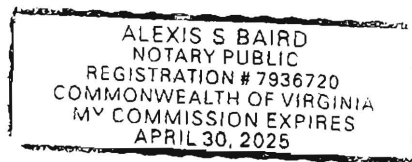
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 5 day of November

of the year 2021. My commission expires April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

House, Garage, Guest House/Apartments/Barns

County Records Check (describe the history of this property):

Farm land with residence

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No X

If yes, please explain and show on the site plan the location of such and explain any historical significance:

This Farm was at one point part of Snowden - Peter Jeffersons property.

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X

If yes, please explain any impact:

Owner/Applicant Signature: [Signature] Date: 11-4-21

Printed Name: George T. Goodwin III Title: Tender

Susan Pamela Goodwin

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: George Goodwin Susan Pamela Goodwin

Location: 291 Belle Meade Lane / 263 Belle Meade Lane  
Scottsville, VA 24590

Proposed Use: Air BnB

For VDOT use only:

☐ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

☐ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes ☒ No ☐ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: C. D. Edwards

Printed Name: Charles D Edwards Date: 11/4/21

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

## WRITTEN NARRATIVE

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use - <sup>Grandfathered</sup> Existing apartments converted to airbnb; prior use was bed and breakfast; campsites ~~in fields~~ <sup>along</sup> overlooking James River in fields on farm
2. Community Design - structure already exists for airbnb located in middle of 102 acre farm
3. Cultural Resources none known except Museum in Scottsville 1.3 miles away
4. Economic Development none known
5. Environment - middle of 102 acre farm
6. Fire and Rescue, Law Enforcement 12.1 miles to Buckingham Co./Glenmore Fire Dept Fire Dept. 2 miles to closest in Scottsville Rescue is 3.8 miles to Albemarle Co 10.1 miles Buckingham EMTs at 1.2 miles Scottsville Police Glenmore
7. Housing Existing apartments with one and two bedrooms & campsites
8. Libraries 1.2 miles to Jefferson/Madison Library in Scottsville
9. Parks and Open Spaces 1.1 mile to Barrier Park in Scottsville and Van Clief Nature are
10. Potable Water Filtered well water
11. Sewage Septic Tank
12. Schools Buckingham Co. Public Schools
13. Telecommunications Century Link and Direct TV
14. Transportation private transportation
15. Solid Waste Barnett trash and Buckingham Co. Dumpsters

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: \_\_\_\_\_

Date: 11-4-21

11/05/21 12:13:05 Real Estate Maintenance UPDATE User BMBAI  
 Acct# 000000095 001 BUCKINGHAM CO COR eBill? L-Chg 5/18/2017  
 Owner/Name Address Adr Chg Y \*Status \*Dist: 06 000 Batch  
 GOODWIN HAMNER G SSN#1: 000000000 SSN#2: 000000000  
 Tenant Name / Property Address  
 C/O GEORGE T GOODWIN III  
 263 BELLE MEADE LN 000263 BELLE MEADE LN  
 SCOTTSVILLE VA 24590 0000 BELLE MEADE FARM 00000 0000  
 EDZ: CDA:  
 Dsc1 RT 20 - 1 1/2 MI S OF Dsc2 SCOTTSVILLE 102.596 AC \*Blck Internet  
 Dsc3 Dsc4 \*Blck E-Check  
 Map# PAG 4 INS DC BLK LOT 9 SUB  
 GPIN Grantor:

Land	449700	Acres (3)	102596	Assessment	Loan#	Mor
Use		Class	6 0	*Zone	JRF	ID# JLC Code ACH FG/\$
Impv.	608100	Par. (1)/Cd		Date	00000000	Bill# 4602
Mtn Land		Ty/Rn/Lnd	/	Batch		1st Half 2750.28
Timber		P BkPg		St Excl	00	1H Addtl
Mineral		D BkPg	70 249			2nd Half 2750.28
Tot Value	1057800	W BkPg		BPermt	0000000	2H Addtl
Total Tax		Instrmt	0000 0000000			Tot. Tax 5500.56
F1=Prompt*		Cons/Date	/ 00000000			Prort Dt 00000000

F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys



Date: 10/25/21      Cash Register: 001 BUCKINGHAM COUNTY      10:47:41  
Cshr: REBECCA RAGLAND      Account#: 000000095      Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00046020002      P/I Date: 10/25/2021 10/25/2021  
Name: GOODWIN HAMNER G      Bill Date: 4/30/2021 Half: 2  
Nam2: \_\_\_\_\_      Due/PstDt: 12/06/2021  
Addr: C/O GEORGE T GOODWIN III      PAdr: 263 BELLE MEADE LN  
      263 BELLE MEADE LN  
      SCOTTSVILLE VA  
Zip: 24590 - 0000      Map#: 4      9  
Desc: RT 20 - 1 1/2 MI S OF      MMMIIDDBLLLLLS  
      SCOTTSVILLE 102.596 AC      Acre: 102.596 Dist/Cls 06 / 02      Status  
      \_\_\_\_\_      MrtgCo: \_\_\_\_\_  
      \_\_\_\_\_      SSN: 000 - 00 - 0000      000 - 00 - 0000

Land:	\$449,700	Improve:	\$608,100	Use:	\$0
Original Bill:	\$2,750.28	Credits:	\$0.00	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	4/30/2021
Amount Owed:	\$2,750.28	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$2,750.28	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	<u>2750.28</u>	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	<u>2750.28</u>	Aging:	0 years, 0 months, -42 days.		
		Promise to Pay Date:	_____		

F1=Amt Tender    F2=Next Ticket    F3=Exit      F10=Funcnt Menu    F20=Attach



THIS DEED, made this 28th day of February, 1963, by and between G. Tyler Goodwin and Hamner G. Goodwin, his wife, parties of the first part, and G. Tyler Goodwin and Hamner G. Goodwin, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

#288

*Examine & mailed to  
Hamner G. Goodwin  
Katharine, PA  
4-24-63*

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable consideration paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant and convey with general warranty of title unto the parties of the second part as tenants by the entireties with the right of survivorship as at common law, all of that real estate bounded and described as follows, to-wit:

All of that certain tract or parcel of land lying in Slate River Magisterial District of Buckingham County, Virginia, containing Two Hundred and Eighty-one and Eleven Twenty-fifths (281-11/25) acres, more or less, bounded on the north by the lands of Katherine and Lilla Hancock, on the northeast by the James River, on the east by the lands of Haultmann, on the south by the lands of Dominick Stillfried, H. R. Nicholas and John R. Allen, and on the west by the lands of said Katherine and Lilla Hancock; the lands hereby conveyed being in all respects a portion of the lands devised unto the said George Tyler Goodwin and Martha D. Goodwin McConnell by their father, G. Tyler Goodwin, by will recorded in the Buckingham County Clerk's Office in Dill Book 5, Page 82; and the said Martha D. Goodwin McConnell having conveyed all of her one-half undivided interest in said property unto George Tyler Goodwin by deed dated March 16, 1944 and recorded in said Clerk's Office in Deed Book 42, Page 499, the lands hereby conveyed being an aggregate of the second parcel therein and a portion of the third parcel therein described; the lands hereby conveyed being in all respects all of the lands owned by the said George Tyler Goodwin in Slate River Magisterial District of Buckingham County, Virginia.

*See Mechanics Lien at DB 184, Pg. 255  
recorded 4-23-63. (Consent to A. Callitt, D.C.)*

The parties of the first part covenant that they have the right to convey the above described property; that they have done no act to encumber the same; that the grantees shall have quiet and peaceful title and possession thereof and that they will execute such other and further assurances of title as may be requisite.

WITNESS the following signatures and seals.

G. Tyler Goodwin (SEAL)

Hamner G. Goodwin (SEAL)

STATE OF MARYLAND

COUNTY OR CITY OF BALTIMORE, to-wit:

I, James E. Perkins, a notary public in and for the county aforesaid, in the State of Maryland, do hereby certify that G. Tyler Goodwin, whose name is signed to the writing above bearing date on the 28th day of February, 1963, has acknowledged the same before me in my county aforesaid.

Given under my hand this 7th day of March, 1963.

My commission expires May 6, 1963.

James E. Perkins, Notary Public

(SEAL)

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, to-wit:

I, Alice Sutton Turner, a notary public in and for the county aforesaid, in the State of Virginia, do hereby certify that Hamner G. Goodwin, whose name is signed to the writing above bearing date on the 28th day of February, 1963, has acknowledged the same before me in my county aforesaid.

Given under my hand this 14 day of March, 1963.

My commission expires July 14, 1964.

Alice Sutton Turner, Notary Public

VIRGINIA in the clerk's office of Buckingham County. This Deed of Gift was this day presented in said office with certificate of acknowledgement annexed. Admitted to record at 2:30 P.M., on April 22, 1963, and indexed.

ATTEST: John C. Spencer CLERK

\*\*\*\*\*

RIGHT OF WAY EASEMENT

Tract No. B-1 & B-2-A

FOR AND IN CONSIDERATION OF THREE HUNDRED AND EIGHT DOLLARS, the receipt of which is hereby acknowledged, Frank G. Baldwin and Carrie K. Baldwin, his wife Frank G. Baldwin - Carrie K. Baldwin, hereinafter referred to as Grantors (whether one or more), do hereby grant and convey unto COLONIAL PIPELINE COMPANY, a corporation of Delaware and Virginia, its successors and assigns, hereinafter referred to as Grantee, an easement for a pipe line right of way with the right to construct, maintain, inspect, operate, protect, replace, repair, change the size of, and remove a pipe line for the transportation of liquids and/or gases, ~~in~~ upon and along a route selected by Grantee, said right of way being 50 feet in width and extending 25 feet from either side of the center line of the first pipe line installed hereunder, on, over, and through the following described lands, of which Grantors warrant they are the owners in fee simple, situated in Buckingham County, State of Virginia, to-wit:

113 acres, more or less, more particularly described as Lot No. 2 in a partition Plat of the Duty tract, said plat filed in Chancery Suit Papers of December, 1926, term of Buckingham Circuit Court in suit of Merchants and Planters National Bank versus D. L. Duty, et als.

Also, 66.4 acres, more or less, of land more particularly described as Lot No. 3 in a partition plat of the Duty Tract, ~~in~~ said Plat filed in Chancery Suit Papers of December 1926 Term of Buckingham Circuit Court in Suit of Merchants and Planters National Bank vs D. L. Duty, et als. together with the right of unimpaired access to said pipe line and the right of ingress and egress on, over, and through said right of way on Grantors above-described land or over any present access roads

#289  
Examined and  
mailed to  
Ford, Bacon & Davis  
Const. Corp.  
7113A Staples  
Mill Road  
Box 9485  
Richmond 28, VA  
4-25-63



**Buckingham County Planning Commission**

**November 22, 2021**

**Administration Building**

**7:00 PM**

**Introduction of Case 21-SUP298**

**Owner/Applicant:**    Landowner    Ike Y Yoder  
Rebecca H Yoder  
7041 Crumpton Road  
Farmville, VA 23901

Applicant    Ike Y Yoder  
7041 Crumpton Road  
Farmville, VA 23901

**Property Information:** Tax Map 194, Parcel 15, containing approximately 122.58 acres, located at 7041 Crumpton Road Farmville, VA 23901, Curdsville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating a Sawmill.

**Background/Zoning Information:** This property is located at 7041 Crumpton Road Farmville, VA 23901 in the Curdsville Magisterial District. The landowners are Ike and Rebecca Yoder and applicant is Ike Y Yoder. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Commercial Sawmill as a Permitted by Right Use Agricultural A1 Zoning District. However, Within the A-1 Agricultural District, a Commercial Sawmill may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. This case came to the attention of the Zoning Administrator by way of a complaint. After investigation and meeting with the landowner, it was discovered that a large area of land had been disturbed and DEQ approval and permitting, and Erosion and Sediment Control/Land Disturbance Permit would be necessary. DEQ and County Officials conducted a site visit on September 24, 2021, and the communication is included in this packet. Mr. Yoder has contacted a civil engineer and is working to mitigate issues immediately. Mr. Yoder wishes to stay in compliance with all federal, state, and local permitting.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.
4. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
5. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
6. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
7. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
10. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

Would it be the pleasure of the Planning Commission to schedule a Public Hearing for this request?

December 27, 2021? 7pm?

## SPECIAL USE PERMIT APPLICATION CHECKLIST

### BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner: ☒ YES ☐ NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: YES NO *N/A*

**Written Narrative** (page 11 guidance in preparing the Written Narrative): ☒ YES ☐ NO

**Fees:** ☒ YES ☐ NO

**Deed:** ☒ YES ☐ NO

*No* **Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: YES NO
- B. Area of land proposed for consideration, in square feet or acres: YES NO
- C. Scale and north point: YES NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: YES NO

*yes* **Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.



**Special Use General Site Plan** (15 copies) The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: ☒ YES ☐ NO ☐ N/A
2. Owner and Project Name: ☒ YES ☐ NO ☐ N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: ☒ YES ☐ NO ☐ N/A
4. Property lines of existing and proposed zoning district lines: ☒ YES ☐ NO ☐ N/A
5. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO ☐ N/A
6. Scale and north point: ☒ YES ☐ NO ☐ N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO ☐ N/A
8. Easements and encumbrances, if present on the property: YES ☐ NO ☒ N/A
9. Topography indicated by contour lines: YES ☐ NO ☒ N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES ☒ NO ☐ N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES ☒ NO ☐ N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": ☒ YES ☐ NO ☐ N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: ☒ YES ☐ NO ☐ N/A
14. General locations of major access points to existing streets: ☒ YES ☐ NO ☐ N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: ☒ YES ☐ NO ☒ N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES ☒ NO ☐ N/A
17. Location of existing and proposed utilities, above or underground: YES ☒ NO ☐ N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: ☒ YES ☐ NO ☐ N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: ☒ YES ☐ NO ☐ N/A
20. Location and design of screening and landscaping: YES ☒ NO ☐ N/A
21. Building architecture: YES ☒ NO ☐ N/A
22. Site lighting proposed: YES ☒ NO ☐ N/A
23. Area of land disturbance in square feet and acres: ☒ YES ☐ NO ☐ N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES ☒ NO ☐ N/A
25. Historical sites or gravesites on general site plan: ☒ YES ☐ NO ☐ N/A
26. Show impact of development of historical or gravesite areas: ☒ YES ☐ NO ☐ N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: ☒ YES ☐ NO ☐ N/A

**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 11-5-21

Special Use Permit Request: To operate sawmill

Purpose of Special Use Permit: Construct sawmill

Zoning District: A-1 Number of Acres: 122.58

Tax Map Section: 194-15 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Francisco

Street Address: 7041 Crumpton Rd.  
Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

Name of Applicant: Ike Y. Yoder

Mailing Address: 7041 Crumpton Rd, Farmville, VA 23901

Daytime Phone: 434-547-2618 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Name of Property Owner: Ike Y. Yoder and Rebecca H. Yoder

Mailing Address: 7041 Crumpton Rd, Farmville, VA 23901

Daytime Phone: 434-547-2618 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Signature of Owner: Ike Y. Yoder Date: 10-29-21

Signature of Applicant: Ike Y. Yoder Date: 10-29-21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer  
☒ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Blue Rock Resources LLC

Mailing Address: P.O. Box 256, Dillwyn, VA 23936

Physical Address: \_\_\_\_\_

Tax Map Section: 194-14 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: John m. Woods

Mailing Address: 5 Cottage PL, Nanuet, NY 10954

Physical Address: \_\_\_\_\_

Tax Map Section: 194-10 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Robb T. Koether and Cynthia H. Koether

Mailing Address: 664 Old Ridge Rd, Farmville, VA 23901

Physical Address: \_\_\_\_\_

Tax Map Section: 193-13 Parcel: 193-12 Lot: 193-11 Subdivision: \_\_\_\_\_

4. Name: Hilda E. Banks and Cassandra Banks

Mailing Address: c/o Lee Banks, 4105 Stillbrook Ln, High Point, NC 27265

Physical Address: \_\_\_\_\_

Tax Map Section: 194-16 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Lee R. Banks

Mailing Address: 900 Timberlake Dr, Virginia Beach, VA

Physical Address: \_\_\_\_\_

Tax Map Section: 194-16A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Roman Coleman

Mailing Address: 40 Darlene Harrington, 555 Elizabeth Ave, Apt 36, Newark, NJ  
07112

Physical Address: \_\_\_\_\_

Tax Map Section: 194-12 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: James Pankey

Mailing Address: c/o Vandora Pankey Roberts, 1017 E 216<sup>th</sup> St, Bronx, NY  
10469

Physical Address: \_\_\_\_\_

Tax Map Section: 194-13 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Carlotta Morgan

Mailing Address: 196 Rochaway Pkwy Apt 38, Brooklyn, NY 11212

Physical Address: \_\_\_\_\_

Tax Map Section: 194-1-4 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Pearl Biglaw

Mailing Address: c/o Theresa Jones, 2000 Valentine Ave, Apt 304, Bronx, NY  
10457

Physical Address: \_\_\_\_\_

Tax Map Section: 194-1-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: John Coleman

Mailing Address: c/o Troy Coleman, 11205 Francisco Rd, Farmville, VA 23901

Physical Address: \_\_\_\_\_

Tax Map Section: 194-1-6 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 29<sup>th</sup> day of October, year 2021

I Ike G. Yoder hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Ike G. Yoder

( owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Charlotte

STATE OF Virginia

Subscribed and sworn to me on the 29<sup>th</sup> day of October

of the year 2021. My Commission expires on 8/31/23.

Notary Public Signature: Linda H. Perkinson

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 29<sup>th</sup> day of October, of the year 2021

I Ike Y. Yoder (printed name of owner)  
hereby make oath that no member of the Buckingham County Board of Supervisors nor  
the Buckingham County Planning Commission has interest in such property either  
individually, or by ownership of stock in a corporation owning such land, or by  
partnership, or as a holder of ten percent (10%) or more of the outstanding shares of  
stock in or as a director or officer of any corporation owning such land, directly or  
indirectly by such members of his/her immediate household, except as follows:

N/A

Signature of Owner: (to be signed in front of notary public)

Ike Y. Yoder

NOTARY PUBLIC  
COUNTY OF Charlotte STATE OF Virginia

Subscribed and sworn to me on this 29<sup>th</sup> day of October

of the year 2021. My commission expires 8/31/23.

Notary Public Signature: Linda H. Perkinson

Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

122 acre parcel. Proposed sawmill to be built  
on approx. 10 acres.

County Records Check (describe the history of this property):

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes ☒ No ☐

If yes, please explain and show on the site plan the location of such and explain any historical significance:

Located on the 122 acre tract but will not be  
near the proposed sawmill site

Will this proposal have any impact on the historical site or gravesite? Yes ☐ No ☒

If yes, please explain any impact:

Owner/Applicant Signature: Ike Y. Yoder Date: 10-29-21

Printed Name: Ike Y. Yoder Title: Owner

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Ike y. Upder

Location: Crumptown Rd, Farmville, VA 23901

Proposed Use: \_\_\_\_\_

### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

\_\_\_\_\_ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_



## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp: \_\_\_\_\_

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

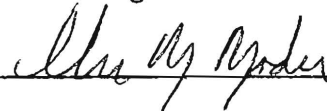
## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: 

Date: 11-5-21

## **TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- January 25 Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.
- February 22 Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting.
- March 8 Case is introduced to Board of Supervisors.
- April 12 Board of Supervisors may approve / deny / table for more information.

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

Ladies and Gentlemen,

My name is Ike Yoder and I am the owner of the property that I am requesting a Special Use Permit to change from agricultural farm land to a sawmill. The current business, Y&F Lumber will be relocating from Charlotte County to this location. In the future, the business name may change when the sawmill is operational. I live on the property that consists of one parcel tax ID #194-15 and it is financed with the bank of Charlotte County. There is a stick-built house with a barn located on the left side of the parcel farthest from the road. In addition, there is a grave site to the right of the home. I have a map attached showing the parcel, and drawings of where I would like the structures on the property.

This property has been a farm for many years and will continue to raise horses and cattle in the pastures behind the home. The proposed 15 acres area for the business was cut, that I cleared off and it will be located to the right of the driveway and north side of the property. Approximately, 80% of proposed site will be material storage, lumber/logs, mats, and sawmill by-products. I originally purchased this property to live on, but rather have the location of the sawmill at my residence. I have contacted and hired Chip Coleman an engineer from Maxey & Associates, P.C. for site preparation. I plan to put a 12ft x 24ft shed on the property for an office building. The sawmill building will be 50ft x 190ft with an attached building 50ft x 90ft that makes the building into t-shape. We will be assembling mats in this building, if market conditions permit. Within a few years, as I hope the business grows, I plan to build a 60ft x 80ft shop building for parts/tool storage. In the future, I would like to add an 24ft x 24ft office building. These buildings will not have electric or septic. There is an existing well on the property located by the home and will use this as a water source. There will be portable toilets and sawmill equipment will be powered by a diesel hydraulic power unit. I will have a 40-yard commercial roll off dumpster to dispose of all trash, so nothing will be dumped on the property. The open areas in between the driveway and the buildings will be there to allow trucks to deliver timber and pick up matts/lumber for delivery. There will be an average of 15 to 20 vehicles a day, come in and out with hopes of expansion that will increase.

My plan is to saw lumber and assemble crane mats that have been ordered through different companies that I have contracts with. I will have timber delivered from local suppliers by tractor trailers. The products of the sawmill such as, mats, lumber, and by-products will be delivered by tractor trailer. I have young children that I hope will take an interest and hopefully work within the business someday. I have grown up in the logging and sawmill industry, I have had Y&F lumber for 6 years now. I estimate this business will begin with 3 to 4 million annual sales in the first few years. The business will start with 5-10 employees and if the business grows employment could increase up to 15 employees depending on market conditions. The average work day will be 8 hours long, however may fluctuate depending on market conditions and there will be no operations on Sundays. I want to apologize for any inconveniences I have caused Buckingham County, for my actions of not following the proper measures according to the county's guidelines. We are in the process of taking action to fix the mistakes that have been brought to my attention.

Sincerely,

Ike Yoder





193-12  
Sources: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID,  
IGN, IGP, and the GIS User Community



BUCKINGHAM COUNTY

0 100 ft 200 ft

[www.interactiveGIS.com](http://www.interactiveGIS.com)

Printed 11/05/2021



**OFFICIAL RECEIPT  
COUNTY OF BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT**

DATE : 05/29/2019

TIME : 11:41:43

CASE # : 029CLR190000705

RECEIPT # : 19000002293

TRANSACTION # : 19052900006

CASHIER : KQK

REGISTER # : D729

FILING TYPE : DOT

PAYMENT : FULL PAYMENT

INSTRUMENT : 190000705

BOOK : 460

PAGE : 969

RECORDED : 05/29/2019

AT : 11:30

GRANTOR : YODER, IKE Y; ET UX

EX : N

LOC : CO

GRANTEE : WAKINS III, DAVID C; TR ET AL

EX : N

PCT : 100%

RECEIVED OF : ELDER &amp; WATKINS

ADDRESS : PO BOX 55 CHARLOTTE COURT HOUSE, VA 23923

DATE OF DEED : 05/29/2019

MULTI : \$1,288.67

CHECK/MO NUMBER : 2866

DESCRIPTION 1 : 122.58 AC FRANCISCO

PAGES : 010

OP : 0

NAMES : 0

CONSIDERATION : \$374,000.00

A/VAL : \$0.00

MAP : 194-15

PIN :

ACCOUNT CODE	DESCRIPTION	PAID
035	VOF FEE	\$1.00
036	DEED PROCESSING FEE	\$20.00
039	DEEDS AND CONTRACTS	\$935.00
106	(TTF) TECHNOLOGY TRUST FUND FEE (CIRCUIT COURT)	\$5.00

ACCOUNT CODE	DESCRIPTION	PAID
145	VSLF	\$1.50
213	COUNTY GRANTEE TAX	\$311.67
301	DEEDS	\$14.50

TENDERED : \$ 1,288.67  
AMOUNT PAID : \$ 1,288.67

#19-704

BOOK 460 PAGE 967

Deed Prepared By:

Real Property ID Map Number:  
194-15FC

N. Garrison Elder VSB# 79590  
Elder & Watkins, P.C.  
P. O. Box E  
113B East Second Street  
Farmville, VA 23901  
(434)392-6647

Title Insurance Underwriter:  
Investors Title Insurance Company

Consideration: \$440,000.00  
Assessment: \$ 445,000.00

THIS DEED, made this 23<sup>rd</sup> day of May, 2019, by and between JUDITH M. VAN HOFF, hereinafter referred to as the GRANTOR, and IKE Y. YODER and REBECCA H. YODER, Husband and Wife, hereinafter referred to as the GRANTEES, whose address is 7041 CRUMPTON ROAD FARMVILLE, VA 23901

**WITNESSETH:**

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR hereby grants and conveys in fee simple absolute with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the GRANTEES as Tenants by the Entirety, not as Tenants in Common, with the right of survivorship as at Common Law, the following described real estate, to-wit:

ALL THAT CERTAIN TRACT or parcel of land, lying and being in the Francisco Magisterial District, Buckingham County, Virginia, containing 122.58 acres, more or less, and more particularly described on a plat of survey recorded in Deed Book 72, at page 39, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

IT BEING IDENTICAL to that property conveyed to Judith M Van Hoff by Deed of Gift from Leslie Michelle Dyer and Jeffery Richard Dyer, and Rebekah Marie Dyer, recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 458, at page 966.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.



WITNESS the following signature and seal:

Judith M. Van Hoff (SEAL)  
JUDITH M. VAN HOFF

STATE OF VIRGINIA,

CITY/COUNTY of Prince Edward, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, whose commission expires 10/31/22, do hereby certify that **JUDITH M. VAN HOFF**, whose name is signed to the foregoing Deed bearing the date of May 23, 2019, has acknowledged the same before me in my jurisdiction aforesaid, this 23rd day of May, 2019.

Sharon G. Palmore  
Notary Public

ID #: 159142

035 Rec Fee  
St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib.(145)  
T.T.F.  
Grantor Tax  
036 Proc. Fee  
Total \$

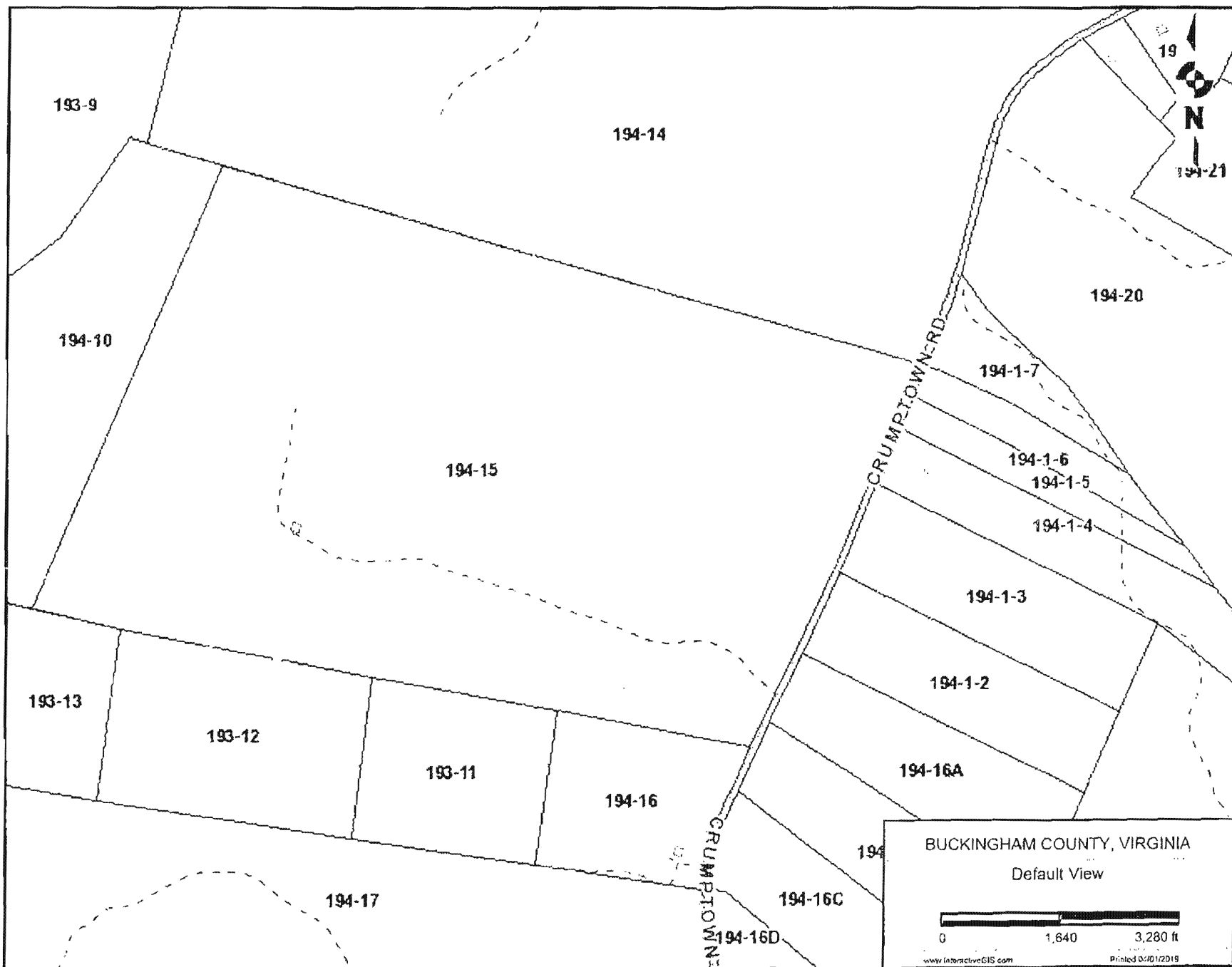
1.00  
112.50  
370.80  
1.00  
14.50  
5.00  
5.00  
44.00  
20.00  
191.33

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

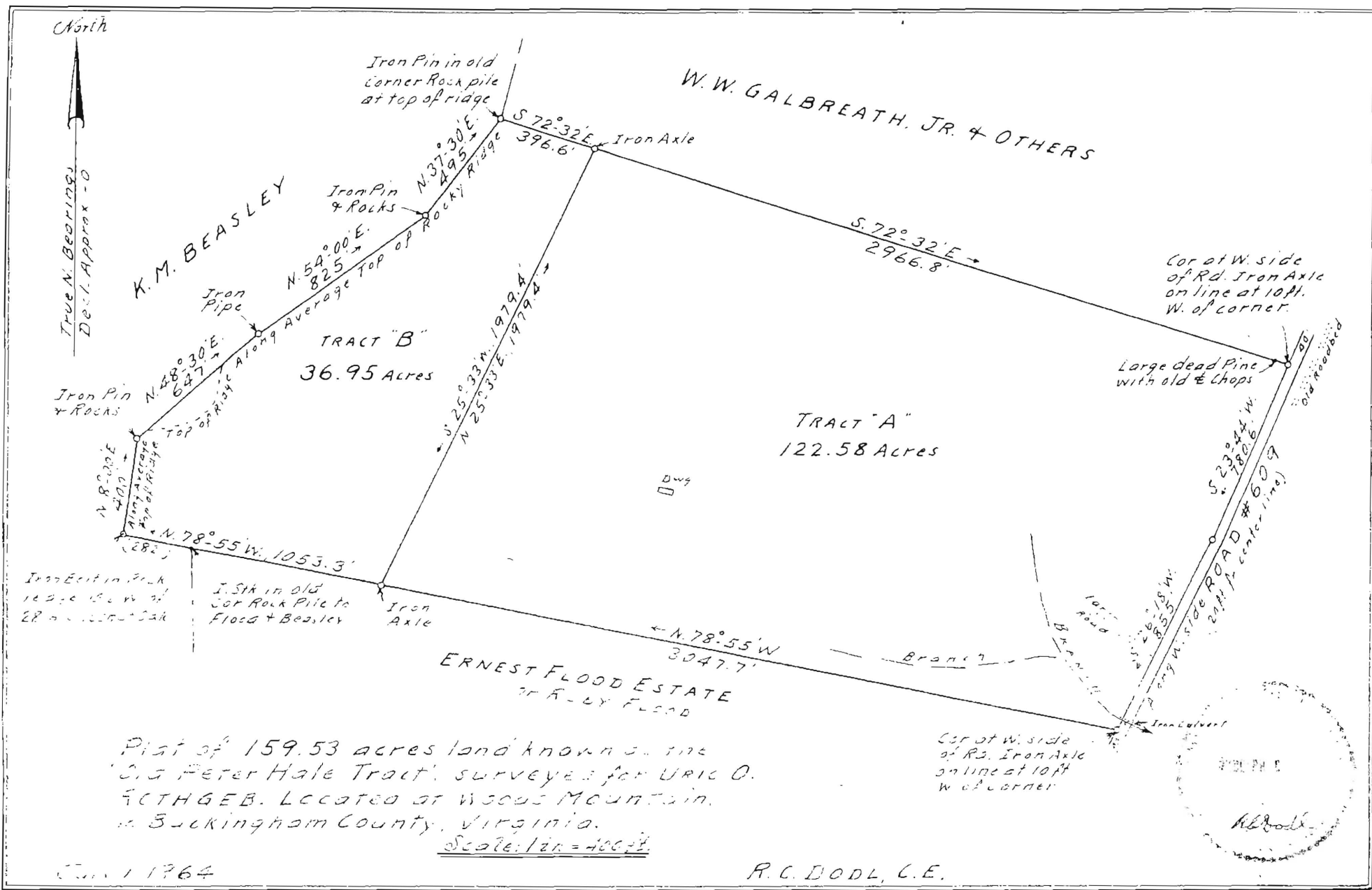
The foregoing instrument with acknowledgement  
was admitted to record on 5-29 20 19,  
at 11:30A M. in D.B. 460 Page(s) \_\_\_\_\_

Teste: JUSTIN D. MIDKIFF, CLERK

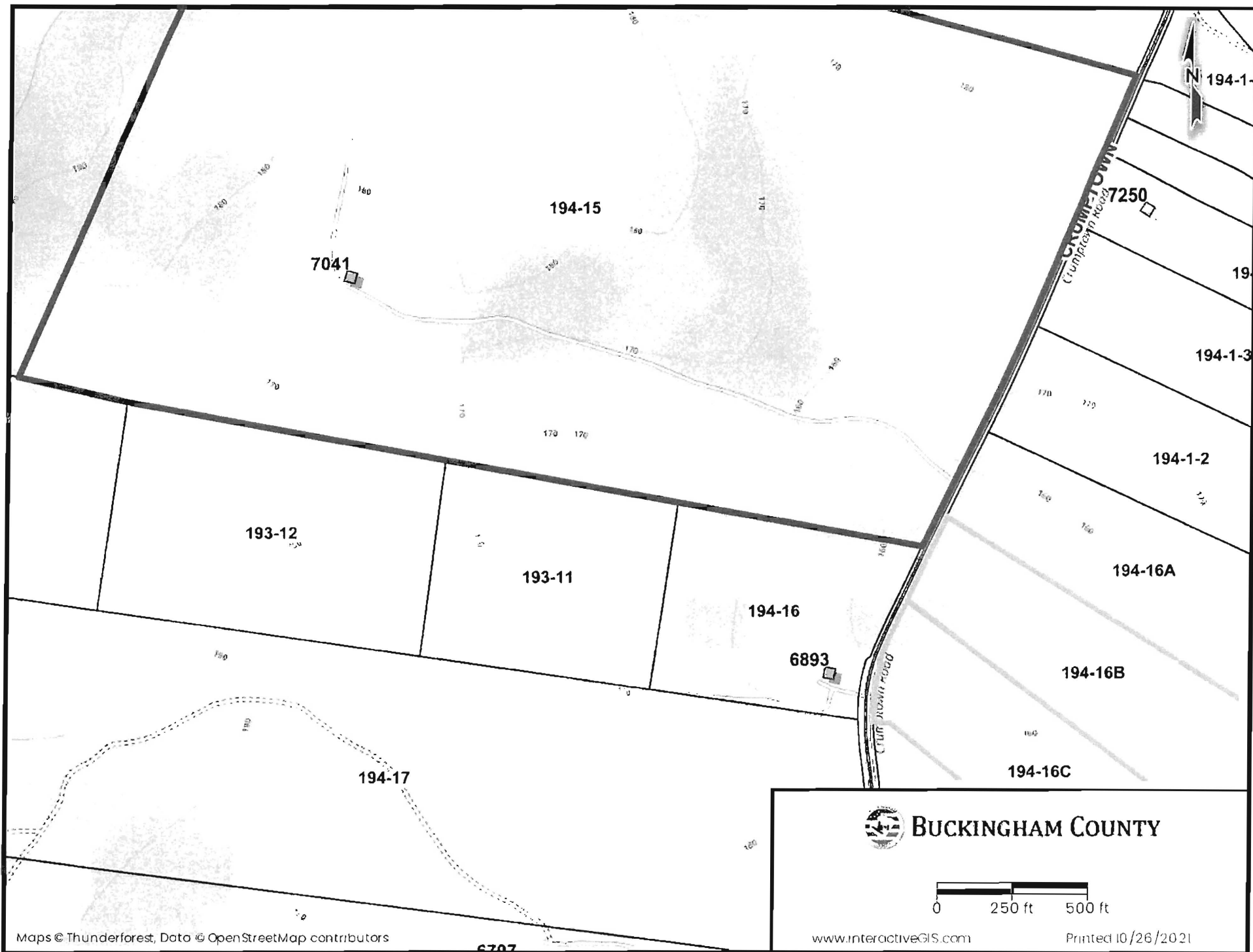
BY: Kira Kuehen, DEPUTY CLERK



72-3A



Plot of 159.53 acres land known as the 'Old Peter Hale Tract' surveyed for URIC O. FETHGEB. Located at Woods Mountain, in Buckingham County, Virginia.



1 2 1 RECEIPT

Ticket # 000000000001 00

BUCKINGHAM COUNTY  
CHRISTY L CHRISTIAN  
(424) 949-4744  
POST OFFICE BOX 106  
BUCKINGHAM VA 22921

Date : 11/10/2021  
Registrar : 000001  
Trans. # : 04891  
Dept # : SPURF  
Acct # : 1

SPECIAL USE PERMIT - ZONING  
196 15

Balance \$ .00

100.00 Being Paid \$ 100.00  
Penalty \$ .00  
Interest \$ .00

Total Due

Amount Paid \$ 100.00

Balance Due \$ .00

000000000000

100.00, YOUNG DUE

100.00 DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2021



*Commonwealth of Virginia*

*VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY*

PIEDMONT REGIONAL OFFICE  
4949-A Cox Road, Glen Allen, Virginia 23060  
(804) 527-5020 FAX (804) 698-4178  
[www.deq.virginia.gov](http://www.deq.virginia.gov)

Ann F. Jennings  
Secretary of Natural and Historic Resources

David K. Paylor  
Director  
(804) 698-4000

James J. Golden  
Regional Director

November 1, 2021

Ike and Rebecca Yoder  
7041 Crumptown Road  
Farmville, Virginia 23901

Knabe Logging, LLC  
Jason Knabe  
2072 Gravel Hill Road  
Dillwyn, Virginia 23936

**NOTICE OF VIOLATION**

RE: NOV No. 2110-002014  
Virginia Water Protection Program Site No. 21-001368  
Yoder Property, Buckingham County, Virginia

Dear Messrs. Knabe and Yoder, and Mrs. Yoder:

This letter notifies you of information upon which the Department of Environmental Quality ("Department" or "DEQ"), Piedmont Regional Office, may rely in order to institute an administrative or judicial enforcement action. Based on this information, DEQ has reason to believe that Ike Y. Yoder and Rebecca H. Yoder and Knabe Logging, LLC may be in violation of the State Water Control Law and Regulations at the property (Site) located on at 7041 Crumptown Road (37.395845, -78.56751), in Buckingham County, Virginia 23901.

This letter addresses conditions at the Site, and also cites compliance requirements of the State Water Control Law and Regulations. Pursuant to Va. Code § 62.1-44.15(8a), this letter is not a case decision under the Virginia Administrative Process Act, Va. Code § 2.2-4000 *et seq.* (APA). DEQ requests that you respond **within 30 days of the date of this letter** to arrange a prompt meeting.

**OBSERVATIONS AND LEGAL REQUIREMENTS**

On September 24, 2021, DEQ staff conducted a site meeting of the subject property with Buckingham County after receiving information, reporting impacts to surface waters due to clearing and grubbing activities. On October 7, 2021, DEQ staff conducted a second Virginia Water Protection ("VWP") Permit Program inspection at the Site after gaining access to the property from Mr. Yoder. The DEQ VWP

inspection report dated September 24, 2021 and October 7, 2021 is attached. The following describe the staff's factual observations and identify the applicable legal requirements.

***Observations:** Based on observations made during the October 7, 2021 DEQ inspection, approximately 2,556 linear feet of stream channel were impacted by the accumulation of up to 10 inches of eroded sediment due to sedimentation. DEQ has not issued a VWP Permit authorizing these impacts to surface waters.*

**Legal Requirements:** Va. Code §62.1-44.15:20(A) states "A. Except in compliance with an individual or general Virginia Water Protection Permit issued in accordance with this article, it shall be unlawful to: 1. Excavate in a wetland; 2. On or after October 1, 2001, conduct the following in a wetland: a. New activities to cause draining that significantly alters or degrades existing wetland acreage or function; b. Filling or dumping; c. Permanent flooding or impounding; or d. New activities that cause significant alteration or degradation of existing wetland acreage or functions; or 3. Alter the physical, chemical, or biological properties of state waters and make them detrimental to the public health, animal or aquatic life, or to the uses of such waters for domestic or industrial consumption, or for recreation, or for other uses unless authorized by a certificate issued by the Board."

**9VAC 25-210-50 (A)** states that "Except in compliance with a VWP permit, no person shall dredge, fill or discharge any pollutant into, or adjacent to surface waters, withdraw surface water, otherwise alter the physical, chemical or biological properties of surface waters and make them detrimental to the public health, or to animal or aquatic life, or to the uses of such waters for domestic or industrial consumption, or for recreation, or for other uses; excavate in wetlands or on or after October 1, 2001, conduct the following activities in a wetland: 1. New activities to cause draining that significantly alters or degrades existing wetland acreage or functions; 2. Filling or dumping; 3. Permanent flooding or impounding; or 4. New activities that cause significant alteration or degradation of existing wetland acreage or functions."

### **ENFORCEMENT AUTHORITY**

Va. Code § 62.1-44.23 of the State Water Control Law provides for an injunction for any violation of the State Water Control Law, any State Water Control Board rule or regulation, an order, permit condition, standard, or any certificate requirement or provision. Va. Code §§ 62.1-44.15 and 62.1-44.32 provide for a civil penalty up to \$32,500 per day of each violation of the same. In addition, Va. Code § 62.1-44.15 authorizes the State Water Control Board to issue orders to any person to comply with the State Water Control Law and regulations, including the imposition of a civil penalty for violations of up to \$100,000. Also, Va. Code § 10.1-1186 authorizes the Director of DEQ to issue special orders to any person to comply with the State Water Control Law and regulations. Va. Code §§ 62.1-44.32(b) and 62.1-44.32(c) provide for other additional penalties.

The Court has the inherent authority to enforce its injunction, and the Court is authorized to award the Commonwealth its attorneys' fees and costs.

### **FUTURE ACTIONS**

DEQ staff wishes to discuss all aspects of their observations with you, including any actions needed to ensure compliance with state law and regulations, any relevant or related measures you plan to take or have taken, and a schedule, as needed, for further activities. In addition, please advise us if you dispute any of the observations recited herein or if there is other information of which DEQ should be aware. In order to avoid adversarial enforcement proceedings, DEQ may ask Ike Y. Yoder and Rebecca H. Yoder and Knabe

NOV No. 2110-002014  
VWP Site No. 21-001368  
Ike and Rebecca Yoder and Jason Knabe  
Page 3 of 3

Logging, LLC to enter into a Consent Order with the Department to formalize a plan and schedule of corrective action and to settle any outstanding issues regarding this matter, including the assessment of civil charges.

In the event that discussions with staff do not lead to a satisfactory conclusion concerning the contents of this letter, you may elect to participate in DEQ's Process for Early Dispute Resolution. Also, if informal discussions do not lead to a satisfactory conclusion, you may request in writing that DEQ take all necessary steps to issue a final decision or fact finding under the APA on whether or not a violation has occurred. For further information on the Process for Early Dispute Resolution, please see Agency Policy Statement No. 8-2005 posted on the Virginia Regulatory Town Hall's website at: [https://townhall.virginia.gov/L/GetFile.cfm?File=C:\TownHall\docroot\GuidanceDocs\440\GDoc\\_DEQ\\_2672\\_v1.pdf](https://townhall.virginia.gov/L/GetFile.cfm?File=C:\TownHall\docroot\GuidanceDocs\440\GDoc_DEQ_2672_v1.pdf) or ask the DEQ contact listed below.

Please contact Matt Richardson at 804-527-5060, [Matthew.Richardson@deq.virginia.gov](mailto:Matthew.Richardson@deq.virginia.gov), or by postal mail at the address found in the letterhead above **within 30 days of the date of this letter** to discuss this matter and arrange a prompt meeting.

Sincerely,



Kyle Ivar Winter, P.E.  
Deputy Regional Director

encl: DEQ VWP Inspection Report dated September 24, 2021 and October 7, 2021

cc w/ encl (via email):

Matt Richardson, DEQ PRO Enforcement  
Jaime Robb, DEQ PRO VWP  
Derek Tribble, DEQ PRO Stormwater  
Steven Vanderploeg, USACE  
Lyn Hill, Buckingham County





## VWP Inspection Report

<b>Project/Site Name:</b> Yoder Property	<b>VWP NP No.:</b> 21-001368	<b>Inspection Date:</b> 9/24/2021 & 10/7/2021
<b>Inspector Name:</b> Cara Witte	<b>Phone &amp; Email Address:</b> 804-527-5075; cara.witte@deq.virginia.gov	
<b>Project/Site Address or Coordinates</b> 37.396530°, -78.568034°	<b>Others Present During Inspection:</b> Lyn Hill, Buckingham County; Xing Lin and Matt Winebarger, DEQ Stormwater	

### Inspection Summary

#### Project Background:

On September 15, 2021, DEQ VWP received information of land disturbance activities occurring at the subject property (7041 Crumpton Road, Farmville, Virginia; Parcel Number: 194-15) from Nicci Edmondston (Buckingham County Zoning Administrator) indicating “approximately 20 acres of land has been disturbed with no permit and a report of a saw mill to be located at this address. It also seems that sediment run off from this excavation has disturbed the nearby creek which flows directly to the Appomattox River.”

According to the USFWS National Wetland Inventory (NWI), Dunkers Creek traverses the property north-south in the northeastern portion of the parcel. An unnamed tributary to Dunker Creek is also present and runs along the southern boundary flowing west to east. From USGS StreamStats, a small unnamed tributary may also be present flowing north-south and is bisected by the residential driveway. Additional surface waters not mapped by the NWI may also be present. A portion of the property contains soils mapped as Codorus-Hatsboro complex, 0 to 3 percent slopes, frequently flooded (NRCS 2021). This soil type is considered partially hydric by the National Resources Conservation Service. Hydric soils are those that form under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

As a result of the reporting from Buckingham County and the desktop findings, a DEQ VWP site inspection was scheduled with Lyn Hill (Buckingham County Solid Waste Manager, Code Enforcement, Erosion and Sediment Inspector) for September 24, 2021.

#### Inspection Observations:

On September 24, 2021, DEQ VWP met with Lyn Hill, Xing Lin, and Matt Winebarger. Lyn Hill indicated he had not been able to make contact with the property owners after three attempts and had not gained approval for entry to the site. Upon hearing this information, DEQ-VWP staff left the area of clearing and grubbing and attempted to make contact with the property owners. After no one answered at the residential home, DEQ-VWP left the property.

From visual observation and desktop resources, it appears impacts to jurisdictional surface waters may be present. Observations were made from the meeting point with Buckingham County show a stormwater basin had been constructed with an approximate 12 inch white HDPE pipe placed in potential jurisdictional surface waters (Photo 4). Extensive clearing and grubbing have taken place onsite with potential sediment runoff to Dunker Creek visible from the meeting point (Photos 2-5). DEQ-VWP observed at the driveway that new culverts had been placed within 70 linear feet of Dunker Creek. After leaving the property, DEQ-VWP inspected Dunker Creek from the County easement along Crumpton Road and observe sediment deposition within the channel with up to 10 inches of sediment observed (Photos 14-16).

### Inspection Summary

On October 7, 2021, DEQ-VWP conducted a second site visit with property owner, Ike Yoder, Josh Amos and staff from A Cut Above Logging company. During this second visit, DEQ-VWP observed the area of clearing and grubbing and discussed the development project with Mr. Yoder. He indicated the clearing and grubbing activities were conducted for the future development of a saw mill. He said he had verbally contracted Mr. Jason Knabe of Knabe Logging to conduct the work and that as part of the agreement, Knabe Logging was to secure the necessary permits for the saw mill project. I asked if Mr. Yoder had spoken with Mr. Knabe since Buckingham County had placed a stop work order on the site and he indicated they had not spoken. Mr. Amos stated he was onsite to help Mr. Yoder stabilize the site.

DEQ-VWP then walked through the cleared area and down the eastern slope to Dunker Creek and observed sediment within the channel (Photos 23 and 28). DEQ-VWP then observed a small linear depression comprised of hydrophytic vegetation such as smooth rush (*Juncus effusus*), orange jewelweed (*Impatiens capensis*), smartweed (*Persicaria pensylvanica*), silky dogwood (*Cornus amomum*), needle spikerush (*Eleocharis acicularis*), three-way sedge (*Dulichium arundinaceum* var. *arundinaceum*), and common boneset (*Eupatorium perfoliatum*) (Photos 27, 31-36, 38). However, only small percentages of redox concentrations were observed within the first 12 inches of the soil. This linear non-jurisdictional feature appears to be man-made in uplands from the construction of a hunting trail at the toe of the slope.

DEQ-VWP continued to inspect Dunker Creek and measured sediment within the channel with up to 8 inch in isolated pockets (Photos 37, 39-40, 51, 53-60). The recently installed culverts appear to be countersunk on the inlet side (Photos 56-57). However, on the outlet side, the culvert pipe appears to be perched with additional outlet protection needed. Further, the stream banks of this recent construction need stabilization (Photos 56-57).

#### Potential Unauthorized Activities

From this inspection, it appears 70 linear feet of Dunker Creek has been impacted by the placement/upgrading of new culverts and approximately 2,556 linear feet of Dunker Creek has been impacted by sedimentation with up to 8 inches of deposition observed (See attached figure).

In addition, the following information is offered for reference:

Wetland and stream impacts resulting from an ongoing silvicultural operation or an ongoing agricultural operation are excluded from the requirement for a VWP permit. However, when an area ceases to be a silvicultural or agricultural operation – such as when grubbing begins, or when an operator wants to convert from silviculture to agriculture or any other use – the exclusion no longer applies. When grubbing begins on a site, activities in surface waters (including wetlands) are regulated by VA DEQ (See 9 VAC 25-210-60).

Please note, delineations conducted by the Department of Forestry, NRCS or other state or federal agencies (other than the Corps) do not identify the boundaries of waters under DEQ's jurisdiction. Such delineations often do not include headwater streams, ephemeral streams, isolated wetlands or other waters, and landowners are liable for activities in these waters conducted without a DEQ permit (See 9 VAC 25-210-45).

Responsible Party Information		
Name: Ike and Rebecca Yoder	Email:	Phone:
Address: 7041 Crumptown Road, Farmville, Virginia 23901		

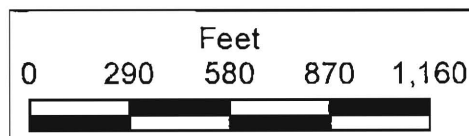
Recommended Corrective Actions	
1.	Remove remaining sediments in stream bed using manual removal methods (ie. buckets and shovels) until the original stream substrate is met. This should be completed by December 1, 2021. Once completed, please contact Cara Witte at 804-527-5075 for a reinspection. If you have any questions about the corrective action, please contact Cara Witte.
2.	Install all E&S Controls in accordance with the Virginia Erosion and Sediment Control Handbook, Third Edition, 1992 and send photographs of completed work. This should be completed by December 1, 2021. Once completed, please contact Cara Witte at 804-527-5075 for a reinspection. If you have any questions about the corrective action, please contact Cara Witte.
3.	Stabilize exposed slopes and streambank. All denuded areas shall be properly stabilized in accordance with the Virginia Erosion and Sediment Control Handbook, Third Edition, 1992. This should be completed by December 1, 2021. Once completed, please contact Cara Witte at 804-527-5075 for a reinspection. If you have any questions about the corrective action, please contact Cara Witte.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CN  
and the GIS User Community, Virginia Geographic Inform

### Legend

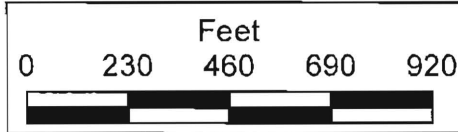
- DEQ VWP Inspection Photos 09-24-2021
- NHD Rivers
- Virginia Parcels
- ▨ VA\_Wetlands





**Legend**

- DEQ VWP Inspection Photos 10-07-2021
- Virginia Parcels
- ▨ VA\_Wetlands





# Site Inspection



Site Name: 21-001368 Yoder Property

Date: 09/24/2021



Photo 1                      Staged equipment

Orientation              E



Photo 2                      Area of clearing and grubbing

Orientation              N



Photo 3                      Area of clearing and grubbing with  
stormwater basin in the background

Orientation              SW



Photo 4                      Area of clearing and grubbing with  
stormwater basin in the background

Orientation              SW

## Site Inspection

Site Name: 21-001368 Yoder Property

Date: 09/24/2021



Photo 5 Area of clearing and grubbing

Orientation SE



Photo 6 Sediment downslope of the stormwater basin. Viewed from the driveway

Orientation N



Photo 7 Driveway inlet. Viewed from the driveway

Orientation N



Photo 8 Adjacent ruderal pasture. Potential jurisdictional surface waters as shown in USGS Stream Stats

Orientation S

## Site Inspection

Site Name: 21-001368 Yoder Property

Date: 09/24/2021



Photo 9  
Orientation      Staged equipment  
                         E



Photo 10  
Orientation      Staged equipment  
                         N/A



Photo 11  
Orientation      Unauthorized stream crossing  
                         N



Photo 12  
Orientation      Unauthorized stream crossing  
                         S



# Site Inspection

Site Name: 21-001368 Yoder Property

Date: 09/24/2021



Photo 13 Driveway entrance

Orientation SW



Photo 14 Dunker Creek located downstream of cleared area

Orientation SE



Photo 15 Soil profile with upland soil observed. Approximately 10 inches of sediment.

Orientation N/A



Photo 16 Dunker Creek located downstream of cleared area

Orientation NW

# Site Inspection

Site Name: 21-001368 Yoder Property



Date: 10/7/2021



Photo 17 Stream crossing area at Dunker Creek

Orientation NE



Photo 18 Stream crossing area at Dunker Creek

Orientation S



Photo 19 Stream crossing area at Dunker Creek

Orientation N



Photo 20 Area of disturbance

Orientation NW

## Site Inspection

Site Name: 21-001368 Yoder Property



Date: 10/7/2021



Photo 21 Access road to development site  
Orientation NE



Photo 22 Area of clearing and grubbing  
Orientation SE



Photo 23 Gully erosion observed upslope of  
Dunker Creek  
Orientation NE



Photo 24 Dunker Creek with no sediment  
observed  
Orientation NW

## Site Inspection

Site Name: 21-001368 Yoder Property

Date: 10/7/2021



Photo 25 Dunker Creek with no sediment observed

Orientation N



Photo 26 Non-jurisdictional depression/hunting trail with hydrophytic vegetation

Orientation NW



Photo 27 Non-jurisdictional depression/hunting trail with hydrophytic vegetation

Orientation SE



Photo 28 Dunker Creek with sediment observed.

Orientation NW



## Site Inspection

Site Name: 21-001368 Yoder Property



Date: 10/7/2021



Photo 29 Dunker Creek with sediment observed

Orientation SW



Photo 30 Soil core with approximately 5 inches of sediment observed

Orientation N/A



Photo 31 Non-jurisdictional depression/hunting trail with hydrophytic vegetation

Orientation SE



Photo 32 Non-jurisdictional depression/hunting trail with hydrophytic vegetation

Orientation SE

# Site Inspection

Site Name: 21-001368 Yoder Property



Date: 10/7/2021



Photo 33 Soil core within the Non-jurisdictional depression/hunting trail  
Orientation N/A



Photo 34 Non-jurisdictional depression/hunting trail with hydrophytic vegetation  
Orientation SE



Photo 35 Non-jurisdictional depression/hunting trail with hydrophytic vegetation  
Orientation NW

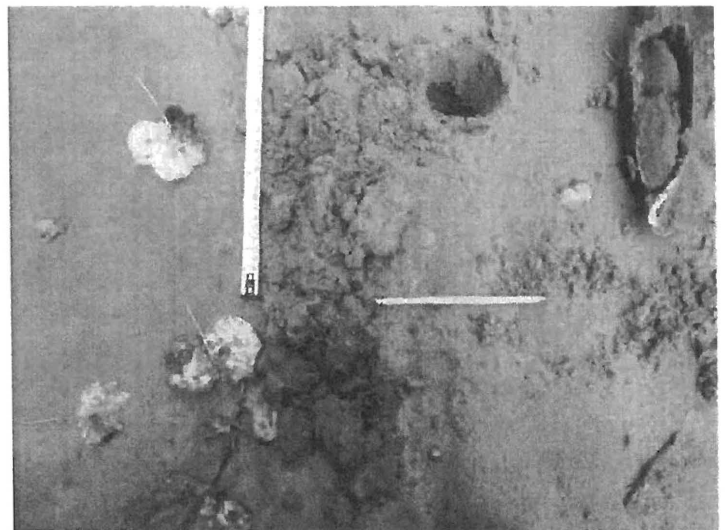


Photo 36 Soil core within the Non-jurisdictional depression/hunting trail  
Orientation N/A

## Site Inspection

Site Name: 21-001368 Yoder Property



Date: 10/7/2021



Photo 37 Dunker Creek with sediment observed

Orientation SE



Photo 38 Non-jurisdictional depression/hunting trail

Orientation S



Photo 39 Dunker Creek with sediment observed

Orientation NW



Photo 40 Dunker Creek with sediment observed

Orientation SE

## Site Inspection

Site Name: 21-001368 Yoder Property

Date: 10/7/2021



Photo 41 Dunker Creek with sediment observed

Orientation SE



Photo 42 Upland riparian area with sediment observed

Orientation SE



Photo 43 Buffer Area between Dunker Creek and sawmill building site

Orientation N



Photo 44 Buffer Area between Dunker Creek and sawmill building site

Orientation S



# Site Inspection

Site Name: 21-001368 Yoder Property

Date: 10/7/2021



Photo 45  
Orientation  
Constructed stormwater basin  
W



Photo 46  
Orientation  
Constructed stormwater basin  
W



Photo 47  
Orientation  
Constructed stormwater basin outfall  
S



Photo 48  
Orientation  
Driveway culvert  
NW

# Site Inspection

Site Name: 21-001368 Yoder Property



Date: 10/7/2021



Photo 49                      Staged equipment  
Orientation                E



Photo 50                      Dunker Creek with sediment observed  
Orientation                S



Photo 51                      Dunker Creek with sediment observed  
Orientation                S



Photo 52                      Unnamed tributary to Dunker Creek.  
No sediment observed  
Orientation                NE

## Site Inspection



Site Name: 21-001368 Yoder Property

Date: 10/7/2021



Photo 53  
Orientation

Dunker Creek with sediment observed  
SE



Photo 54  
Orientation

Dunker Creek with sediment observed  
SE



Photo 55

Dunker Creek with sediment observed

Orientation

SE



Photo 56

Recently construction stream crossing.  
Pipe is countersunk to an appropriate  
depth. Bank stabilization needed  
S

Orientation

## Site Inspection



Site Name: 21-001368 Yoder Property

Date: 10/7/2021



Photo 57 Dunker Creek with sediment observed. Maintenance needed.  
Orientation S



Photo 58 Dunker Creek with sediment observed. Downstream of stream crossing  
Orientation SE



Photo 59 Dunker Creek with sediment observed. Downstream of stream crossing  
Orientation SE



Photo 60 Dunker Creek with sediment observed. Downstream of stream crossing  
Orientation S



**42 Building Permits were issued in the amount of \$8009.65 for the month of October 2021**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
18691	Maysville	Angela Ayers	Detached Carport	\$800.00	\$46.35
18692	Marshall	Vaughns Improvments	Demolition	\$5,000.00	\$25.50
18693	Francisco	CMH Homes Inc	Modular Unit	\$230,000.00	\$512.69
18694	Maysville	John Sankiewicz	Electrical	\$6,000.00	\$25.50
18695	Slate River	John Wayne Robertson	Electrical	\$0.00	\$25.50
18696	Francisco	Elaine Powell	Electrical	\$500.00	\$25.50
18697	James River	Bill Canada	Electrical	\$1,600.00	\$25.50
18698	Slate River	Michael and Sons Services	Electrical	\$959.83	\$25.50
18699	Francisco	Tk Homes	Residential Addittion	\$143,000.00	\$263.61
18700	Town Of Dillwyn	AJ and Sons Landscaping	Shed	\$28,000.00	\$80.78
18701	Curdsville	Sleepy Meadows LLC	Mobile Home- Singlewide	\$60,000.00	\$232.38
18702	Marshall	Laura Rose	Mobile Home- Singlewide	\$106,757.00	\$296.94
18703	Slate River	Clayton Homes	Mobile Home- Singlewide	\$115,000.00	\$232.38
18704	Curdsville	Putney Mechanical	Mechanical	\$10,400.00	\$25.50
18705	Marshall	David Holiman	Detached Garage	\$9,000.00	\$77.32
18706	Town Of Dillwyn	Kelly Chambers	Mobile Home- Doublewide	\$165,500.00	\$371.83
18707	Maysville	Top Notch Contracting	Electrical	\$1,000.00	\$25.50
18708	Marshall	Vaughns Improvments	Electrical	\$400.00	\$25.50
18709	Curdsville	Cornelious Walton	Residential Remodel	\$65,000.00	\$93.12
18710	Francisco	Mary Bates	Demolition	\$4,725.00	\$25.50
18711	Marshall	Welcome Wesleyan Church	Mechanical	\$10,900.00	\$25.50
18712	Curdsville	Kefficient LLC	Residential Remodel	\$11,757.20	\$51.00
18713	Maysville	Nathan Nuckols	Commerical Addittion	\$5,000.00	\$61.00
18714	Slate River	Central Virginia Electric	Commerical Construction	\$95,000.00	\$61.00
18715	Maysville	James Smith	Electrical	\$73,156.00	\$25.50
18716	Maysville	Charles Smith Jr	Shed	\$15,000.00	\$83.71
18717	Slate River	Bradley Pickens	Demolition	\$220,000.00	\$25.50
18718	Francisco	Allen Atkinson	Mechanical	\$0.00	\$25.50
18719	Curdsville	Tmobile	Commerical Addittion	\$24,000.00	\$153.00
18720	James River	Meadowlands Restoration	New Dwelling	\$400,000.00	\$1,459.70
18721	Francisco	Loren Orange Jr	Residental Addittion	\$2,500.00	\$44.10
18722	Slate River	Mary Scott	Mobile Home- Singlewide	\$88,600.00	\$300.65
18723	Maysville	Todd Thomas	Residential Addittion	\$15,000.00	\$145.12
18724	James River	Aztec Rental	Tent	\$1,273.00	\$35.50
18726	Slate River	John Fontana	Electrical	\$400.00	\$25.50
18727	Marshall	Welcome Wesleyan Church	Mechanical	\$700.00	\$25.50
18728	Slate River	Bridgeport Construction	New Dwelling	\$150,000.00	\$1,043.33
18730	Curdsville	Aztec Rental	Tent	\$1,071.20	\$35.50
18731	Marshall	Eden Garden Construction	New Dwelling	\$200,000.00	\$388.76
18732	Marshall	Sheena Scruggs	Mobile Home- Singlewide	\$83,000.00	\$300.65
18733	Curdsville	Yates Homes Sales	Modular Unit	\$188,952.84	\$359.86
18734	Marshall	Vaughns Improvments	New Dwelling	\$300,000.00	\$727.95
		Square Footage Change			\$43.42
		Re-Inspection Fees			\$100.00
42					
**Cost of permit is calculated based on square footage of structure**				\$2,839,952.07	\$8,009.65

