

**Buckingham County  
Planning Commission  
Monthly Meeting  
Packet**



**November 22, 2021**



Buckingham County Planning Commission Agenda  
Monday, December 27, 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/bVNcG6LAaEY>**

1. Call to Order by Planning Commission Chairman
  - Invocation
  - Pledge of Allegiance
  - Establishment of Quorums
2. Adoption of Agenda
3. Approval of Minutes
  - A. November 22, 2021 Regular Meeting
4. Public Comment
5. Old Business
  - A. Public Hearing Case 21-SUP287 James Burmaster
  - B. Public Hearing Case 21-SUP294 Joseph Kauffman
  - C. Public Hearing Case 21-SUP295 Jennifer Sombar & Katie VanSciver
  - D. Public Hearing Case 21-SUP296 Buckingham Cattlemen's Association
  - E. Public Hearing Case 21-SUP297 George & Susan Pamela Goodwin
  - F. Public Hearing Case 21-SUP298 Ike Yoder
6. New Business
  - Planning Commission 2022 Calendar
7. Reports
  - A. Building Permits Report
  - B. Zoning Administrator Report



8. Commission Matters and Concerns

9. Executive Closed Session

§ 2.2-3711.A. 5 Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.

10. 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  
November 22, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Monday, November 22, 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; John Bickford; Patrick Bowe; Steve Dorrier; Joyce Gooden Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. Ashley Shumaker was absent.

**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- six of eight members were present. The meeting could continue.

**Bowe:** And before we get into the meeting, I would like to acknowledge that this will be Mr. Crews last meeting. And we would certainly like to thank him for the many years of service he's given us and for all of the help and aid He's given us over the years. We will miss you Dabney.

**Crews:** Thank your Mr. Chairman I hope that I have been able to contribute something to Buckingham County over the years. It's been a pleasure for me to serve all this time on the Commission.

**Bowe:** We thank you for your service.

**Bickford:** Absolutely. appreciate all the help over the years.

**\*Round of Applause\***

**Bowe:** We wish you the best in your farming episodes.

**Crews:** Thank you, sir.

**Bowe:** Adoption of agenda.

**Allen:** Approved.

**Bickford:** Second.



**Bowe:** All in favor Raise your right hand. six out of eight unanimous.

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

**Bowe:** Approval minutes.

**Bickford:** Move to adopt as presented.

**Allen:** Second.

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

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

**Edmondston:** Mr. Chairman, we do not have anyone signed up for public comment.

**Bowe:** Okay. Old business.

**Edmondston:** Our first case under old business is a public hearing for case 21 SUP291. The landowner an applicant is John Yoder at 541. Allen's Lake Road Dillwyn, Virginia 23936. His tax map. It's 113 parcel 10. It contains approximately 9.48 acres and it's located as I mentioned that the same as the landowners address 541 Allen's Lake Road 23936 Curdsville magisterial district he is in an A one zoning district agricultural his wishes to obtain a special use permit for the purpose of operating a sawmill. This case came to the attention of the zoning administrator by way of a complaint after investigation and meeting with the landowner 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 in late July 2021. After discussion with Mr. Yoder was discovered he was purchasing logs timber off site and operating 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 40 by 60 building for the purposes of farm use, as indicated in the zoning building permit application. The sawmill was operating in this 40 by 60 building Mr. Yoder does need to provide information to the planning commission and Board of Supervisors explaining the intended nature of the request for the permanent June and June of 2021, which he did at one of the meetings prior to work sessions. There have been 10 conditions below that had been suggested. Mr. John Yoder is

with us this evening as our applicant and is available to answer any questions for you, Mr. Chairman.

**Bowe:** Are we are having a public hearing here tonight for this one.

**Edmondston:** Yes, sir. This is a public hearing. So you would need to open that.

**Bowe:** Do we have any speakers that want to speak?

**Edmondston:** We have eight speakers. And the first one is Mr. Roy Martin.

**Bowe:** Want to come to the podium, sir. podiums over here on your right

**Roy Martin:** Hi, I'm Roy Martin. Curdsville district and 860 Allen's Lake Road. I have no problem with John and this cutting doesn't faze me one bit. The second thing I'd like to say is, unlike us the Amish just can't get in a car and drive to work. And a third thing that could be a factor. If you're not familiar with Allen's Lake Road, it's a 90 degree off Thomas. And it's downhill. By time we get one truck length you do a second truck length, and you get a sharp 90 degree turn to the road from there. It's about two truck lengths to another 90 degree turn. And it's all uphill from there. Not far to John's property. So I don't see where the trucks could be much of a problem. And I don't think he's planning on... he'll have to speak for himself. But I think this is more of a family operation than I don't think we see hundreds of employees. So this one neighbor I hope he gets a special use permit.

**Bowe:** Thank you sir.

**Allen:** Mr. Chairman, it for anybody who speaks I just like to say one more time I don't have no issues with John Yoder either. I like him it has nothing against what he's doing I've been in the wood business pretty much all my life with my family. The problem is the road, that's a small road got a lot of older folks on it who get on it got a lot of children playing on this road a lot of time because it's a dead end road. In my opinion. I don't think I need or want to see 36 trucks in a week go by the end of your driveway.

\*Inaudible\*

**Edmondston:** Brooke Rush, followed by Elaine Davenport.

**Brooke Rush:** Hello, my name is Brooke Rush. I am John's closest neighbor to a sawmill at 617 Allen's Lake Road when he was operating, I didn't have any issues or any complaints. could barely hear it. Trucks wasn't an issue for what little bit of time he was operating. So im for him getting this special permit. Thank you.

**Bowe:** Thank you. Next



**Edmondston:** Elaine Davenport, and then Wayne Davenport.

**Elaine Davenport:** We live on 189 Allen's Lake Road. And John Yoder is one fine neighbor. We have no complaints with his sawmill being where it is. And I don't worry, where did the number 36 come from?

**Allen:** It's like this, you start at the end of your driveway, he has three trucks coming in full. And he has three trucks going back out empty that's six trucks going back and forth past your driveway. At the end of the day, five days, five times six is 30, then he's got to haul out what he's done sawed up. So that means maybe three trucks a week, it's three trucks coming in, and three trucks loaded going back out 36 trucks at the end of the week. And that's, that's right now, in the paperwork had said that he was going to grow. So that's I just wanted to let you know that.

**Elaine Davenport:** Well, you know, we don't have any problem with Johns sawmill. We live two houses from John. And I've never heard even heard it run unless we were in Johns yard I don't know. We just don't have a problem with John.

**Bowe:** Thank you ma'am. Next.

**Wayne Davenport:** Im Wayne Davenport I live at 189 Allen's Lake Rd. And appreciate your hearing us tonight. We're here to speak on behalf of John Yoder. And Johns a fine man. He's a good neighbor. And I've never heard the saw mill run. I'm home most of the time. You know, I'm retired now. I don't get around a lot. So im home most of the time I've never heard the saw mill. I don't think that's changed from what's been said tonight. But as far as the trucks coming through, it wouldn't bother me let them come through there. It might be an issue if you want to get real technical It just appreciate you if y'all would give him his special use permit. Let him make a living.

**Bowe:** Thank you, sir. Next.

**Edmondston:** Cheryl Martin.

**Cheryl Martin:** I am Cheryl Martin. I live at 860 Allen's Lake Road. And I'm here to support John and his sawmill. I've never heard the sawmill not one time I've asked Brooke because she is the closest neighbor and she never heard it. I don't know about the number of trucks but I've never even heard one of the trucks come down Allen's Lake Road. But, you know, we do have a lot of Amish folks that have moved to Buckingham and Dillwyn and our area. He is a really good neighbor and a good friend. And I don't see him operating a great big business and hiring you know, a lot of people so I'm not sure that number of trucks how much work you'd be able to get, you know, I mean, I know he's got the farming and the sawmill kind of goes together. So I don't know if we can reach you know, a happy, you know, settlements so he can operate and have his family and live off the land like Roy said, you know, they, you know, live off their land and that's what he really wants to do. So I hope that we can approve it.

**Bowe:** Thank you, ma'am. Next,

**Edmondston:** Alvin Thomas.

**Alvin Thomas:** My name is James Alvin Thomas Jr. I live at 1112 Thomas Road Dillwyn in Virginia, which is in Whitehall District Two, but I own 48.9 acres encourage will district 12.4 acres which is directly across the road from John's property, also leased two other properties that are adjacent to his property. And I'm here in support of his SUP application just comment to I like to make truck traffic on 732, which is now known as Allen's Lake Road. is nothing new. Mr. Martin, two three years ago had Timber cut. Mr. Bickford did you manage that?

**Bickford:** No, I did not.

**Thomas:** Okay. Someone managed that cut for him. And there were a number of trucks and trailers that went with it without incident in that harvester that thing. Most of the truck traffic is there on a daily basis they are short trucks. I take fertilizer trucks, lime trucks when needed. Tractor trucks, Gooseneck Trailer moving hay we have had trailer traffic As aforementioned with the harvesting of the timber. When I could get it I got a tractor trailers to bring wet bio solids there. Mister the male got dozens of trucks of wet bio solids delivered to his place on that same road. And so and some of the neighbors had gotten class one dry bio solids so truck traffic can maneuver that road. Double wides and trailers have been moved within the last 60 days both times I helped direct traffic and waited for him to clear the road until they got out. If I had any concerns at all, since my childhood there's always been a school bus route on Allen's Lake Road there's not currently a school bus traveling that but if there should be a school bus in the in the future, one of the restrictions that you may want to add to SUP would be no tractor trailers before nine o'clock. No tractor trailers after three o'clock to avoid interference with the school bus meeting on curves and I think John could live with that restriction. And as far as children in the road I can't speak to that. That's a parental decision. But I can speak to personal experience Mr Allens, two older brothers and I used to sleigh ride on the hill starting the Thomas Road doorway past Miss Davenports driveway when she was there. We would go out there and start when you weren't going to school the next day. So we go attend sleigh ride until 12 or one o'clock in the morning. VDOT did not have a have a building on our road. Bu they asked us to stop sleigh ride because people had go to work.

**Bowe:** All right. Thank you. Next,

**Edmondston:** Chris Hunt and Ronald Dunkum.

**Chris Hunt:** Good afternoon. My name is Chris Hunt. I'm 975 Allen's Lake Road. I agree 100%. with what Mr. Thomas just said. I don't see any reason not to give him a special use permit. there's never any noise, any anything of that occurrence. And I mean, this this county is, you know, primarily logging. So, you know, a few more trucks I don't see that making a difference at all. So thank you.



**Bowe:** Thank you, sir. And finally.

**Ronald Dunkum:** Good evening. I'm Ron Dunkum. I live at 682 Allen's Lake Road. In district seven. I've lived there for the last 25 years. When the sawmill was running, it was minimal noise to me. I run farm equipment. I have neighbors with farm equipment. We all make noise at some time weed eaters, lawn mowers, leaf blowers. I even have neighbors that have hunting dogs that don't work hours, any specific hours. So we all have to tolerate some nuisances from time to time. But as far as I saw mill, that was very minimal noise. And I live very close to I just want to remind the planning commission. I know the decision was made by the Board of Supervisors, but it wouldn't be about 10 or 12 years ago. We allowed a school to be Put on the same road with not only a saw mill but another wood yard, in town or deal when or when the outskirts, the entrance was maybe approximately 100 yards from each other. So it's not only Buckingham County students, students come in from Prince Edward County, and you have a lot of truck traffic from two different mills. And we put a school there. So I think if everybody be careful, I don't see where there should be a problem. And I don't see where it should be a problem to have this approved.

**Bowe:** Thank you, sir. John, you want to come up to the podium?

**John Yoder:** Hello everyone, glad to see everyone here.

**Bowe:** It looks like you pretty much got the total neighborhood in favor of your saw mill.

**Yoder:** Almost Yeah.

**Bowe:** The commissioners have any questions of it?

**Allen:** I know we're talking about noise a lot. And to me, noise is not an issue of it at all. It wouldn't matter how much noise but its the traffic and the road is not. Not only the traffic on the road, is the road is not really made good for traffic. They just fixed the bottom curve because of a few trucks coming in. And it's going to end up having to do it again. If you don't watch.

**Bowe:** Let's go over your traffic count again. How many trucks are you expecting a day now?

**Yoder:** There's a little in my narrative, I guess I just ran ahead of myself a little bit. My goal has always been and still is to just have work. For me, my family. Let's just forget about any expansion. All I'm asking is to operate. With what I have now. I'm operating by myself. I'm going to have my hands full and have to work real fast to get three trucks in there in one week.

**Allen:** Three trucks in one day is what you got in your plan.

**Yoder:** I said let's forget about let's forget about the stuff that is written in the narrative. The three trucks a day is what I wrote on when I was thinking I might expand. But I just run ahead of myself a little bit. I'm I might have three or four trucks in and out there in a week.

**Allen:** That's big difference then what's on this thing.

**Bickford:** Chairman, if I may. I also had to concern with the traffic on the road being so small and sort of voiced that ever since it stalled application. It might be a middle ground here that would work out. I don't know if Danny would feel that way. Mr. Yoder your plans are for in the short term to stay to sort of build slowly as far as expanding and increase in your saw capability and amount of trucks coming out

**Yoder:** Im not really planning on expanding. I mean...

**Bickford:** Let me ask you this, would you be comfortable with us. stipulating that this special use permit is for the size that you predict your saw mill going to be in the near future. And if it comes to a point that you need to expand if business takes off and say 5-10-15 years from now, you would be required to come back to get another special use or at least amend this one if we were to pass tonight. In other words, we're suggesting is a compromise. We take the number of trucks that you feel like you're going to need to run your business. If it's if it's three a day, we can go to 20 or 20 trucks a week or 30 being unloaded and if you can't load it and unload. And that's where we go. What's cut off at if you needed to expand it 10 years from now, because your business took off. You would be you'd have to come back in front of us hopefully by that point perhaps the road will have been updated, expanded, maybe better shape, it would be able to handle to the extra traffic. Do you have an issue if we gave you a compromise?

**Yoder:** I don't? I'm totally fine with.

**Bickford:** Danny, would you? How do you feel about that?

**Allen:** How low you want to go and compromise? What do you what are you saying

**Bickford:** Just this in other words, what we're going to do is stipulate in the conditions that he cannot exceed this many trucks to run his business, if he needs to or his business grows, say 10 years from now. And he needs to go to 50 trucks a week, he would be forced to come back in and get an amended SUP.

**Bowe:** Or find a new location

**Bickford:** Or find a new location Correct.

**Allen:** He was just saying that he wants to go back to four trucks a week instead of 30 trucks?

**Bickford:** Well, what I'm asking is, do you feel comfortable with a compromise at the size he wants to be in into the near future for this SUP?



**Allen:** I just don't like the traffic on that road. And that's just the bottom line. Doing the saw mill, I don't care. I mean, I've been involved with that all my life somewhere along the line.

**Bickford:** I'm not opposed to what I'm trying to do. As you know, I was concerned with the traffic on road also. But I thought this might be a compromise to allow him. It's obvious that the neighbors think highly of him, they're supportive. And I think as long as they work together at the level that he's at now. I think everybody will be fine is when he needs to take that next step. Or if it ever comes, that he needs to take that next step in a larger sawmill production, then it will trigger that he has to come back in and or as the Chairman said, find a different location.

**Bowe:** I don't think he's talking 20 trucks a week.

**Bickford:** Whatever, whatever the number he needs.

**Bowe:** A week. Not a day, a week. So let's say five a week.

**Bickford:** I like to give him a little latitude.

**Bowe:** I just gave him two. almost a half of what he asked.

**Bickford:** Well, whatever he needs.

**Bowe:** Can you live with that John?

**Gooden:** Mr. Chairman?

**Bowe:** Yes, ma'am.

**Gooden:** One of my concerns, country noise. I mean, we have trucks, we have some trucks, we have saw males, we have dogs. And I appreciate the neighbors coming in and support him. But from the beginning, when he's presented this, we've tried to work out some kind of compromise. And when it was first presented, it was I'm just putting up a building, knowing he was putting up a sawmill. So now we expect him to come back if he expands or if it changes. I just, you know, I have a problem with that. Because the way it was initially presented wasn't what it was. And, you know, we've offered several different compromises. I It's not you working with your family. I appreciate your neighbors for support, because that is a treasure to have your neighbors support. But I just don't feel he's been willing to work with the board. So that's my issue. I'm not sure about the safety of the road. But just we know we're trying to help him.

**Bowe:** Now might be as good a time as any to have a little discussion amongst ourselves about this whole thing. Okay, we've got three cases involving the Amish tonight. And all three of them are violations. Why? I don't think he's trying to pull anything over on us. I think there's a lack of understanding of at one time when I was talking to Bishop didn't he mentioned to me that y'all have some kind of economic advisory group?

**Yoder:** I don't know of any such group.

**Bowe:** You don't. I thought he told me y'all had one. Any of you other fellows know of anything like that. An economic advisory committee or group that y'all can talk to. No? I really thank you. just a misunderstanding in the Amish community about what you can and cannot do too much of it going on.

**\*Inaudible\***

**Bowe:** We'll work on that. I will talk to Stevie again. But I know he told me that y'all had safety groups, economic groups, and there were a couple other ones out forget what they were. But at any rate. As I was saying, Joyce, I don't think they're trying to pull anything over on us. I honestly don't. All the cases we got with them tonight are all violations. Every single one of them.

**Gooden:** I hear what you're saying. But it's not that. I appreciate the Amish businesses. I've used them. That's not that's not even the issue. The issue is presenting the you know, being forthright in your presentation. And we've had people that we've discussed and tackled say, what about this? And they've gone? Oh, yeah. Well, I can make that adjustment. I can make this adjustment here. I don't hear that coming from Mr. Yoder.

**Bowe:** Well, he's definitely made a big adjustment when he's saying that. He's basically saying he's not going to expand at this location ever. We can handle that within the condition very easily. Would you live with a condition such as i just state right now? Applicant agrees that this is the start of a business. Once applicant has his business making money prior to expansions, he will find a more suitable location for his expansion. Could you live with something like that?

**Yoder:** I could.

**Bowe:** And you feel that right now you're going to be living with three to four trucks a week?

**Yoder:** Yes.

**Bowe:** Do we have something to vote on now?

**Yoder:** What does in the application there's a sheet that Vdot signs? What does that sheet mean? Anything?

**Bowe:** That mean anything?

**Yoder:** Does that sheet do anything? On the second paragraph, it says a traffic impact statement is not required. traffic generated. And the paperwork I showed him was the sheets that you had with the three trucks daily. So is that whose road is that? Is it the counties or is it VDOTs?

**Bowe:** VDOT would be the one to fill that form out.

**Yoder:** Well they filled it out.

**Bowe:** They don't have anything to do with us and we don't have anything to do with them on that.

**Allen:** But the driveway... the driveway where you tourney and it's not even your land.

**Yoder:** It's not on my land. It has been I talked with Kendal Allen when we moved he said it's been there 100 years it may be there another 100 years. I widened the driveway. I told him what I want to do. He said it's fine here in the VDOT application that he approved the entrance.

**Allen:** Yeah, but he didn't know that went your land. That makes a different

**\*Inaudible\***

**Allen:** Im not talking about Kendal im talking VDOT. VDOT said they did not know that it was somebody else's property. That's the problem. Not what Kendall said because I've talked to Kendall and he's fine, he's already told him, it's okay for home living and all that, but when you go into a business it makes a difference

**Yoder:** But like I said, in the last meeting, I can put in a new driveway no problem if that's required.

**Bickford:** Want to make that a condition?

**Allen:** Might go back with the VDOT and see what they say. It has to have one doesn't have to have more he has to get a easement from Kendal. Right now it's just a word of mouth. And I know that that's good. It's just not in writing. A lot of the stuff he's just talking about is not in writing. So I mean, We need backup and change or whatever you do. My biggest issues traffic on the road now the issues and don't match comp play. Whatever you want to do.

**Bowe:** Steve have you got anything to add to this conversation?

**Dorrier:** I do I know I'm concerned about safety. And I know I've heard a lot of people say that they've fine with here tonight. I'm just worried about if one child gets killed, and it's not worth it, I'm sorry. And I don't know anything about how many children on that road or anything. But to save one life, it's a it's a lot and I know how tractor trailers are trucks, tractors, farm tractors is a different story. But when you talk about I don't know how many children's down there and somebody may enlighten me about it. But safety is my issue on it and then again you know what you were supposed to do in the beginning that that was part of our problem what Joyce was



talking about so whatever we decide we need to write it and have it written down and go by those laws and I think it's what we should do.

**\*Inaudible\***

**Allen:** What did you say?

**Dorrier:** Truck hours would it make difference

**Allen:** Not when summertime got here.

**Yoder:** So another question where were in Buckingham County is there a road that you won't find elderly people or children on?

**Allen:** this is a dead end road to me it's a smaller road and thinner I've just been out all my life and the extra heavy traffic it to me is a negative it's all I'm trying to say.

**\*Inaudible\***

**Bowe:** Well let's get back to what we could do here. We've got a condition covering expansion of your business. A condition covering number of trucks. Does anybody want to talk any more conditions?

**Bickford:** I think Mr. Thomas's condition might need to be considered about school buses those times apparently he's already talked with Mr. Yoder and he's fine with that. It may not come but if it does, I think it is the concern.

**Bowe:** Did I understand him say his we're the only kids in the neighborhood? Oh, okay. So we could do condition for that. Was it no deliveries prior to nine? Is that? What time does School Bus Go? Okay, so by eight o'clock they're gone. And what time are they home in the afternoon?

**\*Inaudible\***

**Bickford:** 8-3

**Yoder:** So deliveries haul out eight to three. Could you live with that John?

**Yoder:** I could.

**Bowe:** 8-3 Pickup and delivery only. Any other conditions?

**Dorrier:** What about the new road?

**Bowe:** The new road?



**Dorrier:** Yeah, new driveway,

**Bowe:** If he needs one, or?

**Dorrier:** If he expands should that be written in now just wait until later?

**Bickford:** Well, you got the option of going ahead. And if you want to pass this and make that a condition that will be addressed by the Board of Supervisors, because he's only to get the representative from VDOT to come out and check. That would be my suggestion.

**Bowe:** There's one other item, John, that you're going to have to do, you're going to have to have your building inspected for Saw Mill. Or have an engineer look at it and stamp as something saying, Yeah, you can run a saw mill safely there. Building permit was obtained for farm use building its now a saw mill building. So just covering everybody's basis, you're gonna need some kind of thing from an engineer just simply state and yeah, that works fine for what you're doing.

**Yoder:** Would it be the county's inspector coming out? Or?

**Bowe:** I don't know that the county inspector would do it. Who would do that Nicci?

**Edmondston:** It would be a civil engineer. Since this building permit was for farm use. There are no inspections for a farm use building. So at this point, it would require an engineer stamp of approval certifying that the building meets the code for commercial operations. So you'd have to contract with a private civil engineer.

**Bowe:** That's not really a big one.

**Bickford:** Chairman if nobody has any other comments or concerns. I'm gonna go ahead and make a motion to approve it with conditions.

**Allen:** You still have the public hearing open.

**Bickford:** Oh I'm sorry.

**Bowe:** Close public hearing.

**Bickford:** I'm ready to approve the application move forward with the additional conditions we put on.

**Allen:** Repeat the conditions.

**Bowe:** Applicant agrees this the start of a business. Once application applicant has his business making money prior to any expansion, he will find a more suitable location for his expansion.

And trucks will only be used on the site between eight and three. Monday through Friday. Applicant agrees to get an engineer stamp on the building.

**Bickford:** And we have another one when the number of trucks per day.

**Bowe:** Yes number trucks per day will be no more than four per week. Excuse me. per week, right, John? Four per week. Yes. Okay, now we have a motion. Do I have a second?

**Dorrier:** Second.

**Bowe:** That's the first and a second. All those in favor please raise your right hand. Four in favor, aye. All those opposed to four two. You're moving on to board of supervisors.

**Edmondston:** Yes, sir Mr. Yoder, you will I'll contact you tomorrow and we'll go over the conditions. These will be the conditions that they've approved tonight that will move forward to the Board of Supervisors. When would they I will not be in Wednesday, Thursday Friday but I'm happy to touch base with you next Monday the 29th If that works, or what day works for you? Okay, then December 1, you and I You're welcome to come in in person or we can have a phone conversation about your conditions. Okay. Yes, sir. Thank you..

**Commissioner Bickford moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move 21-SUP291 on to Board of Supervisors with changes.**

**Bowe:** Next case

**Edmondston:** Next case tonight will be a public hearing for case 21 ZMA 293. Landowners Rock Holding East LLC and the applicant is Rockwood products have Dillwyn tax map 112 parcel 24 tax map 126 parcel 13 tax map 126 parcel 14 tax map 126 Parcel three lot zero a. These are all located at 19135 North James Madison highway Dillwyn. Virginia on route 15. Currently an agricultural district. The request for rezoning from Rockwood products to light industrial M. One is for the purpose of zoning consistency to match the existing and future uses for the parcels to the correct zoning district. Rockwood products of Dillwyn seeks to expand operations which requires compliance to the Buckingham County zoning ordinance Rockwood products of Dillwyn when incorporated acquired the property in 2014 and was the subject of a major economic development announcement in October 2016. Due to this significant growth and expansion, Rockwood products Bill one is requesting the zoning map amendment for current and future compliance. There is no one signed up for the public hearing this evening. And I don't see Mike Seamster of Rock wood products he must have had a conflict in a schedule this evening.

**Bowe:** Is there anyone here from Rockwood?



**Edmondston:** We do have his engineer Chip Coleman. I see him in the audience this evening. He might be able to address to address any questions that you may have.

**Bowe:** Come on up to the podium.

**Chip Coleman:** I can't speak to the business side of Rockwood.

**Bowe:** You have any questions?

**Allen:** I got a question he was talking about going to M1 and that's fine. on track 126 13 that jumps cross a shady row and he's up against the church and I was wondering and we talked about it a little bit last time but nothing definite I was just wandering does he want that side to be on that side too or?

**Coleman:** I think he wants all the parcels that Rockwood products owns 100% in M1 district. I don't have the setback numbers in my head but I'm pretty sure there's a pretty hefty setback joining any A1 districts I could look it up but I don't have that my head I don't know it. I think I showed it on the maps the setbacks I don't know Nicci do you have those maps?

**Edmondston:** I don't let me pull up this... The side and back setback so the side and the rear setback from an M one to any a one district is 100 feet.

**Bowe:** That work?

**Coleman:** I'm sure it does mean that most of the current business mills that are out there are well in the center of the site. And I think in the future expansion they're looking at sits right on the railroad, just north of the railroad right in front of their other facility. Their newest facility the one you spoke with that which will be I think three cut lines.

**Bowe:** Anybody else have any questions?

**Bickford:** None at this time.

**Bowe:** looking for a motion.

**Allen:** So moved to move forward with approval and move forward here.

**Bickford:** I second.

**Bowe:** Have a first and a second. All in favor, raise your right hand six of six You're approved. Next case.

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

**Edmondston:** Mr. Chairman, the next case under old business is going to it's actually going to be an introduction. It's almost a reintroduction case. 21 SUP287. Our landowner an applicant Carl Burmaster. James Batt. Burmaster. The applicants actually James Burmaster it's tax map 158 parcel 11 contains 103.7 Acres is located at 5481 MT rush highway Dillwyn 23936. It's currently in a one zoning district and the applicant came before us a couple of months ago with a very large venue request and after much discussion with the board, withdrew that application resubmitted or amended his application no longer includes a zoning text amendment. It's an SUP for the purpose of operating an Airbnb Bed and Breakfast with events. And of course the applicant is asking the Planning Commission to recommend a public hearing date for this request. Mr. Burmaster states in his narrative that the main purpose for this application is to have events at his farm of all different types music car shows live concerts. He would like to entertain 3500 guests for these events, Airbnb, etc. Mr. Burmaster presented his initial application in August. And as I mentioned after discussion with the planning commission, resubmitted with changes, and amendments, while we were discussing this case, Mr. Burmaster did turn in his application with the adjacent property owners list, he did turn in his certification with notary stamp that to the best of his knowledge that he had included all of the adjacent property owners, it has come to my attention today that he did inadvertently omit a property owner, which is Michelle Soltesz, who, whose property joins his by a survey point. So in order for this to move forward, it would need to include Michelle's name. So if you find that suitable, if you do recommend this for a public hearing, her name would be added to the list of adjacent property owners for notification. And after further review of some of the documentation that Mr. Burmaster submitted in regard to his purchase contract for his home, we would also need the signature of Susan Hudgens on the owner of property line. I've been contacted by Miss Hudgens with her willingness to move forward with that she's not with us here this evening, but her name would need to be added as owner to move this forward as well. Thank you, Mr. Chairman. And Mr. Burmaster, both of them are here in the audience this evening.

**Bickford:** Mr. Chairman, before you start, let me reiterate when this case was first introduced, I had to abstain because of business relationship, so I'll be abstaining.

**Allen:** Question is the property located at 5410 that's on the opposite side of the road on 24. That property you're talking about or the other side of the road?

**Carl Burmaster:** Same side of the road as me but far right corner of the watershed doesn't even join the property line. It's just a joins by water late, you can't see the property from my property. Unless you get in the boat and come around. You can't see it. If you got a map right there of the map that Sitemap I showed you, Nicci, is that still up there?



**Allen:** Just on the address here it says 53.

**Burmester:** It don't even have a 911 number address for that piece of property. They don't live there. It's just a piece of property. I guess it would be 33 acre lake from my side of the from my side of the lake, hers would be all the way far as you could go to the right around the cul de sac. It's not even, she wouldn't even enter that property on 24. If she would have to come in from 691 or Miller camp road. You can see the right side of the lake. That's where I am the bald spot. But you can't even see where that property she's talking about. Because way on the other end of the lake on the right side. This actually butts up the Curtis Pearson's property. Actually, that's you sold the property to her. So yeah, it's, it's, it's not even really going back to my property just butts to the lake. See it and that that will that the one that I gave you all with the red blocks on? I don't think so I guess can be large enough here. You'd have to pull up something from Google Maps to show you exactly where it is. But it's actually the furthest property away from me of the whole thing. There's no way in the world. They couldn't hear anything or even this that far away. But I would be willing to do whatever they have to do to add to it if y'all move this forward. You know, I'm trying to make everybody happy. You know, I've talked in most of the landowners around me and I tried to just ask them if they had any concerns whatsoever, please let me know because I'll try to address them before coming here. And nobody said they had any concerns with this whatsoever. The people I talked to.

**Allen:** Only problem I have is on address, make sure they are in the right spot. This is on the opposite side. A small cut of land that goes with it. That's where that was.

**Bowe:** You okay with 3500?

**Allen:** 3500 folks. If he can get them all there.

**Burmester:** I don't think you know, I'm just trying to just in case you know, I don't see this happening this year but just in case I have a couple big events and I have talked to Sheriff's Department as I told you all before talk to Sheriff Billy Kid about what it would take to have officers out there and what it would cost to direct traffic and take care of everything. I want everything to be safe. I think I'd be fine. Yeah, I mean, that's just a straight up truth.

**Bowe:** Anybody else have any questions? Any want to send it to public hearing

**Allen:** I make a motion to shoot it on to public hearing.

**Dorrier:** Second

**Bowe:** I have a first and a second All in favor of sending on to public hearing Raise your right hand five of six, one abstention. Thank you, sir. Next case.

**Supervisor Allen moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move 21-SUP287 on to public hearing.**

**Edmondston:** Sir, the next case is under new business actually still under old business. This is Joseph Kaufman case. 21 SUP294 Joseph Kaufman is our landowner and applicant 2968 Buckingham Springs Road Dillwyn. Virginia. The tax map is 188 Parcel one lot three. Rainey acre subdivision is on State Route 635 and the Curdsville magisterial district it's currently zoned a one. The applicant came before the planning commission a month ago with a request to rezone and after discussion with the planning commission and discussion of a site plan, realizing that he would have to amend the size of his building and maybe make it much smaller due to the setbacks that would be necessary in in one adjoining in a one property district. Mr. Kaufman at that time, did amend his application as turned it in and as an SUP his wishes to add a zoning text amendment for construction, manufacturing, and the retail sales of such structures to include sheds small garages and other utility buildings and obtain a special use permit. For that purpose, He is asking the Planning Commission to record or recommend a public hearing date for this request. Business plans are included in this narrative submitted by Mr. Kaufman. Please note that a completed Vita traffic impact determination study has not been submitted by Mr. Kaufman. We do have an update from Mr. Edwards with VDOT in regard to Mr. Kaufman's traffic impact determination study. It is it does state that it is required by VDOT Submit by an engineer submitted engineered commercial insurance plan in accordance with current Vdot standards for us proposed us to include verification by a professional engineer of the necessary minimum sight distance requirements for such an application. 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 ag project which may include building a barn for future use again as zoning complaint was called in and after another visit by the zoning enforcement officer Mr. Kauffman explained that he would be proceeding with rezoning to operate a business to manufacture the sheds and related items and not an agricultural barn project. Mr. Kaufman has come in submitted his application and wishes to be in compliance with his future business. He is here with us this evening to answer questions and to discuss the site plan and the project in more depth and detail.

**Joseph Kaufman:** Good evening Joseph Kaufman 2964 Buckingham Springs Road Dillwyn Virginia

**Bowe:** Okay, Joe, you want an SUP the manufacturer construct in sell utility sheds and other utility buildings?

**Kaufman:** Yes.

**Bowe:** Not change your zoning.

**Kaufman:** Right.

**Bowe:** You will remain agricultural but get a special use permit.

**Kaufman:** Does that mean; I don't do the rezoning application?

**Edmondston:** Mr. Kaufman last month we presented the re-zone. We had a discussion after the meeting and a couple of times since that rezoning does not your site plan that you've submitted, you would not be able to meet your setbacks from your building. So last month, you and the planning commission discussed that a special use permit would allow for the review of your application to do something very specific, which you had indicated that you wanted to be able to build and construct the sheds utility buildings and those type of structures. You wanted to be able to sell them. I know that you had questions saying, well, that's fine. I want to be able to build them but I also want to be able to sell them so selling them would also be included in your special use permit. Your land, your property would retain its a one agricultural zoning, which would allow for your setbacks, to be primal for the structure that you wanted to place for this business, but the special use permit will along with its conditions, what allow you to operate the business that you had indicated that property.

**Bowe:** Got all that?

**Kaufman:** Yes.

**Bowe:** Okay.

**Bickford:** Mr. Kaufman what are your projected hours of operation?

**Kaufman:** 630 to... 630 to five or 430.

**Bickford:** Okay. And is how about lighting? Everything will be inside the buildings where you're fabricating putting it together?

**Kaufman:** Yes. As far as putting it together.

**Bickford:** Right. And that's five days a week?

**Kaufman:** Yes. Occasionally Saturdays, maybe to 12.

**Bickford:** Will you have any deliveries on Saturday? Or are you assuming it to be all during the week?

**Kaufman:** I'd be some Saturdays not much. I mean, if a trucker has to come in and pick sheds up on a Saturday, it happens sometimes.

**Bickford:** But you wouldn't be getting a delivery truck or tractor trailer full of materials on Saturday, correct?

**Kaufman:** No.



**Bickford:** That's my main concern. The tractor trailer. Did you find out I advised you might want to look at and make sure that there is no convices prohibiting you from doing what you want to do in a subdivision?

**Kaufman:** I did not yet.

**Bickford:** Might want to do that. Just make sure you're not... you don't get approved and then they have a covenant that says you can't do what you want to do.

**Kaufman:** You said to get that in the Courthouse right. At the clerk's?

**Bickford:** Clerks office.

**Kaufman:** And you said that was Rainey's tavern, or?

**Edmondston:** It would be in your deed. Mr. Kaufman, it's the rainy acres subdivision. And you would find that information at the Circuit Court Clerk's Office

**Bowe:** You understand about the VDOT you've still got to get?

**Kaufman:** Yeah, is that the engineer?

**Bowe:** Well, you got to get the engineer first, I believe. Don't you have to hire the engineer then he will do the drawing the VDOT man wants to approve.

**Kaufman:** Why don't Watson and Dugan want to do it? Isn't he the one to engineer it?

**Edmondston:** Probably an engineering firm. Have you spoken with the firm to help you with your...?

**Kaufman:** No ive spoken to Watson and Dugan he was just like well he didn't really say.

**Edmondston:** Was that for your survey of the property/

**Kaufman:** That was for the entrance.

**Edmondston:** So if Watson and Dugan has a civil engineer on staff, that would be the individual that would draw plans and submit those to VODT.

**Dorrier:** I have a question Mr. Chairman these buildings that you're constructing? Will they need to be approved or inspected? Or will you be wiring in any of these buildings?

**Kaufman:** They're all engineered, every building is engineered before they're even built.

**Dorrier:** Do you have to have them approved or anything after that?

**Kaufman:** Yes. Because I'm, I'm building for somebody. I mean, it's really not. It's really not a retail but I'm building for a wholesaler he's the one that has all those engineers, plants and stuff.

**Dorrier:** So you're working under his license and you will be doing a construction for him. He'll be liable if something were to happen.

**Kaufman:** Right I mean, so long as I am under him, I can't even sell retail right there. Unless it would be through him.

**Bowe:** Anybody else have any questions?

**Bickford:** I'll make a motion move us forward to public hearing.

**Allen:** Second.

**Bowe:** Have a first and a second. All in favor moving forward. Raise your right and six and six. Thank you, sir. I have a public hearing next month. Next case,

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP294 on to public hearing.**

**Edmondston:** The next case is new business introduction of case 21SUP295. Our landowners and applicants are Jennifer Sombar and Katie VanSciver at 143 Hatton Ferry Road Scottsville, Virginia. The property information is tax map nine parcel 10A and contains 25.159 acres and it is located at 143 Hatton Ferry Road Scottsville on the slate river magisterial district, it is zoned a one and the request from the applicant is to obtain a special use permit for the purpose of operating and Airbnb Bed and Breakfast campsite and event center. The applicant is asking the Planning Commission to recommend a public hearing date to hear this request. The zoning ordinance does not permit an Airbnb Bed and Breakfast campsite and Event Center as permitted by right uses in an agriculturally one zoning district zoning ordinance requires an Airbnb Bed and Breakfast and or campground campsite and Event Center obtain a special use permit. Miss Sombar contacted the zoning office as a result of a conversation questioning the activities held. Miss Sombar obtained an application to come into compliance with the zoning ordinance. And she 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 into compliance with zoning and building code. It will be necessary to work with the Virginia Health Department regarding necessary permitting for the septic field approval for the structures. We have listed. conditions. 14 conditions to consider what will be the wishes of the planning



commission seven hearing date and time December 27 at 7pm. And also Miss Sombar is here in person and Miss VanSciver is joining us virtually this evening to address questions or concerns.

**Jennifer Sombar:** I am Jennifer. Thank you for considering the special use permit application. Any specific questions or comments that you might have at this stage?

**Bowe:** There were 12 conditions given to you. There's a couple more that I think we're going to need to add one's going to be on parking. You're going to need probably two parking places per house or plus one handicap.

**Sombar:** So we do have there's one existing building when we purchased the property and it does have gravel parking spot. The second building is was under construction. We've stopped that and I'm working with Mr. Ranson and Mrs. Baird to get the proper paperwork. And that will also have some parking. It does not have a handicapped accessible one. So we can certainly put that

**Bowe:** You're going to have to make them handicap accessible as well.. Anybody got any questions?

**Bickford:** Would you describe your camp ground set up?

**Sombar:** Certainly. So it's a 25-acre property. It is our main residence. As you come in, it's just open pasture. So we would want to allow our campers or our rv's to pick sites that worked for them. So we do not plan to have dedicated pad sites or fire pits or things of that nature. We want people to be nice and spread out. Enjoy the scenery the atmosphere, it really has some nice mountain views. So we don't actually have specific places for people to go. We give them that, that courtesy to just like their own spots. Thank you

**Dorrier:** I only have to say one thing. I'm a neighbor of theirs and they've done an extraordinary job of revamping the whole place since it was started and they've done it. It's a really nice place to be and it's off the road it's no problems. I don't see any problems with what they're doing and the access, parking and things like that. So like I said, I'm close to them down there, and they've done a great job on it.

**Bickford:** Mr. Chairman, if no one has any more questions, so make a motion to move this forward.

**Allen:** Second.

**Bowe:** First and Second. All in favor, raise your right hand. Six of six See you next month.

**Sombar:** Thank you.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP295 on to public hearing.**

**Bowe:** Next case.

**Edmondston:** Our next case this evening. Is case SUP296 the landowner an applicant is Buckingham Calvin's Association PO Box 95 Buckingham property information is 122 parcel for lot three a contains about 5.03 acres and it's located at 11851 West James Anderson highway Buckingham in the Maysville magisterial district. It's currently in an A one zoning district they request tonight is that the applicant wishes to continue the agricultural use as it has been consistent with current uses as approved for the original permit which was 13 SUP217 and to promote increased agricultural use and agritourism use, the applicant is asking for a modification and amendment to the original approval to include bright conditions number nine, and number 20. To amend condition 21 to state that facility shall be used for indoor meetings, conferences, receptions, sales trainings, and outdoor agritourism events such as but not limited to agricultural 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. As mentioned, this was an original SUP approved in April of 2013, which was included in your packet. The new conditions are what has been suggested and the request for Amendment by Buckingham Catalans Association. Tonight with us we have Jennifer Liggon and Roger Morris to answer questions and concerns regarding their SUP request tonight.

**Bowe:** Would y'all like to come to the podium.

**Jennifer Liggon:** Good evening. I'm Jennifer Liggon. Thank you so much for giving us some of your time this evening.

**Bowe:** Okay, y'all want to delete number nine of the original conditions? It states that there should be no more than 12 livestock sales, shipping events per year.

**Liggon:** Yes. The reasoning behind this is we have had some seed stock producers locally that would like to use it for their own sales. So would appreciate not a limit on that.

**Bowe:** You have another figure you want to submit or just delete the whole flow.

**Liggon:** I did not have a figure in mind. I was hoping to just leave that open. I don't see us having an extensive amount, but I just didn't want to limit our producers.

**Bowe:** Any commissioners got any problems with that? Okay, let's move on to the next one. You want to delete number 22 That the operation building shall not be expanded beyond the drawings presented with the exception of a litter shed.



**Liggon:** Yes. And actually the reasoning behind this is the recently acquired two grants, one from the USDA Rural Business Development Grant and then one from the Tobacco Commission with support from the Board of Supervisors to put in a cooler freezer combination to benefit all those local producers that finish and sell their own beef.

**Bowe:** Okay, good. And 21 was to be rewritten as you stated here.

**Liggon:** Yes.

**Bowe:** Okay. Anybody have any further questions about this application?

**Bickford:** I Make a motion to move this forward Mr. Chairman.

**Allen:** Second.

**Bowe:** First and a second. All in favor please raise your right hand. Six for. Approved See you next month.

**Liggon:** Thank you very much.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP296 on to public hearing.**

**Bowe:** Next case

**Edmondston:** Next case this evening is introduction of case 21SUP297. Our landowners and applicants are George Goodwin and Susan Pamela Goodwin at 263 Belle Meade. Lane Scottsville tax map under property information is tax map for parcel mine contains approximately 102.368 acres and it's located at 291 Belle Meade lane Scottsville. In the slate river magisterial district, currently zoned a one. The applicants wish to obtain a special use permit for the purpose of operating an Airbnb Bed and Breakfast with campsites. The applicants are asking the Planning Commission to recommend a public hearing date to hear this request as mentioned a bit earlier tonight regarding Airbnb Bed and Breakfast and campsite This is not something permitted in the zoning ordinance by right but could possibly obtain a special use permit. I have added below 14 conditions that you may want to consider this evening. Would you like would it be the wishes of the planning commission to set a public hearing if so, possibly December 27 2021 6pm 7pm? Excuse me. Our applicants George and Pam Goodwin are with us this evening and would be willing to address questions or concerns from the commission

**Bowe:** Come up to the podium please?

**George Goodwin:** Thank you for your time this evening sir.

**Bowe:** Your name and address

**Goodwin:** George Goodwin 263 Bell Meade Lane Scottsville.

**Bowe:** Does anyone have any questions?

**Allen:** It shows a building on both sides of the road. Are you doing one side road or both sides the road?

**Goodwin:** What is that?

**Allen:** Well it said you know for bed breakfast I was thinking kind of like building or using a building you have two buildings if you're going towards Scottsville on the right hand side on your land and you got one building over the left hand side. According to what I see on the map.

**Goodwin:** The map is not correct for that. We are on the right side of 20.

**Allen:** Yeah I don't know why that is.

**Goodwin:** And we do have a commercial entrance already as you've mentioned a bed and breakfast before was actually two of them on the driveway.

**Bowe:** Do you have adequate parking for them sir?

**Goodwin:** Yes, sir. I do

**Bowe:** Have the handicap accessible?

**Goodwin:** I do it's just flat you know pretty much top of the hill you drive straight in on the flat ground and it's there now the actual Airbnb unit itself is actually upstairs and it will be advertised as such. So it will be known that right up front. Campsite much like other lady just here. It'll be pulling by the river and it'll be accessible that way or the river pond just to...

**Bickford:** Well he answered the question I had.

**Bowe:** Anybody else have any questions?

**Dorrier:** Where were they access be from route 20 Will you be using this same driveway?

**Goodwin:** Yes, sir. I have that driveway and then I also own the one with the gravel piles right below us as far as going to the river that could use that much as angle family farms they come in that right they come in both driveways actually.



**Dorrier:** The access on top of that hill I didn't know if you had VDOT take a look at it.

**Goodwin:** Yes, sir. I had to put in a commercial entrance years ago because of all that and I had to widen it and they had this the so much distance and all that kind of stuff.

**Dorrier:** Yeah that's a bad place.

**Goodwin:** Yes, sir. VDOT has signed off.

**Dorrier:** Oh VDOT signed off?

**Godwin:** Yes, sir.

**Bickford:** Chairman if no other commissioners have questions and I'd like to move this forward to public hearing.

**Allen:** Second.

**Bowe:** We have a first and a second. All in favor, raise your right hand. Six of six. You're approved. We'll see you next month. Thank you, sir. Next case.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP297 on to public hearing.**

**Edmondston:** Next and final case this evening is the introduction of case 21SUP298. Our landowner, our Ike and Rebecca Yoder at 7041 Crump town road Farmville and our applicant is Ike Yoder. This tax map is 194 parcel 15. It contains approximately 122.5 acres and it is located at 7041 Crump town Road Farm Virginia Curdsville magisterial district it is an A one district; the applicant wishes to obtain a special use permit for the purpose of operating a sawmill. case came to the attention of the zoning administrator by way of a complaint after investigation and meeting with the landowner was discovered that a large area of land had been disturbed and DEQ approval and permitting and erosion and sediment control land disturbance permit will be necessary. DEQ and county officials conducted a site visit on September 24 2021. And that communication is included in this packet. Mr. Yoder the landowner was present of course for that meeting, he has contacted a contracted excuse me and contacted a civil engineer Chip Coleman of Maxey and associates who is here with us this evening and he is giving immediate attention to work to mitigate the current issues on the property. Mr. Yoder wishes to stay in compliance with all federal, state and local permitting. There's one thing to add Mr. Coleman reached out to me Friday afternoon and indicated in Mr. Yoder's narrative, I think describes the property as 15 to 20 acres that would be disturbed. After Mr. Coleman visited the area and order

to mitigate the ENS issues. It would need to we need to disturb approximately 15 more acres to total 30 to be able to stabilize that area. But they have already begun taking the matters necessary to make corrective actions and measures to the property. So I see Mr. Yoder in the audience. So he is here with us this evening. And of course, his request is to obtain a special use permit for the purpose of operating this sawmill and I've listed conditions 10 of those currently, and he's asking, would it be the pleasure of the planning commission to schedule a public hearing? If so, what December 27 2021 at 6pm Mr. Yoder if you'd like please step to the podium for questions.

**Ike Yoder:** Good evening, my name is Ike Yoder and I live on 7041 comp town road

**Bowe:** Welcome to Buckingham. We weren't in the original greeting committee. We're totally different bunch up here. Anybody want to start with a question?

**Bickford:** Mr. Yoder where are you going to put you entrance at. I'm familiar with the property so I was involved in a cutting of the timber prior to you purchasing it. We located between the existing driveway and the creek? Is that where you're going to try to come in?

**Yoder:** Well, the entrance off of the highway would be exactly the same existing entrance for the site would be once you cross the creek bare to the right. Okay. And I think chip Coleman has.

**Coleman:** Kind of put together a little bit find schematic of what he's trying to do.

**Bowe:** We'll bring it up maybe to this table where we can see it.

**Coleman:** \*inaudible\*

**Bowe:** I think we've got this thing on our screen now. Okay, but you stay right there and keep pulling stuff out.

**Coleman:** And so what we're currently looking at is a storm water management facility, generally in a location that they have an existing sediment trap, or sediment basin, that I get a couple of little traps to contain smaller areas. Looking to put the mill up on the ridge, I'm sorry. And then with an office, Ike correct me if I speak wrong on any of this smaller office building just for start more like a shed 12 by 24. And then, if you look at the next page, it kind of gives a blow up of everything.

**Gooden:** This is different.

**Coleman:** Well, it's the same, it's just a blow up this just enlarge with that kind of shows the approximate location of a future building for repair shop tools. So mill, Park storage does storage. correction here, an engine room, maybe you could speak to the engine room.

**Yoder:** Now I didn't have that in a narrative when I put down the building is building solids actually sort of slipped my mind. But I like to put a which I think I don't know what you have on



there to scale but 15 by 20 enclosed concrete just for fire safety on the side of the on the one side of the building.

**Coleman:** This facility will not use public utilities, electricity. So this will actually the engine room will actually run the mill through hydraulic. it'll be it'll be a diesel engine running. He told me my areas were pretty large for the raw material storage. So I don't expect it to be quite that big. And then also the product storage would be up front. So basically come through the mill come up to the front. And so there's a storm water management. So as you can probably see on that if you close up, you can see some browner areas. Those are where the existing pond is. And there's a couple of traps upstream. Well, what we're planning to do is our first job as the engineer is a mitigation plan. We're going to take this site and we're going to as we sit right now, put together a version seven control plan, we've met out there with Lyn Hill to discuss different options trying to work through so we can try to expedite the process somewhat so we can get this thing fixed. And I think between Lyn and I, we've come up with some good best management practices that Ike and the team have already started implementing on the site. Other than that, I think that generally shows a little bit more refined look of what bird's eye view.

**Bowe:** Now did. I read in the narrative that he lives on the site or is building?

**Coleman:** His house right here. So this driveway comes in now. The heavier gray is widening the existing driveway to a point where you access the mill in his driveway. kind of runs right through here.

**Bowe:** Okay

**Bickford:** Mr. Yoder, where do you get the sawmill operational? What are you projecting, as you be sawing day footage?

**Yoder:** I would say somewhere between just rough numbers 25 35,000 feet a day.

**Bickford:** How many trucks do you expect to have tractor trailers come in and going?

**Yoder:** Think I have in my narrative 15 to 20 a day. Just you know, it's hard for me to actually pin down how many I don't expect that. I don't expect it to be more than that. Or even, you know, I'm fairly sure that should be in range.

**Bickford:** Chip how far off the existing road is. I don't have a scale in front of me. Is the actual mill off the highway? You have an approximant distance?

**Coleman:** 1000 feet maybe?

**\*Inaudible\***

**Bickford:** Mr. Yoder what's your hours of operation? Once you get started?

**Yoder:** I'm hoping 630 to five.

**Bickford:** Primarily, Monday through Friday?

**Yoder:** Primarily, but maybe Saturday I don't have plans for Saturday's I just didn't want to tie myself to Monday to Friday. Because there's always loggers that want to deliver wood on Saturdays.

**Bickford:** Yeah, understandable.

**Yoder:** Occasionally.

**Bowe:** Anybody have any more questions?

**Bickford:** I make a motion move this forward.

**Allen:** Second.

**Bowe:** Have a first and second. All in favor, please raise your right hand. Six of six your moving forward. See you next month. Thank you good luck. Building permits

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP298 on to public hearing.**

**Edmondston:** The building permit report is included for informational purposes. As zoning administrator. I don't have anything other than I think we had some question or just some commentary regarding Dabney's service to the county and to the planning commission. I want to reiterate; I've just been here since June of 2019. But I want to thank Dabney for his commitment, his wisdom, his ability to review these cases and ask wonderful questions that I had never thought about and just his input and it has come to my attention that he has been serving since January of 1998. So I would call those many years of dedicated service thank you again Dabney.

**\*Round of Applause\***

**Bowe:** Any other commission matters.

**Bickford:** I just hope that everyone has a happy Thanksgiving.

**Bowe:** That's a very nice thing to say.

**Bickford:** And Dabney will be greatly missed. I also Move to adjourn.

**Allen:** Second.

**Bowe:** Thank you. First and Second. All in favor, raise your right hand. We are adjourned.

**Commissioner Bickford moved, Supervisor Allen 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**  
**December 27, 2021**  
**Administration Building**  
**7:00 PM**  
**Public Hearing Case 21-SUP287**

**Owner/Applicant:**    Landowner    Susan Hudgins  
   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.

**Background/Zoning Information:** This property is located at 5410 Mount Rush Highway in the James River Magisterial District. The landowners are Susan Hudgins, 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.

**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

Tax Map Section: 158 Parcel: A1 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

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

60 WYS+ TO Rt 24 WYS+ 3 miles on Right

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

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

Email: Carl.burmaster@usis.com Fax: \_\_\_\_\_  
Jimmy18@VT.edu

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. Dillwyn, 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 Dean 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 Burnmaster 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 Burnmaster

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

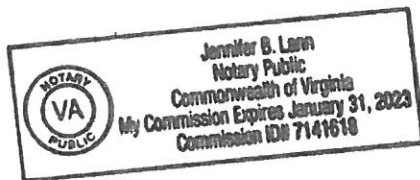
STATE OF Virginia

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 17<sup>th</sup> day of October, of the year 2021,

I Carl Bumaster (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 Bumaster

NOTARY PUBLIC

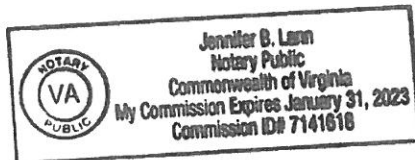
COUNTY OF Buckingham STATE OF Virginia

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. Lann

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

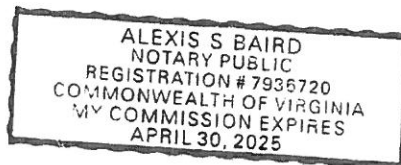
STATE OF Virginia

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

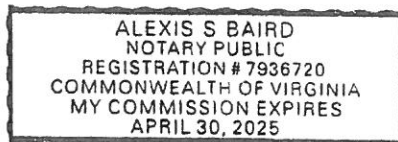
I James Buimaster (printed name of owner)  
hereby make oath that no member of the Buckingham County Board of Supervisors nor  
the Buckingham County Planning Commission has interest in such property either  
individually, or by ownership of stock in a corporation owning such land, or by  
partnership, 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:



## 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, with 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: Carl F. Burmaster Date: 10/19/21

Printed Name: Carl F Burmaster Title: Owner



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: \_\_\_\_\_

\_\_\_\_\_  
Buckingham County Special Use Permit Application

## 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

RECEIPT # : 2000001474

TRANSACTION # : 20033100001

CASHIER : KQK

REGISTER # : D729

INSTRUMENT : 202000502

BOOK : 469

PAGE : 900

FILING TYPE : CONT

RECORDED : 03/31/2020

PAYMENT : FULL PAYMENT

GRANTOR : HUDGINS, SUSAN

GRANTEE : BURMASTER, CARL FREDERICK, II ET AL

RECEIVED OF : SOLTESZ, MICHELLE

ADDRESS : 4655 TOWER HILL RD GLADSTONE 24553

DATE OF DEED : 08/19/2019

CREDIT/DEBIT CARD : \$1,062.88

DESCRIPTION 1 : 103.92 AC JAMES RIVER

NAMES : 0

CONSIDERATION : \$300,000.00

AVAL : \$0.00

PAGES : 008

OP : 0

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 Told 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 ~~near~~ down the road. I would like to ask if we could entertain 3500 guests for large 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 their  
Day. School events, Hallows Eve, 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

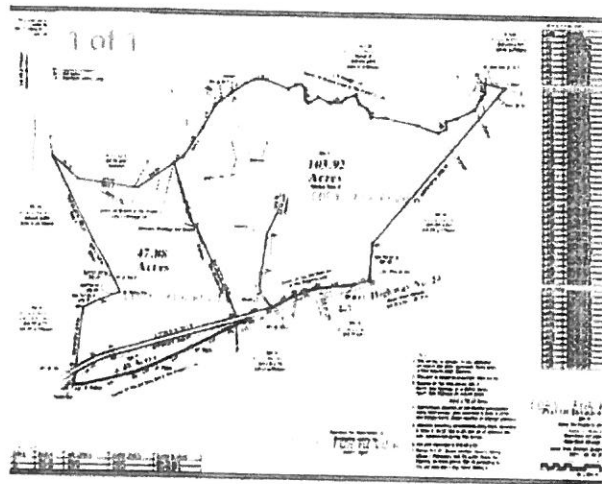


TFW LTE VPN

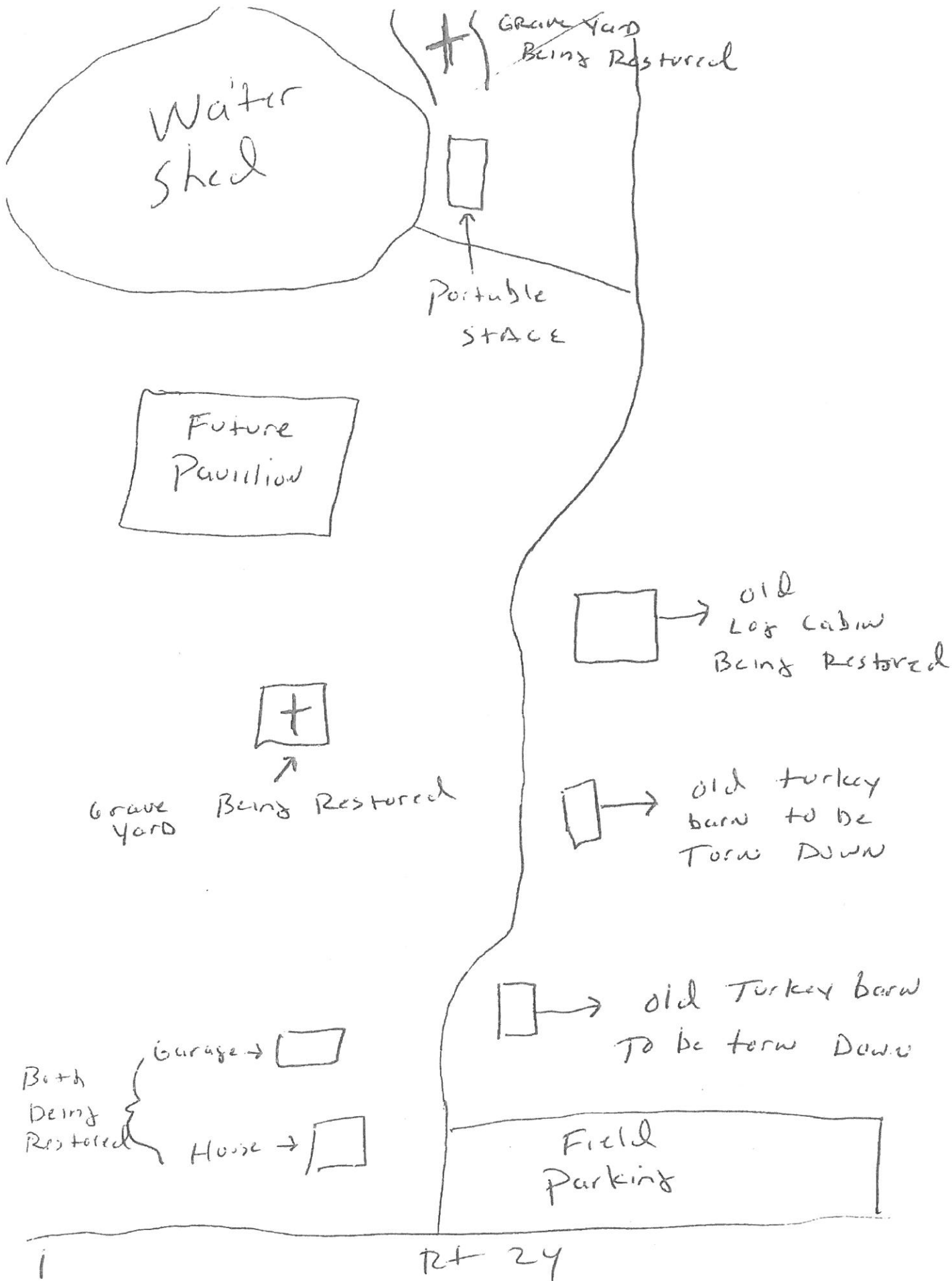
10:51 AM

35%

Done 19017plat.pdf









OFFICIAL RECEIPT  
BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

DATE : 03/31/2020 TIME : 10:02:44 CASE # : 029CLR202000502  
 RECEIPT # : 2000001474 TRANSACTION # : 20033100001  
 CASHIER : KOK REGISTER # : D729  
 INSTRUMENT : 202000502 BOOK : 469  
 GRANTOR : HUDGINS, SUSAN  
 GRANTEE : BURMASTER, CARL FREDERICK II ET AL  
 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  
 NAMES : 0  
 CONSIDERATION : \$300,000.00 ANVAL : \$0.00  
 FILING TYPE : CONT  
 RECORDED : 03/31/2020  
 EX : N  
 EX : N  
 PCT : 100%  
 PAYMENT : FULL PAYMENT  
 AT : 09:55  
 LOC : CO  
 PAGES : 008  
 OP : 0

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



# 2020-502

BOOK 469 PAGE 90

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.

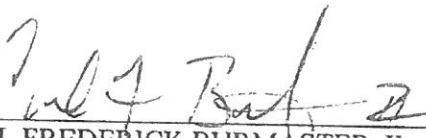


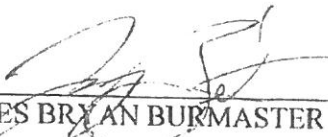
- b. Seller may without prejudice to legal remedies declare all payments made on this Agreement forfeited to Seller as rental for the use of the property and as stipulated liquidated damages for failure to perform this Agreement.
  - c. The failure of Seller to declare this Agreement forfeited after 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

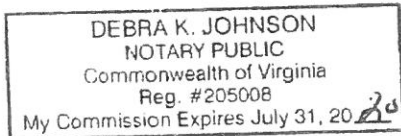
STATE OF VIRGINIA,

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

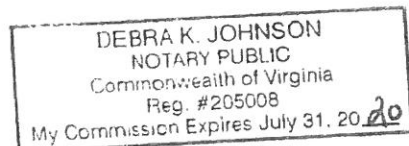
STATE OF VIRGINIA,

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

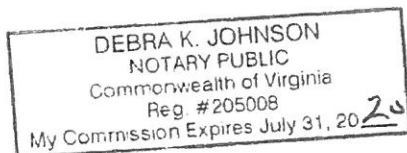
STATE OF VIRGINIA,

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  
St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib.(145)  
T.T.F.  
Grantor Tax  
036 Proc. Fee  
Total \$

1.00  
750.00  
250.00  
14.50  
1.50  
5.00  
1028.00

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

The foregoing instrument with acknowledgement was admitted to record on March 31 20 20, at 9:55 A.M. in D.B. 469 Page(s) 900-907

Teste: JUSTIN D. MIDKIFF, CLERK

BY: Kara Kitchen, DEPUTY CLERK



Receipt: 2000001475



OFFICIAL RECEIPT  
BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

Return to:

Prepared By:  
J ROBERT SANCODON, II  
Shammy and Counselor at Law  
P O BOX 325  
CLAYTON, VIRGINIA 22926  
VSS No. 13254

DATE: 03/31/2020 TIME: 10:02:44  
RECEIPT #: 2000001475 TRANSACTION #: 20033100001  
CASHIER: KOK REGISTER #: D729  
INSTRUMENT: 202000503 BOOK: 469  
GRANTOR: PEARSON, H CURTIS, JR  
GRANTEE: BURMASTER, CARL F. II  
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  
NAMES: 0  
CONSIDERATION: \$2,200.00 ANVAL: \$3,500.00  
PIN OR MAP: 147-17

OP: 0

PAGES: 002

DEED RECEIPT

RECEIPT COPY 1 OF 2

ACCOUNT CODE	DESCRIPTION	PAID
212	TRANSFER FEES	\$1.00
213	COUNTY GRANTEE TAX	\$2.92
220	COUNTY GRANTOR TAX	\$1.75
301	CLERK RECORDING/INDEXING FEE	\$14.50
407	CONVENIENCE FEE	\$2.33

ACCOUNT CODE	DESCRIPTION	PAID
005	VIRGINIA OUTDOOR FOUNDATION	\$1.00
006	DEED PROCESSING FEE	\$20.00
016	STATE GRANTOR TAX	\$1.75
030	STATE GRANTEE TAX	\$8.75
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$1.50

TENDERED: \$ 60.50  
AMOUNT PAID: \$ 60.50

CLERK OF COURT - JUSTIN D. MIDKIFF

PAYOR'S COPY

#2020-503

THIS DEED, made this 18th day of September, 2019, by and between R. 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 Kitsemiller 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:

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.

H. Curtis Pearson, Jr. (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.



Kim Wooten  
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. H. Tax	<u>4.45</u>	
Co. R. Tax	<u>1.00</u>	
Transfer	<u>1.00</u>	
Clerk	<u>14.50</u>	The foregoing instrument with acknowledgement
Lib. (145)	<u>1.50</u>	was admitted to record on <u>March 31</u> 20 <u>20</u>
T.T.F.	<u>5.00</u>	at <u>10:00 A.M.</u> in D.B. <u>469</u> Page(s) <u>908-909</u>
Grantor Tax	<u>2.50</u>	Teste: JUSTIN D. MIDKIFF, CLERK
036 Proc. Fee	<u>2.00</u>	By: <u>Kara Hadden</u> DEPUTY CLERK
Total \$	<u>59.17</u>	

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

**Buckingham County Planning Commission**

**December 27, 2021**

**Administration Building**

**7:00 PM**

**Public Hearing 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, Manufacturing, and Retail Sales of such Structures to include Sheds, Small Garages, and other Utility Buildings and Obtain a Special Use Permit for that Purpose.

**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.

**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@slc 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@slc.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 23836  
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. Kauffman Date: 8-18-21

Printed Name: Joseph S. Kauffman 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. Kautzman

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: Joseph A. Keadle

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 begun 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.

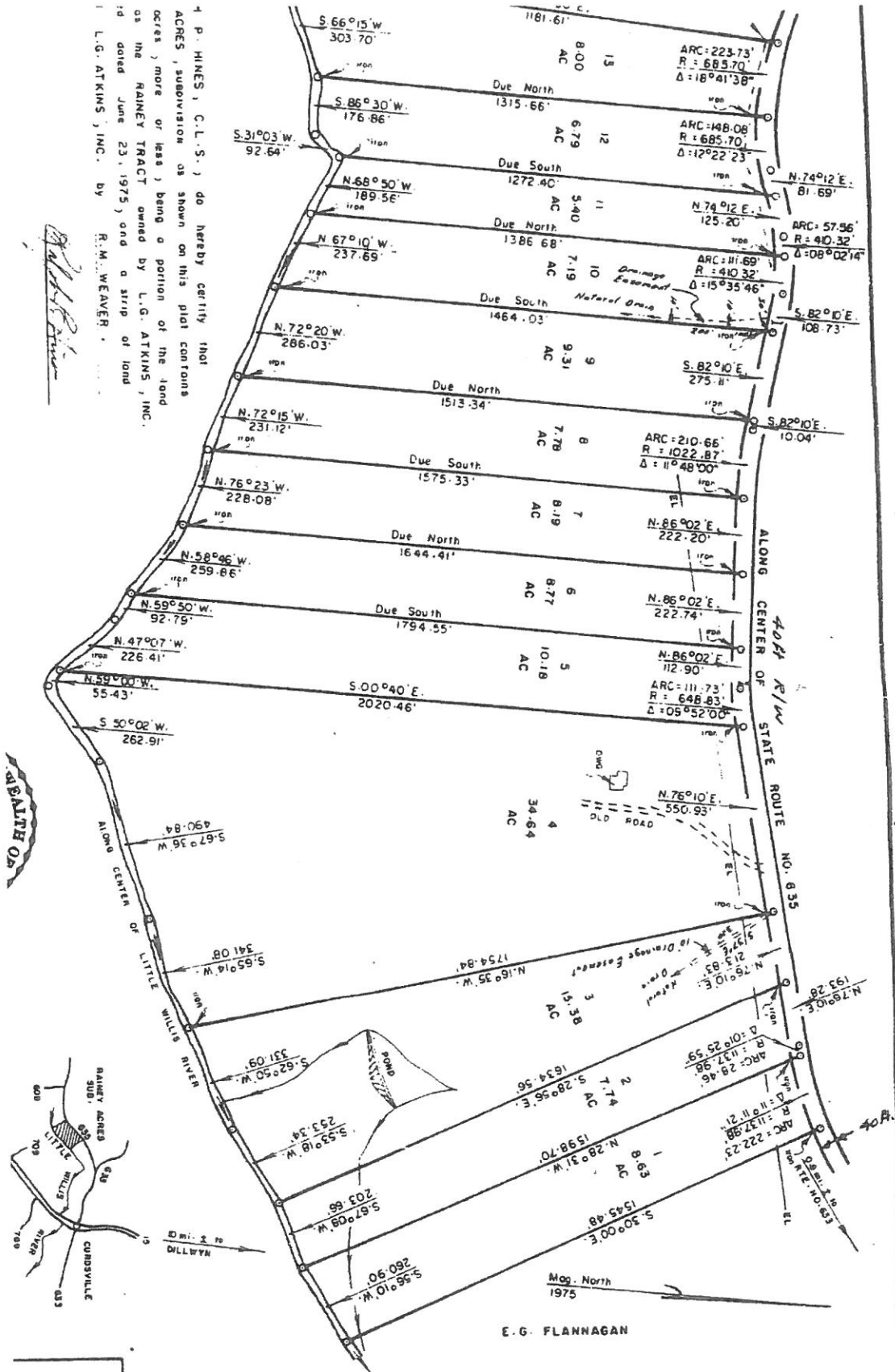
These buildings would not have electric, water or septic, as the tools would be air powered by a diesel generator and any lights would be off-grid solar. I have a landline phone with wireless email that is also solar.

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.

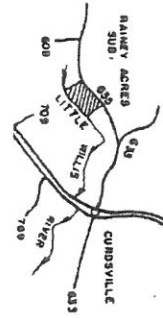
I believe it's important that you know my business background. I moved here with my wife and children in Feb. 2020 From Christiana Pa. in the heart of Lancaster County. I have worked in the shed building industry for my whole life. I am still operating a shed business in Pa. which is called Kauffman 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



DEATH OF



This subdivision known as the RAINNEY TRACT owned by L.G. ATKINS, INC. is approved by the unit existing regulations and

I, P. HINES, C.L.S., do hereby certify that the subdivision shown on this plat contains 138.40 acres, more or less, being a portion of the land as the RAINNEY TRACT owned by L.G. ATKINS, INC. dated June 23, 1975, and a strip of land owned by L.G. ATKINS, INC. by R.M. WEAVER.

My commission expires In order to maintain the of the right of way as the Virginia reserves the p to use these areas in of the roadways.

whose name is in/are a the 14th day of FE, acknowledged the same

E.G. FLANNAGAN

STATE OF VIRGINIA COUNTY / CITY OF R.I. to wit: ARLINGTON, VA. and for the County / City do hereby certify that

The platting or dedication of 13 lots, totaling 138.40 acres, is with the free consent of the owner of the land



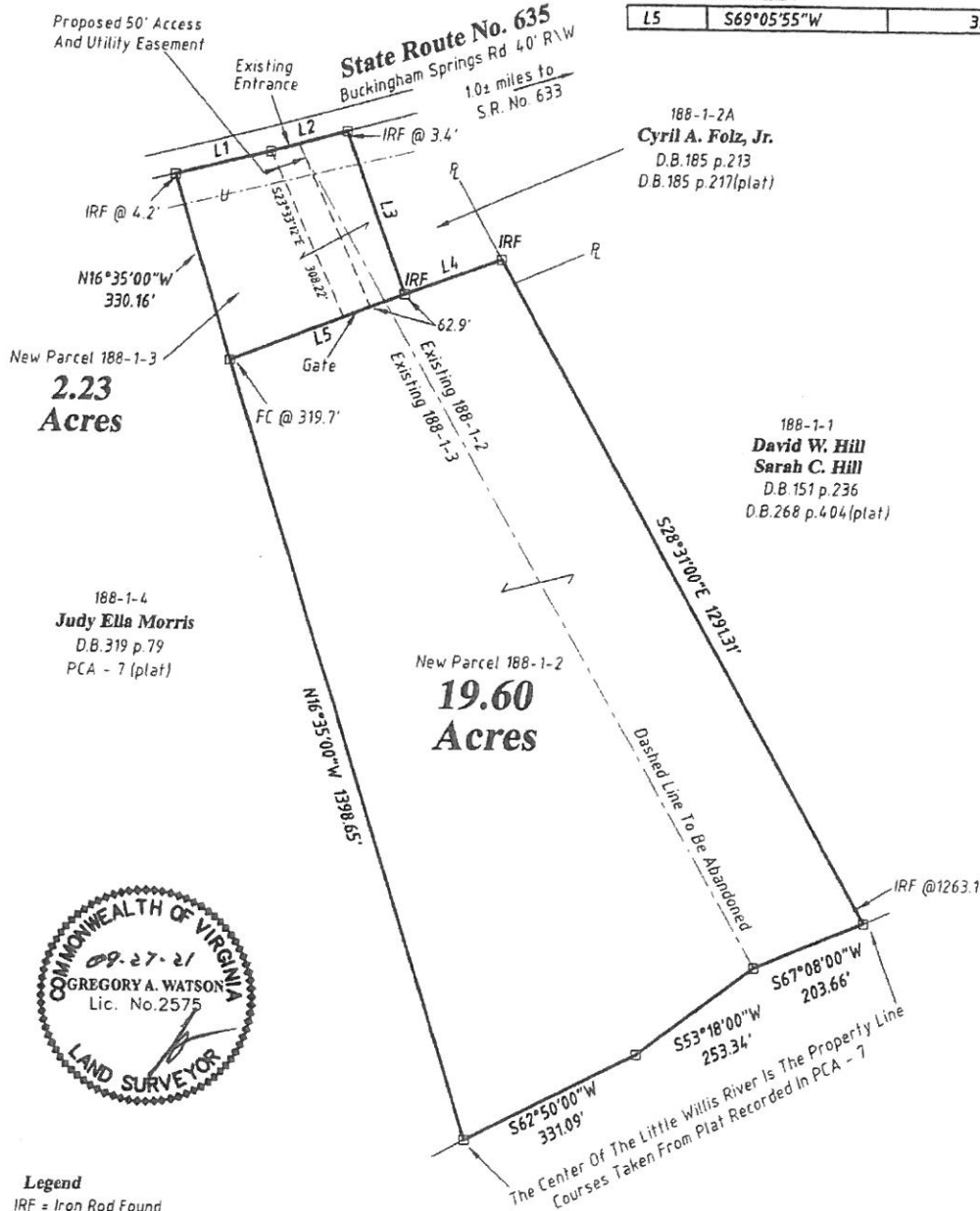
**Watson and Duggan PLC**  
Land Surveying  
1001 E. Third St., Farmville, Va. 23901  
434-391-3500

**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**

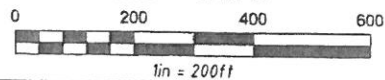
- This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
- This plat is based on field work completed in Nov. 2017, some current field work, and subdivision plat recorded in PCA - 7.

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

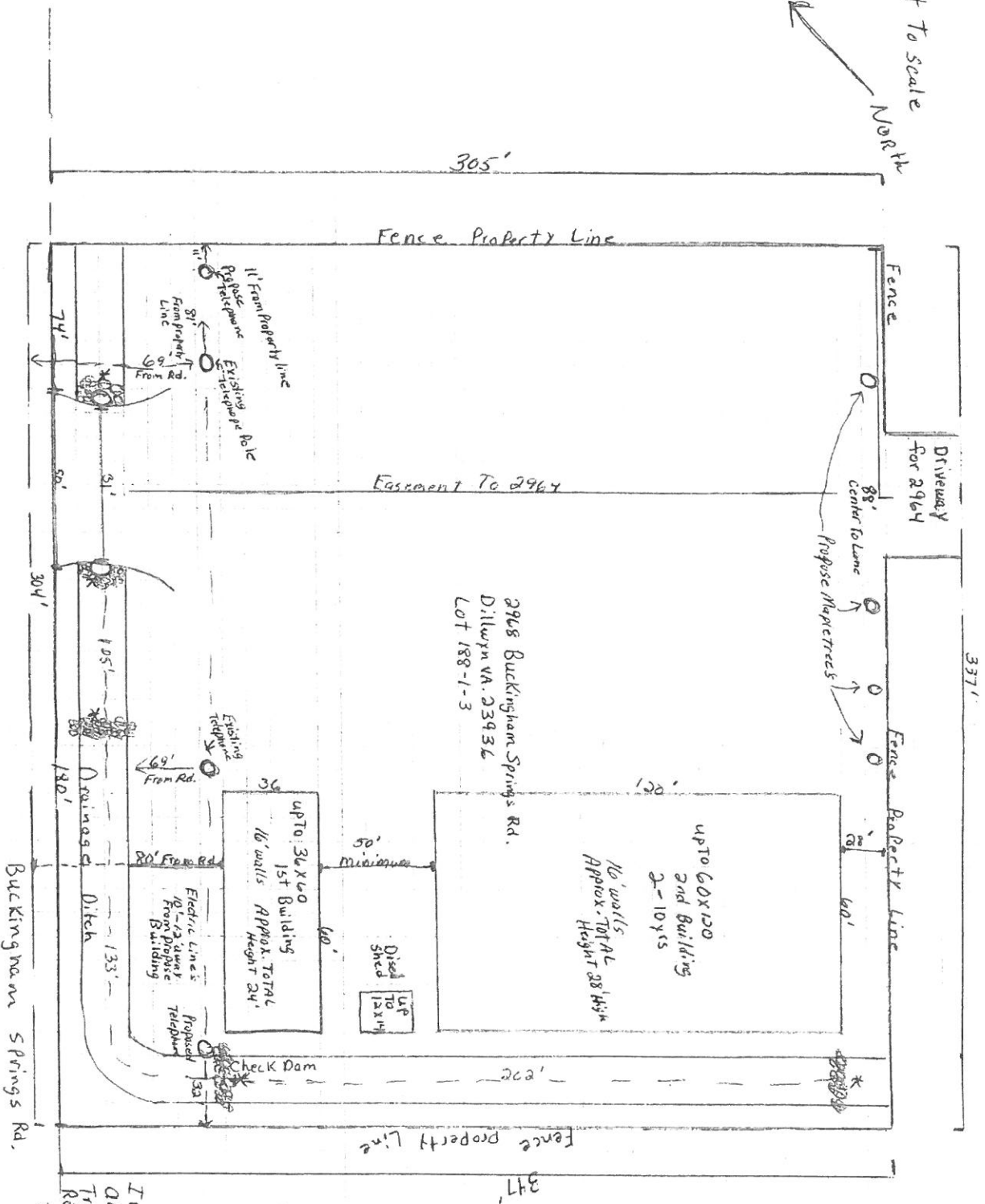
Francisco District, Buckingham County, Va.  
21126 09-27-21





NOT TO SCALE

North



Joseph S. Kaufman  
2964 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 Draining

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  
to about







**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.**

**Buckingham County Planning Commission**

**December 27, 2021**

**Administration Building**

**7:00 PM**

**Public Hearing 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.

**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' of 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.

**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.

---

### 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.

---

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

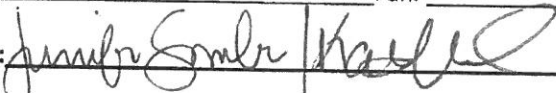
Email: jsombar@gmail.com Fax: \_\_\_\_\_

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 2024

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. Sember Kasler 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. Sember Kasler  
(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: Robin Paige Hardy Small  
Stamp:





## 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. Sumbur / [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. Sumbur / [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:





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

Project Number / File Name: \_\_\_\_\_

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

---

---

---

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:

---

---

---

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

If yes, please explain any impact:

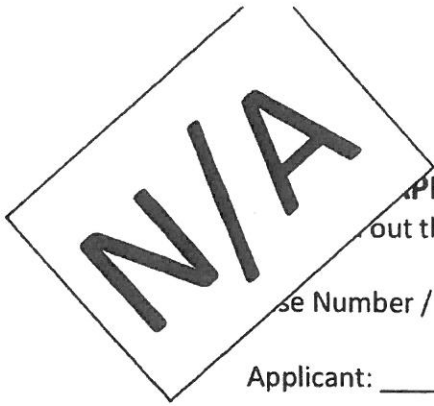
---

---

---

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

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



**APPLICATION FOR A TRAFFIC IMPACT DETERMINATION**

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?

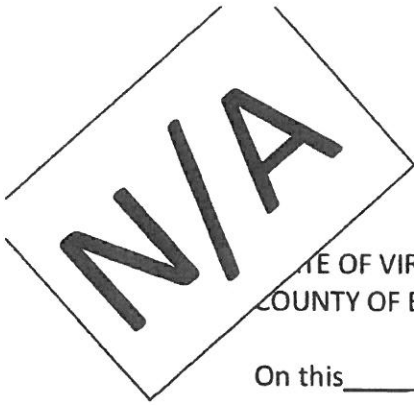
Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into

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

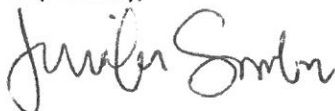
Dear Ms. Edmondston,

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 @@

BUCKINGHAM COUNTY  
CHRISTY L CHRISTIAN  
(434) 969-4744  
POST OFFICE BOX 106  
BUCKINGHAM VA 23921

Date : 10/22/2021  
Register: K52/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

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.

<b>Mortgage information as of 12/31/2020 (See instructions)</b>		
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.

JOHN S. DAVIS, N. &  
JOHN S. DAVIS, V CO-TRUSTEES  
OF THE FAMILY TRUST UNDER  
THE FREDERICA A. DAVIS  
DECLARATION OF TRUST  
D.B. 341 P. 625  
PLAT D.B. 65 P. 1444  
T.M. NO. 9-11

GREGG W. &  
SARAH B. BECK  
O.B. 196 P. 118  
PLAT P.C.A-65  
T.M. NO. 9-2

MARTHA ANNE JONES  
D.B. 121 P.42  
T.M. NO. 9-9  
SEE UNRECORDED PLAT  
BY EMMETT D. GILLISPIE  
DATED APRIL 10, 1946

JOHN S. DAVIS IV &  
JOHN S. DAVIS, V CO-TRUSTEES  
OF THE FAMILY TRUST UNDER  
THE FREEDOM A. DAVIS  
DECLARATION OF TRUST  
D.B.J. 1.635  
PLAT D.B.85 P.144A  
T.M. NO 3-11

**SHEET 2 OF 2**  
**SINGLE LOT DIVISION**  
**& RESIDUE**

SCALE: 1 IN. = 500 FT.  
242.363 ACRES

SURVEYED FOR: HARRY A. TENNEY  
SOURCE OF TITLE: HARRY A. TENNEY  
D.B. 87 P. 367

SLATE RIVER DISTRICT BUCKINGHAM COUNTY  
MICHIGAN

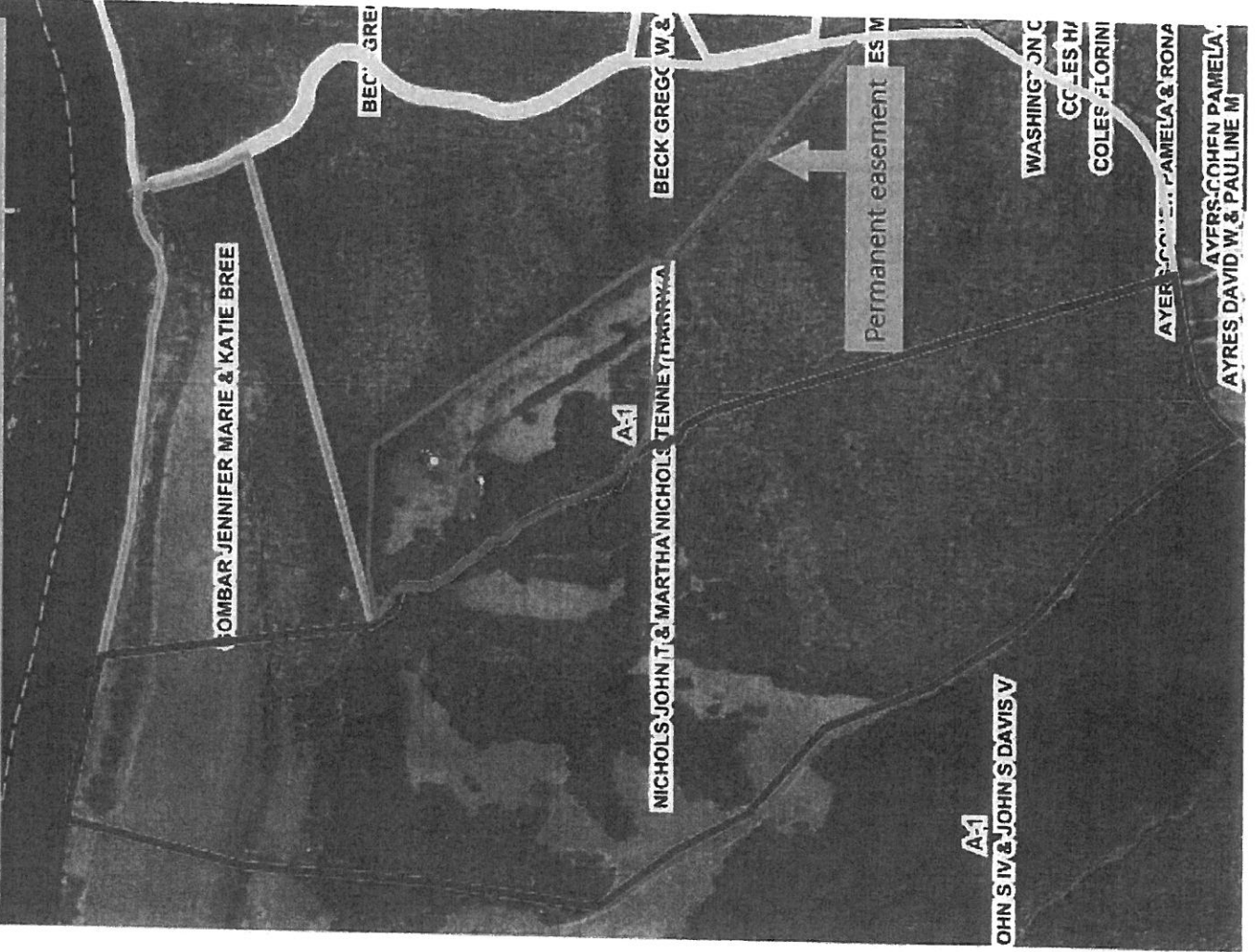
APR 17 2019  
AT HEAVEN USUALY  
FEBRUARY 28, 2019

300 0 300 600 900  
GRAPHIC SCALE - FEET

COI X5612 43



buckova.interactivegis.com has our carve out wrong on their map.  
The correct carve out is in red and matches the plat provided.



**Public Hearing Case 21-SUP296**

Applicant Buckingham Cattlemen's Association  
P O Box 95  
Buckingham, VA 23921

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

**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.

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.

**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 1/2 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: iligon@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: iligon@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 L. 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 1-21-2025

Notary Public Signature: Petera Ripley Harris

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 Harris



**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: [jlignon@vt.edu](mailto:jlignon@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

I. 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.

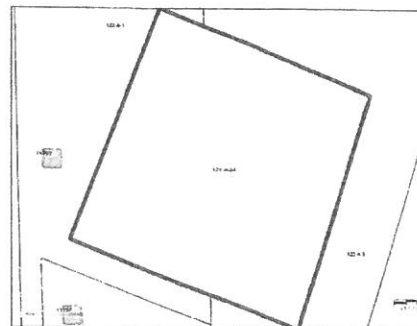
Sincerely,



Rebecca S. Cobb  
Zoning Administrator/Planner

This property's information:

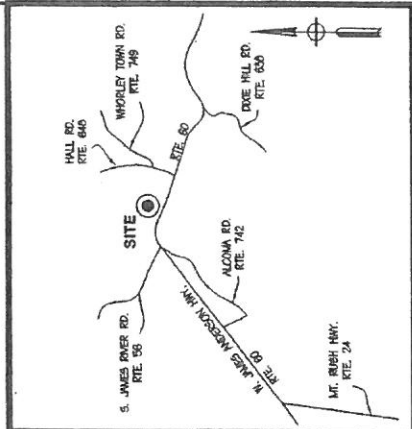
Parcel #	122-4-3A
Owner Name	BUCKINGHAM CATTLEMANS ASSOC INC
Owner Address 1	PO BOX 227
Owner Address 2	
Owner Address 3	BUCKINGHAM VA
Owner ZIP	23921
Description 1	RT 60 - 1 MI W OF
Description 2	BUCKINGHAM PT LOT 1,3
Description 3	5.025 AC
Class	
Acreage	5.025
E911 Address	



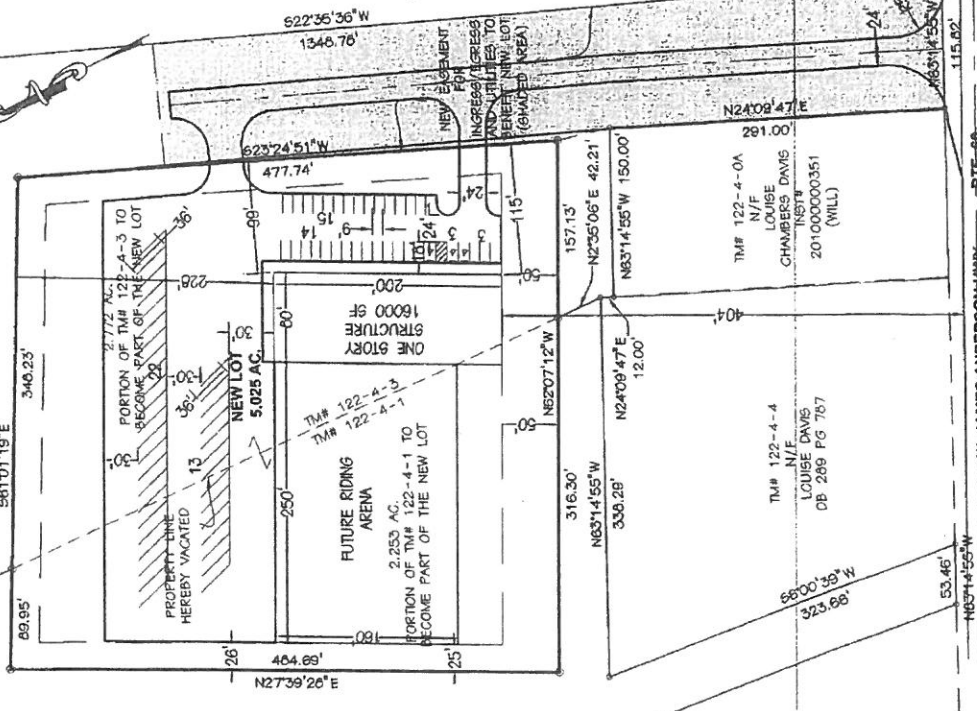
BUCKINGHAM AGRICULTURAL RESOURCE NETWORK  
BUCKINGHAM COUNTY, VIRGINIA

REVISED TN# 122-4-3.  
24,954 AC. (REF: PB 1 PG 137)  
- 2,772 AC. (PART OF NEW LOT)  
= 22,182 AC. (NEW TOTAL)

REVERSED TM# 122-4-1  
24,954 AC. (REF: PB 1 PG 137)  
-- 2,253 AC. (PART OF NEW LOT)  
= 22,701 AC. (NEW TOTAL)



**VICINITY MAP - NOT TO SCALE**



TM# 122-65  
N/F  
HERBERT E., JR.  
NANCY A MAXEY  
DB 286 PG 464

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 BASED BUSINESS.

NOTES:

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# 51C29C0295B, ZONE "X".
7. WATER AND SEWER WILL BE PROPOSED FOR THIS SITE.
8. PUBLIC WATER OR SEWER IS PROPOSED FOR THIS SITE.
9. THIS PROJECT IS BEING RUN-UP BY A GRANT-FROM-THE TOBACCO COMMISSION.

16°00'39"E  
1727.01'

W. JAMES ANDERSON HWY. RTE-60  
R/W BASED ON PB 1 PG 137

B. A. R. N.  
FACILITY SU

BUCKINGHAM COUNTY, VIRGINIA

W. A. STRATTON

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE: 1/15/2013

CONTOUR INTERVAL:

DRAWN BY: NEW

מחיר: 14.900 ₪

COVER SHEET

13013	SHEET NO 1	OF 1
-------	------------	------

HERBERT E. MAXEY, JR. & NANCY A. MAXEY

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 WAS BEEN PREPARED FROM A SURVEY ON RECORD IN THE BUCKINGHAM COUNTY CLERK'S OFFICE AT PLAT BOOK 1 PAGE 157. FIELD TIES TO OLD PLAT ARE INDICATED HEREON.

- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY.
- AS DETERMINED BY GRAPHIC READING ONLY, THE NEW LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA PANEL B10209C2026508 DATED JUNE 17, 2009.

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 \_\_\_\_\_

   A NOTARY  
PUBLIC IN AND FOR THE FOREGOING STATE, DO HEREBY CERTIFY THAT THE  
SIGNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE

UN COMMISSION EXPIRES:

NOTARY PUBLIC DATE REGISTRATION NO.

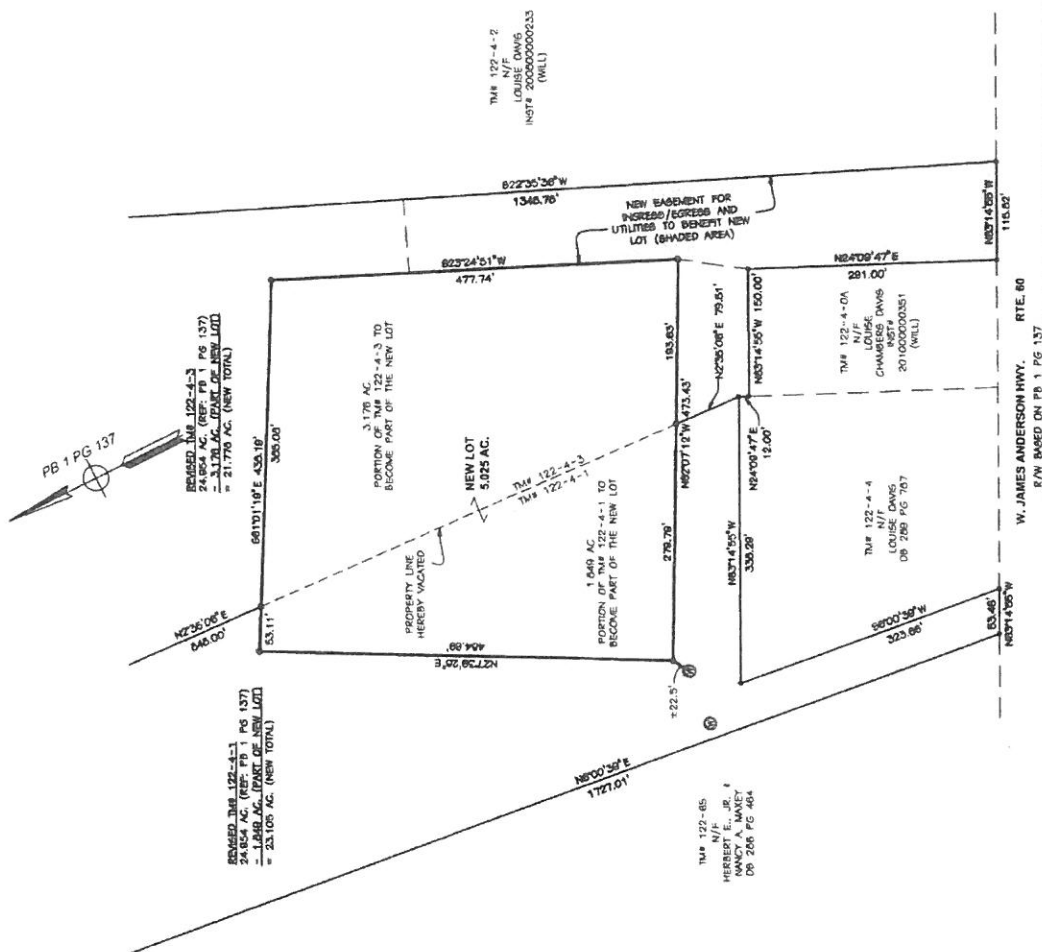
NAME & MAVER DATE

COMMONWEALTH AT LARGE TO WIT:

\_\_\_\_\_ A NOTARY  
PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE  
SIGNATURES OF THE ABOVE NAMED PARTIES WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE  
SAME BEFORE ME.

OR COMMISSION EXPIRES:

NOTARY PUBLIC	DATE	REGISTRATION NO.
---------------	------	------------------



PLAT SHOWING  
SUBDIVISION OF THE PROPERTY OF  
**HERBERT E. MAXEY, JR.**  
& **NANCY A. MAXEY**  
MAYSVILLE MAGISTERIAL DISTRICT  
BRICKINGHAM COUNTY, VIRGINIA

DI AT CHUANING

HERBERT E. MAXEY, JR.

**& NANCY A. MALET**  
MAYSVILLE MAGISTERIAL DISTRICT  
BUCKINGHAM COUNTY, VIRGINIA

GRAPHIC SCALE 1"=100'

PEAKING  
ORRISON

27 GREEN HILL DRIVE, FORDIST, VIRGINIA 24551  
PHONE: 434-525-5805 FAX: 434-525-5806  
E-Mail: [peu@parkers-arriam.com](mailto:peu@parkers-arriam.com) WEBSITE : <http://www.parkers-arriam.net>

### LEGEND

—●— IRON PIN SET (IPS)

● — IRON PIN FOUND (IPF)

— (R) — WELL

— N/F ——— NOW OR FORMERLY

**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 the 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 estimate 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

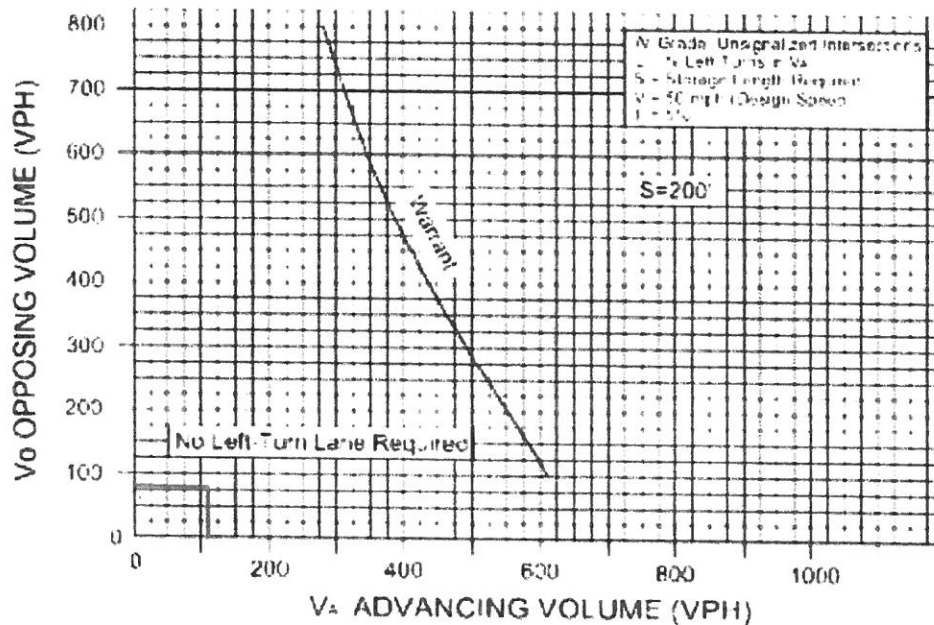


FIGURE 3-11

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

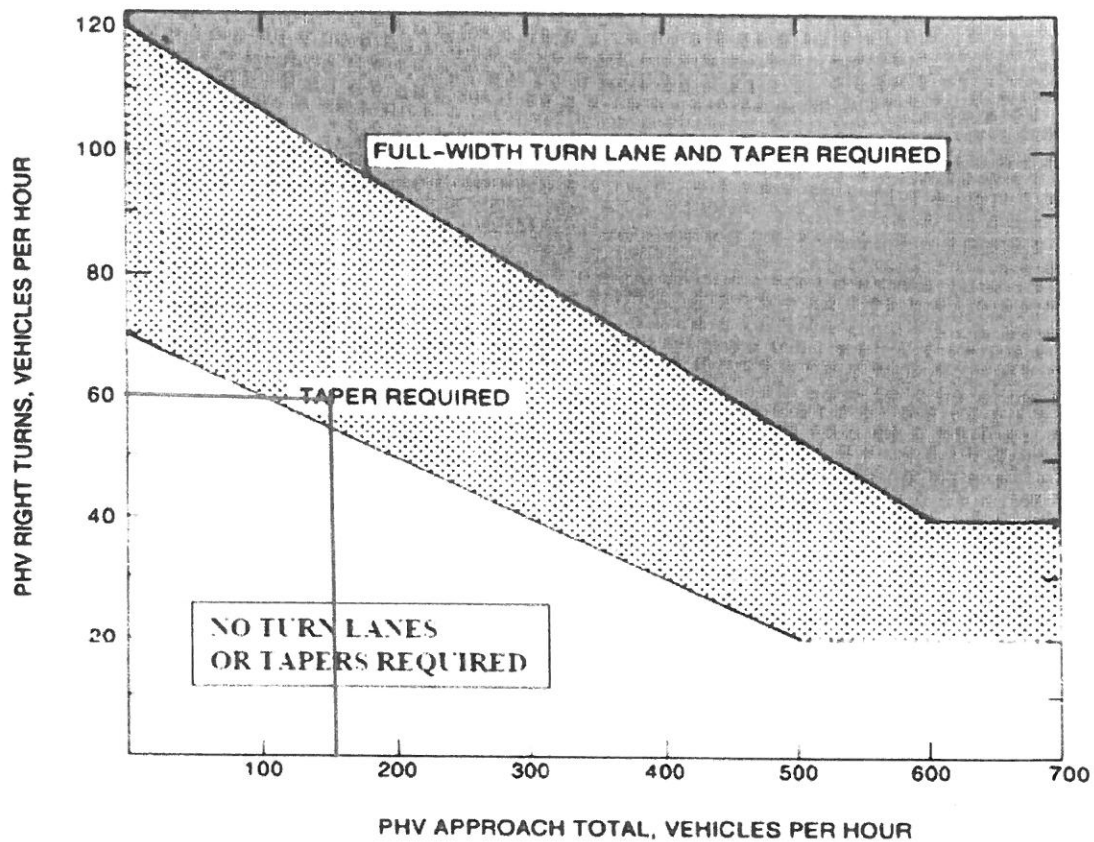
17 W. Nelson Street · P.O. Box 1567  
Lexington, Virginia 24450

27 Green Hill Drive  
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

Email: [pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)

434-525-5985 Fax: 434-525-5986



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,



Norman B. Walton, Jr., P.E.  
Perkins & Orrison, Inc.

**PERKINS & ORRISON**

17 W. Nelson Street · P.O. Box 1567  
Lexington, Virginia 24450

540-464-9001 Fax: 540-464-5009

Email: [pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)

27 Green Hill Drive  
Forest, Virginia 24551

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.

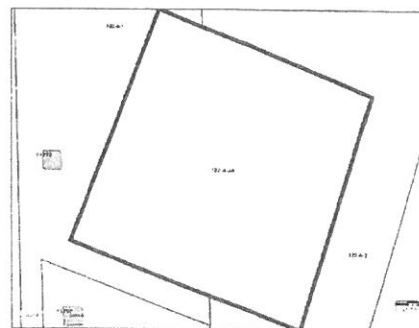
The below signed acknowledges that, to the best of his/her knowledge, all information provided on this form is accurate and complete:

Inspected by: (print) Lyn Hill #6069 (signature) Lyn Hill

Received By: \_\_\_\_\_ (signature) \_\_\_\_\_

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
E911 Address	



# BUCKINGHAM AGRICULTURAL RESOURCE NETWORK

BUCKINGHAM COUNTY, VIRGINIA

**PERKINS & ORRISON**  
 27 GREEN HILL DRIVE  
 FOREST, VIRGINIA 24551  
 PHONE: 434-325-5985 FAX: 434-325-5986  
 EMAIL: po@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:

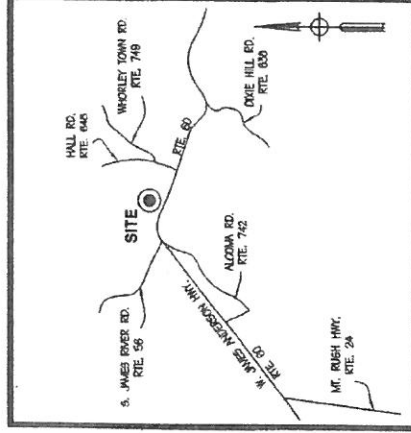
DRAWN BY: NEW

CHECKED BY: NEW

COVER SHEET



13013 SHEET NO. 1 OF 1



VICINITY MAP - NOT TO SCALE

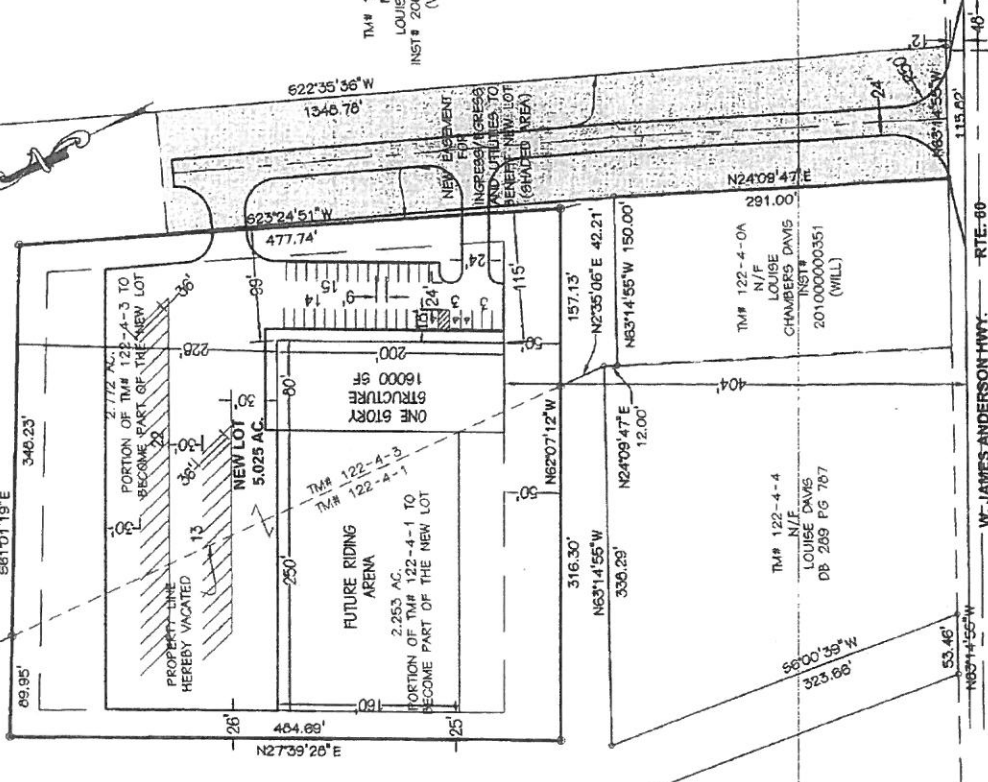
TM# 122-4-2  
 N/F  
 LOUISE DAVIS  
 INST# 200900000233  
 (WILL)

## NOTES:

1. OWNER INFORMATION:  
 H. E. MAXEY, JR.  
 P.O. BOX 257  
 BUCKINGHAM, VA 23821
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 # 51029C0286B, ZONE "X".
7. WATER AND SEWER WILL BE PROVIDED ON SITE. NO PUBLIC WATER OR SEWER IS PROPOSED FOR THIS SITE.
8. THIS PROJECT IS BEING FUNDED BY A GRANT FROM THE TOBACCO COMMISSION.

REMOVED TM# 122-4-3  
 24,954 AC. (REF: PG 1 PG 137)  
 - 2,772 AC. (PART OF NEW LOT)  
 = 22,182 AC. (NEW TOTAL)

REMOVED TM# 122-4-1  
 24,954 AC. (REF: PG 1 PG 137)  
 - 2,253 AC. (PART OF NEW LOT)  
 = 22,701 AC. (NEW TOTAL)



W. JAMES ANDERSON HWY. - RTE-60

R/W BASED ON PG 1 PG 137

TM# 122-65  
 N/F  
 HERBERT E. JR.  
 NANCY A. MAXEY  
 DB 266 PG 464



HERBERT E. MAXEY, JR. & NANCY A. MAXEY

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 SAND PLAT'S ARE INDICATED HEREON.

- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY.
- AS DETERMINED BY GRAPHIC SOLIDING ONLY, THE NEW LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA PANEL 510290C02658 DATED JUNE 17, 2000.

THE SUBDIVISION, AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, COPROPRIETORS AND TRUSTEES, IF ANY.

HERBERT E. MAXEY, JR.  
COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA COUNTY/CITY OF

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE SIGNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE VALIDITY OF THE FOREGOING AND HAVE SIGNED BEFORE ME.

MY COMMISSION EXPIRES: \_\_\_\_\_

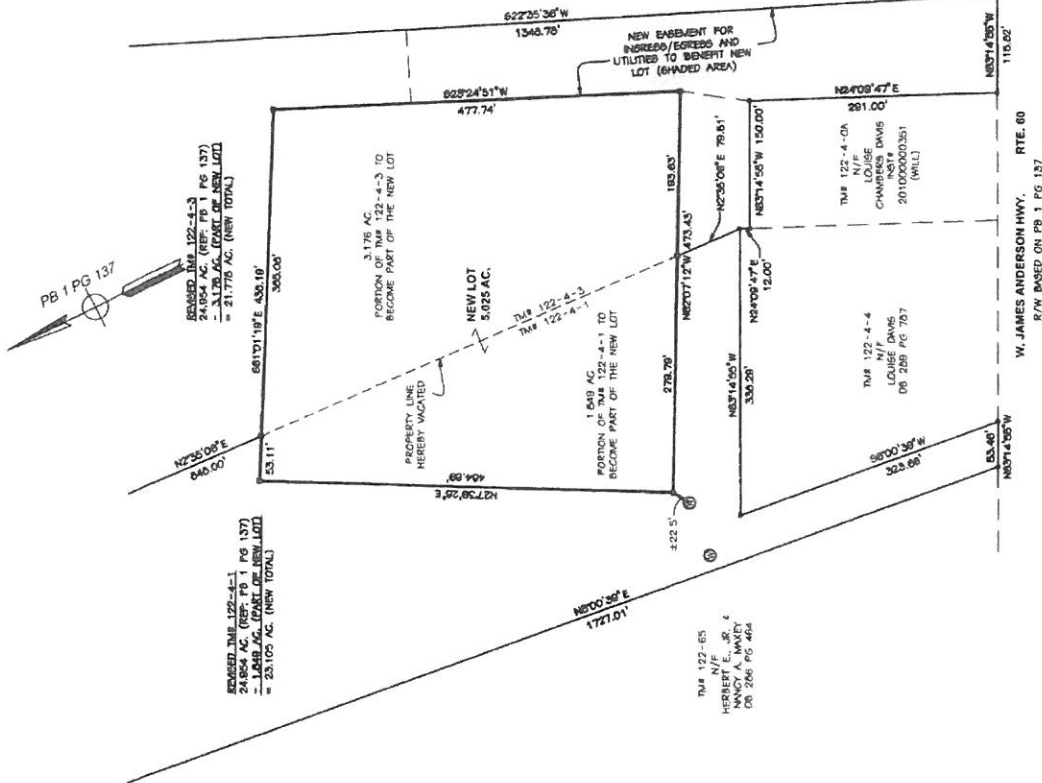
LIBRARY PUBLIC	DATE	REGISTRATION NO.
----------------	------	------------------

WANCY A. MAXEY  
COMMONWEALTH AT LARGE TO WH:  
STATE OF VIRGINIA COUNTY/CITY OF  
DATE

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE WINNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

COMMISSION EXPIRES: \_\_\_\_\_

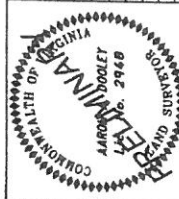
STATARY PUBLIC	DATE	REGISTRATION NO.
----------------	------	------------------



PLAT SHOWING  
SUBDIVISION OF THE PROPERTY OF  
**HERBERT E. MAXEY, JR.**  
& **NANCY A. MAXEY**  
MAYSVILLE MAGISTERIAL DISTRICT  
BUCKINGHAM COUNTY, VIRGINIA

LEGEND

☐ IRON PIN SET (IPS)  
☐ IRON PIN FOUND (IPF)  
☒ WELL  
☐ N/F NOW OR FORMERLY



DATE:	
FIG:	V-6P-13014

10 - P:\2013\13014 BARRA GAG V-ESP - TOL 7 May 2013 - 1257

**Buckingham County Planning Commission**  
**December 27, 2021**  
**Administration Building**  
**7:00 PM**  
**Public Hearing 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.

**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' of 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.

**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 Air bnb 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 330 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

Submit 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 Sisters

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 Esmont, 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 ~~479~~ 479 Scottsville, VA 24590  
Physical Address: Rt. 20  
Tax Map Section: 5-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

12 ~~8~~ 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 ~~7~~ 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 ~~8~~ Name: Ross W. + Jennifer R. Van Brucklin

Mailing Address: ~~3799~~ 3799 Skyline Crest Dr. Charlottesville, VA

Physical Address: Rt. 20 22903

Tax Map Section: 411C1 Parcel: \_\_\_\_\_ Lot: 1A Subdivision: \_\_\_\_\_

15 ~~9~~ Name: John + Callie Bowers

Mailing Address: 411 Belle Meade Lane Scottsville, VA 24590

Physical Address: Rt. 20

Tax Map Section: 52 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

16 ~~10~~ Name: Hempe + Pam Goodwin

Mailing Address: 263 Belle Meade Lane Scottsville, VA 24590

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

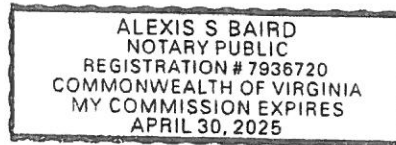
STATE OF Virginia

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

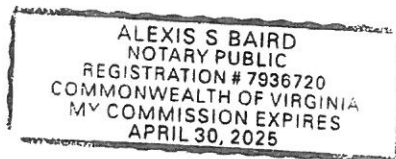
COUNTY OF Buckingham STATE OF Virginia

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 Jefferson's 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: Trustee

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: 297 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 James River in fields on farm</sup>
2. Community Design - <sup>overlook King</sup> 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 EMS at Glenmore
7. Housing 1.2 miles Scottsville Police Existing apartments with one and two bedrooms
8. Libraries campsites 1.2 miles to Jefferson/Madison Library in Scottsville
9. Parks and Open Spaces 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

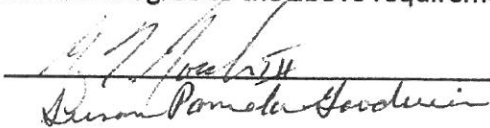
## SIGNAGE AT PROPERTY

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: 

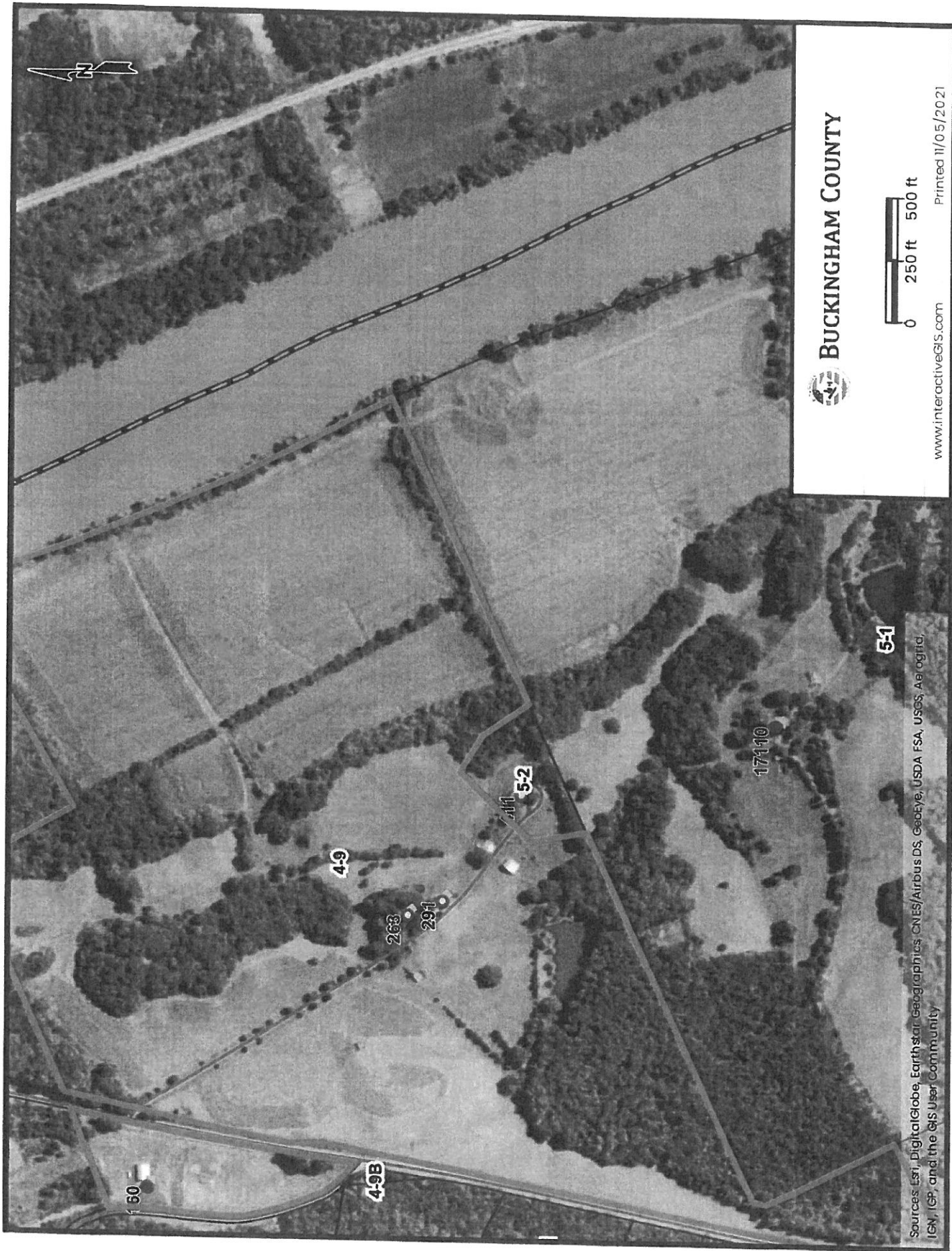
Date: 11-4-21

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:

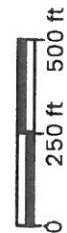
Land	449700	Acres (3)	102596	Assessment	Loan#	Mor
Use		Class 6 0	*Zone JRF	ID# JLC Code	ACH FG/\$	
Impv.	608100	Par. (1)/Cd		Date 00000000	Bill#	4602
Mtn Land		Ty/Rn/Lnd	/	Batch	1st Half	2750.28
Timber		P BkPg		St Excl 00	1H Addtl	
Mineral		D BkPg	70 249		2nd Half	2750.28
Tot Value	1057800	W BkPg		BIPermt 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	

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:	<u>          </u>	Interest Due:	<u>          </u>		
Total Amount Due:	<u>2750.28</u>	Aging:	0 years, 0 months, -42 days.		
		Promise to Pay Date:	<u>          </u>		
F1=Amt Tender	F2=Next Ticket	F3=Exit	F10=Funcnt Menu	F20=Attach	





# BUCKINGHAM COUNTY



www.interactiveGIS.com

Printed 11/05/2021

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

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  
Examined & mailed to  
Hamner G. Goodwin  
Kesterville, VT  
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 Mechanica Plan at DB 184, Pg. 55  
Recorded 4-23-93. Constance A. Catlett, 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 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  
Fred, Bacon & Davis  
Const. Corp.  
7113A Staples  
Mill Road  
Box 9485  
Richmond 28, Va  
4-25-63*



**Buckingham County Planning Commission**

**December 27, 2021**

**Administration Building**

**7:00 PM**

**Public Hearing 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.

**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 ; 193-12 ; 193-11 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ 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: 194-1-2

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: 194-1-3

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 Biglow

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 Y. 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 Y. 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 Ilke 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)

Ilke 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. Yoder

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







BUCKINGHAM COUNTY



www.interactiveGIS.com Printed 11/05/2021

**193-12**  
Sources Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID,  
IGN, IGP, and the GIS User Community





OFFICIAL RECEIPT  
COUNTY OF BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT

DATE : 05/29/2019 TIME : 11:41:43  
RECEIPT # : 19000002293 TRANSACTION # : 19052900006  
CASHIER : KQK REGISTER # : D729  
INSTRUMENT : 1900000705 BOOK : 460  
GRANTOR : YODER, IKE Y, ET UX  
GRANTEE : WAKINS III, DAVID C, TR ET AL  
RECEIVED OF : ELDER & 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  
NAMES : 0  
CONSIDERATION : \$374,000.00 AVAL : \$0.00

CASE # : 029CLR1900000705

FILING TYPE : DOT  
RECORDED : 05/29/2019  
EX : N  
EX : N  
PCT : 100%  
AT : 11:30  
LOC : CO  
PCT : 100%

PAGE : 969

PAGES : 010 OP : 0

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

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 CRUMPTOWN 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.

BOOK 460 PAGE 968

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 \$

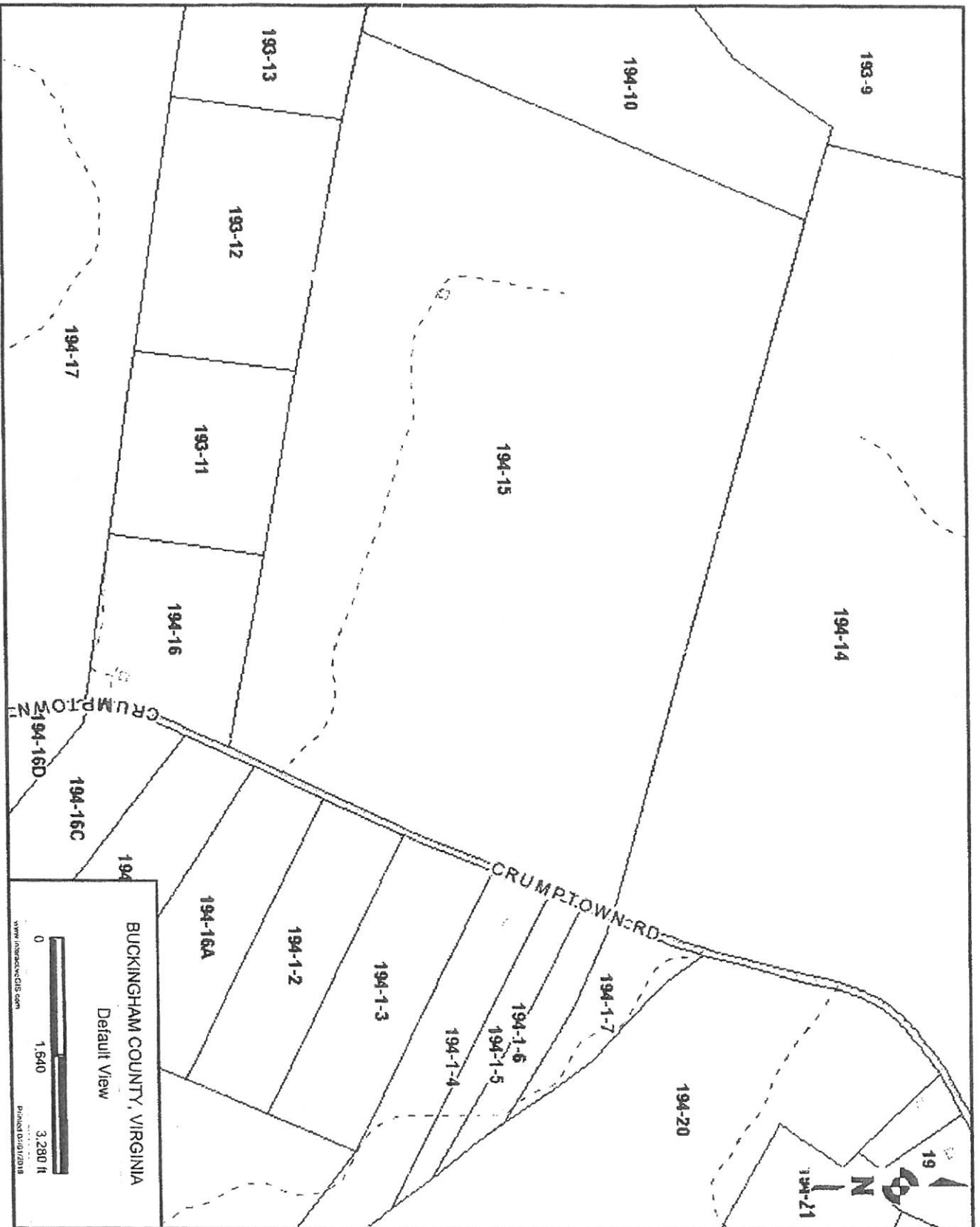
1100  
11250  
370803  
1450  
150  
500  
44500  
2000  
191133

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

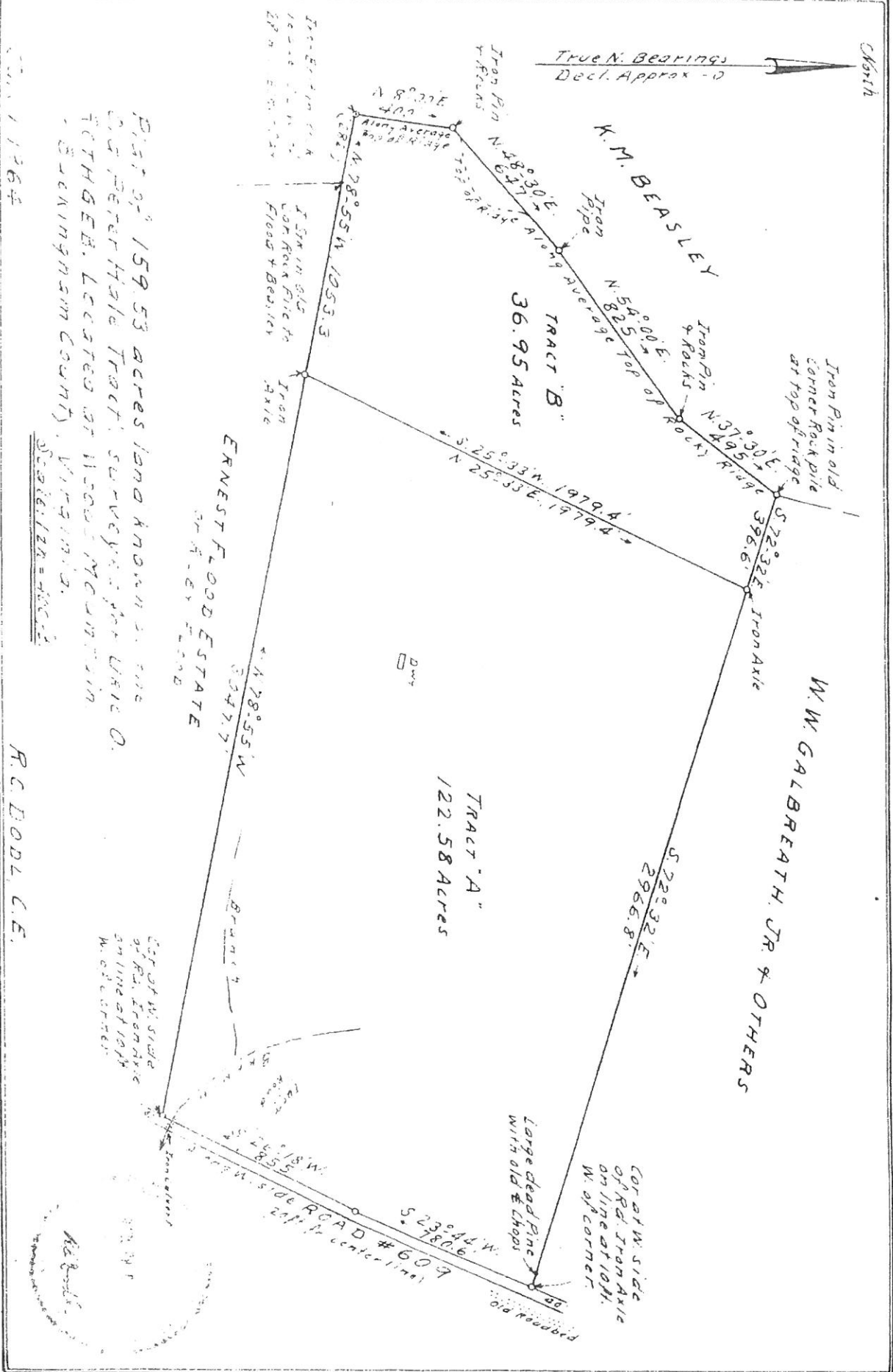
The foregoing instrument with acknowledgement was admitted to record on 5-29 20 19, at 11:30A M. in D.B. 460 Page(s)

Teste: JUSTIN D. MIDKIFF, CLERK

BY: Kira Fuchea, DEPUTY CLERK



True N. Bearings  
Decl. Approx - 12



R. C. DODD, C. E.

72-344



1961-1962 1963-1964 1965-1966 1967-1968 1969-1970 1971-1972 1973-1974 1975-1976 1977-1978 1979-1980 1981-1982 1983-1984 1985-1986 1987-1988 1989-1990 1991-1992 1993-1994 1995-1996 1997-1998 1999-2000 2001-2002 2003-2004 2005-2006 2007-2008 2009-2010 2011-2012 2013-2014 2015-2016 2017-2018 2019-2020 2021-2022 2023-2024 2025-2026 2027-2028 2029-2030 2031-2032 2033-2034 2035-2036 2037-2038 2039-2040 2041-2042 2043-2044 2045-2046 2047-2048 2049-2050 2051-2052 2053-2054 2055-2056 2057-2058 2059-2060 2061-2062 2063-2064 2065-2066 2067-2068 2069-2070 2071-2072 2073-2074 2075-2076 2077-2078 2079-2080 2081-2082 2083-2084 2085-2086 2087-2088 2089-2090 2091-2092 2093-2094 2095-2096 2097-2098 2099-2100 2101-2102 2103-2104 2105-2106 2107-2108 2109-2110 2111-2112 2113-2114 2115-2116 2117-2118 2119-2120 2121-2122 2123-2124 2125-2126 2127-2128 2129-2130 2131-2132 2133-2134 2135-2136 2137-2138 2139-2140 2141-2142 2143-2144 2145-2146 2147-2148 2149-2150 2151-2152 2153-2154 2155-2156 2157-2158 2159-2160 2161-2162 2163-2164 2165-2166 2167-2168 2169-2170 2171-2172 2173-2174 2175-2176 2177-2178 2179-2180 2181-2182 2183-2184 2185-2186 2187-2188 2189-2190 2191-2192 2193-2194 2195-2196 2197-2198 2199-2200 2201-2202 2203-2204 2205-2206 2207-2208 2209-2210 2211-2212 2213-2214 2215-2216 2217-2218 2219-2220 2221-2222 2223-2224 2225-2226 2227-2228 2229-2230 2231-2232 2233-2234 2235-2236 2237-2238 2239-2240 2241-2242 2243-2244 2245-2246 2247-2248 2249-2250 2251-2252 2253-2254 2255-2256 2257-2258 2259-2260 2261-2262 2263-2264 2265-2266 2267-2268 2269-2270 2271-2272 2273-2274 2275-2276 2277-2278 2279-2280 2281-2282 2283-2284 2285-2286 2287-2288 2289-2290 2291-2292 2293-2294 2295-2296 2297-2298 2299-2300 2301-2302 2303-2304 2305-2306 2307-2308 2309-2310 2311-2312 2313-2314 2315-2316 2317-2318 2319-2320 2321-2322 2323-2324 2325-2326 2327-2328 2329-2330 2331-2332 2333-2334 2335-2336 2337-2338 2339-2340 2341-2342 2343-2344 2345-2346 2347-2348 2349-2350 2351-2352 2353-2354 2355-2356 2357-2358 2359-2360 2361-2362 2363-2364 2365-2366 2367-2368 2369-2370 2371-2372 2373-2374 2375-2376 2377-2378 2379-2380 2381-2382 2383-2384 2385-2386 2387-2388 2389-2390 2391-2392 2393-2394 2395-2396 2397-2398 2399-2400 2401-2402 2403-2404 2405-2406 2407-2408 2409-2410 2411-2412 2413-2414 2415-2416 2417-2418 2419-2420 2421-2422 2423-2424 2425-2426 2427-2428 2429-2430 2431-2432 2433-2434 2435-2436 2437-2438 2439-2440 2441-2442 2443-2444 2445-2446 2447-2448 2449-2450 2451-2452 2453-2454 2455-2456 2457-2458 2459-2460 2461-2462 2463-2464 2465-2466 2467-2468 2469-2470 2471-2472 2473-2474 2475-2476 2477-2478 2479-2480 2481-2482 2483-2484 2485-2486 2487-2488 2489-2490 2491-2492 2493-2494 2495-2496 2497-2498 2499-2500 2501-2502 2503-2504 2505-2506 2507-2508 2509-2510 2511-2512 2513-2514 2515-2516 2517-2518 2519-2520 2521-2522 2523-2524 2525-2526 2527-2528 2529-2530 2531-2532 2533-2534 2535-2536 2537-2538 2539-2540 2541-2542 2543-2544 2545-2546 2547-2548 2549-2550 2551-2552 2553-2554 2555-2556 2557-2558 2559-2560 2561-2562 2563-2564 2565-2566 2567-2568 2569-2570 2571-2572 2573-2574 2575-2576 2577-2578 2579-2580 2581-2582 2583-2584 2585-2586 2587-2588 2589-2590 2591-2592 2593-2594 2595-2596 2597-2598 2599-2600 2601-2602 2603-2604 2605-2606 2607-2608 2609-2610 2611-2612 2613-2614 2615-2616 2617-2618 2619-2620 2621-2622 2623-2624 2625-2626 2627-2628 2629-2630 2631-2632 2633-2634 2635-2636 2637-2638 2639-2640 2641-2642 2643-2644 2645-2646 2647-2648 2649-2650 2651-2652 2653-2654 2655-2656 2657-2658 2659-2660 2661-2662 2663-2664 2665-2666 2667-2668 2669-2670 2671-2672 2673-2674 2675-2676 2677-2678 2679-2680 2681-2682 2683-2684 2685-2686 2687-2688 2689-2690 2691-2692 2693-2694 2695-2696 2697-2698 2699-2700 2701-2702 2703-2704 2705-2706 2707-2708 2709-2710 2711-2712 2713-2714 2715-2716 2717-2718 2719-2720 2721-2722 2723-2724 2725-2726 2727-2728 2729-2730 2731-2732 2733-2734 2735-2736 2737-2738 2739-2740 2741-2742 2743-2744 2745-2746 2747-2748 2749-2750 2751-2752 2753-2754 2755-2756 2757-2758 2759-2760 2761-2762 2763-2764 2765-2766 2767-2768 2769-2770 2771-2772 2773-2774 2775-2776 2777-2778 2779

Date: 11/04/2011  
 Page: 1 of 1  
 Name: [REDACTED]  
 Dept: [REDACTED]  
 Position: [REDACTED]

1. I, JOHN DOE  
 BEING OF THE COUNTY OF ALABAMA, STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE





*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 62.144.32 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

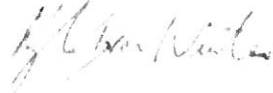
NOV No. 2110-002014  
VWP Site No. 21-001368  
Ike and Rebecca Yoder and Jason Knabe  
Page 3 of 3

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.

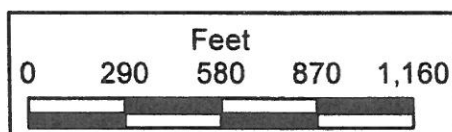




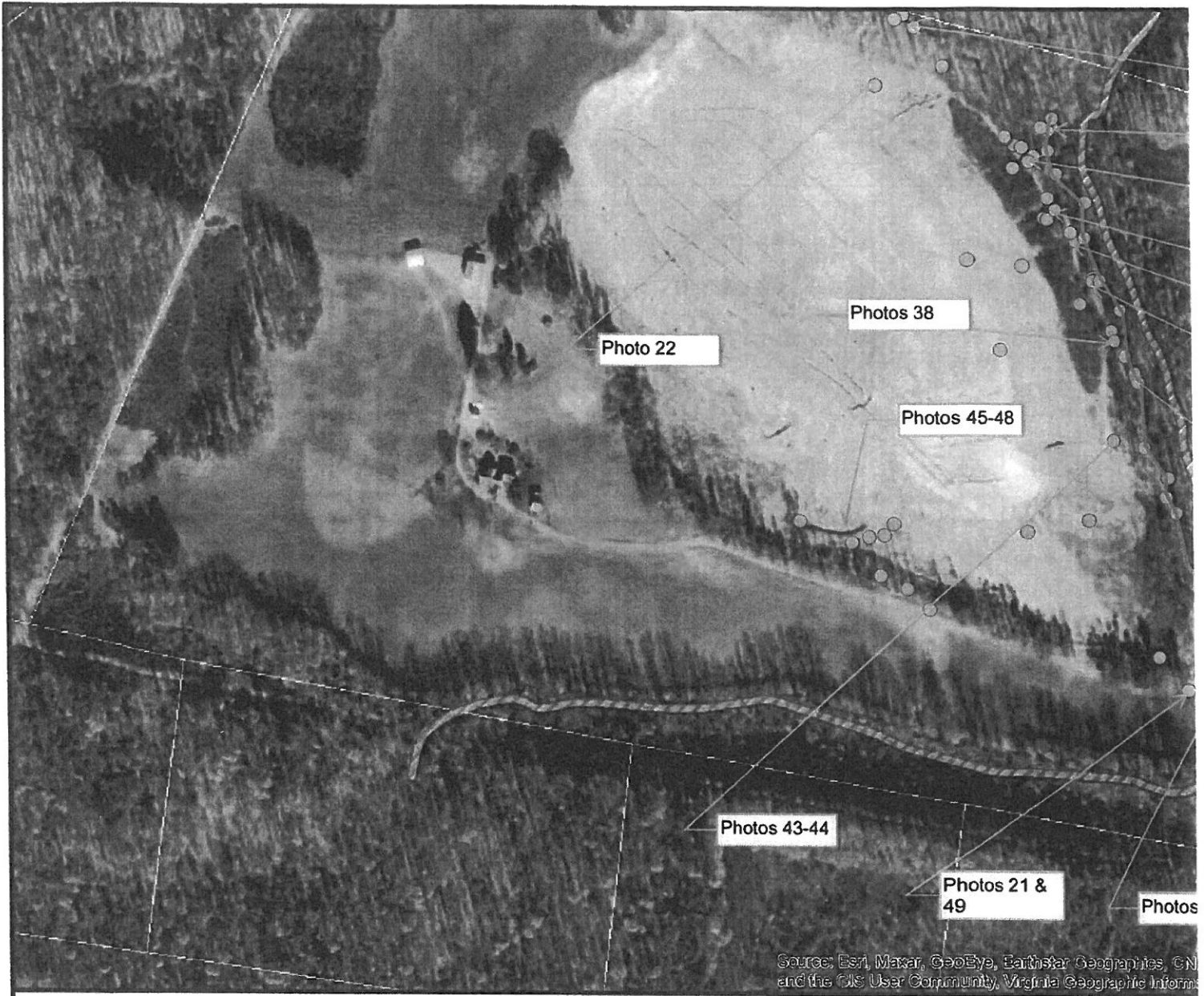
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNR, and the GIS User Community, Virginia Geographic Information

### Legend

- DEQ VWP Inspection Photos 09-24-2021
- NHD Rivers
- Virginia Parcels
- ▨ VA\_Wetlands



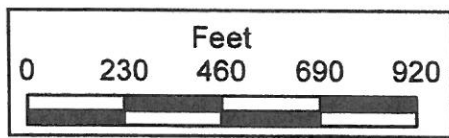




Source: Esri, Maxar, GeoEye, Earthstar Geographies, CN and the GIS User Community, Virginia Geographic Information

**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

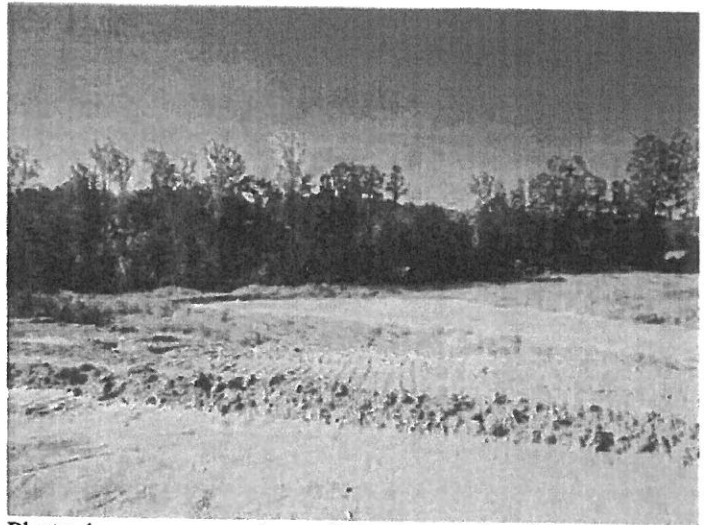


Photo 4      Area of clearing and grubbing with  
stormwater basin in the background

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

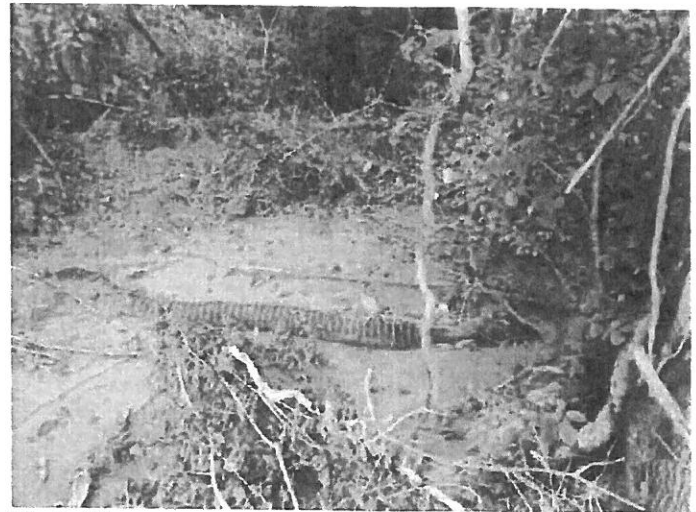


Photo 20 Area of disturbance

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

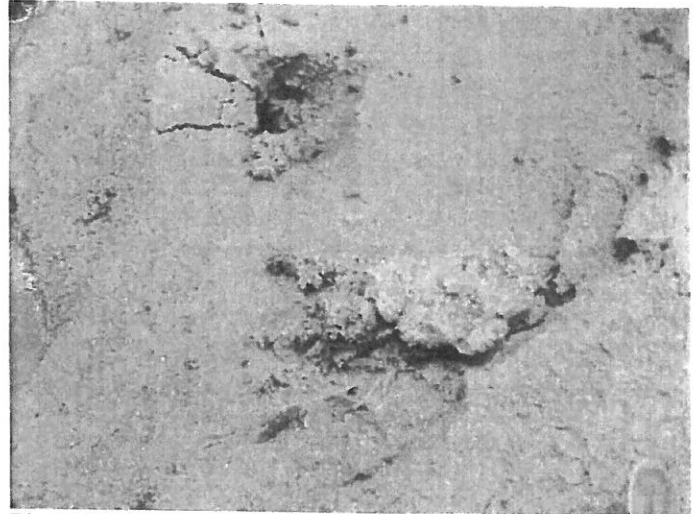


Photo 30 Soil core with approximately 5 inches of sediment observed

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

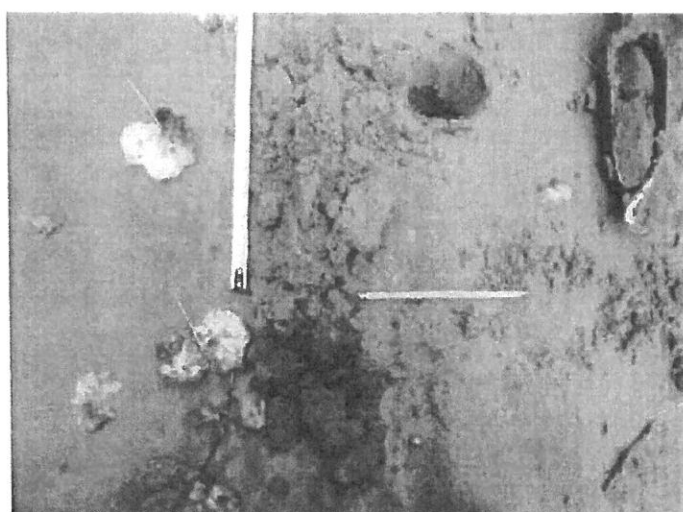


Photo 36 Soil core within the Non-jurisdictional depression/hunting trail  
Orientation N/A

## 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

**Planning Commission Work Session Dates – 2022**

(Third Monday of the month, unless holiday)

Tentative, if necessary

January 17

February 21

March 21

April 18

May 16

June 20

July 18

August 22

September 19

October 17

November 21

December 19

**Planning Commission Regular Meeting Dates – 2022**

(Fourth Monday of the month, unless holiday)

January 24

February 28

March 28

April 25

May 23

June 27

July 25

August 29

September 26

October 24

November 28

December 26

**47 Building Permits were issued in the amount of \$8129.22 for the month of November 2021**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
18729	Marshall	Virginia Propane	Mechanical	\$600.00	\$25.50
18735	Maysville	Hill Brothers Construction	Commerical Construction	\$300,000.00	\$1,140.00
18736	Town of Dillwyn	Roy and Cheryl Martin	Residential Remodel	\$100,000.00	\$268.38
18738	Maysville	Calvin Bachrach	Mobile Home Singlewide	\$15,000.00	\$235.51
18739	Curdsville	Michael Yancey	Electrical	\$0.00	\$25.50
18740	Curdsville	Sleepy Meadows LLC	Mobile Home Singlewide	\$60,000.00	\$232.38
18741	Slate River	Interstate Sign Company	Commerical Addittion	\$19,538.25	\$51.00
18742	Curdsville	Kelby and Samanatha Wharam	Residential Addition	\$3,500.00	\$63.86
18743	Curdsville	Calvin Bachrach	New Dwelling- Stickbuilt	\$20,000.00	\$223.25
18744	Curdsville	Century Link	Electrical	\$800.00	\$25.50
18745	Marshall	Mario Jose Linares	Mobile Home Singlewide	\$15,000.00	\$226.72
18746	James River	Melvin Williams	Electrical	\$0.00	\$25.50
18747	James River	Howard Electrical	Electrical	\$1,550.00	\$25.50
18748	James River	Ellington Energy	Mechanical	\$7,275.00	\$25.50
18749	Marshall	Lester Harvey	Demolition	\$0.00	\$25.50
18750	Marshall	Lester Harvey	New Dwelling- Stickbuilt	\$118,000.00	\$259.61
18753	Maysville	Oakwood Homes	Mobile Home Singlewide	\$104,000.00	\$227.90
18754	Marshall	Oakwood Homes	Modular Unit	\$237,000.00	\$519.87
18755	Maysville	Vaughns Improvments	Residential Addition	\$15,000.00	\$49.49
18756	Slate River	Charlottesville Generators	Electrical	\$8,387.00	\$25.50
18757	Slate River	Elizabeth Perry	Mechanical	\$0.00	\$25.50
18758	Curdsville	Sleepy Meadows LLC	Mobile Home Singlewide	\$60,000.00	\$232.38
18759	Curdsville	Sleepy Meadows LLC	Mobile Home Singlewide	\$60,000.00	\$232.38
18760	Curdsville	Sleepy Meadows LLC	Mobile Home Singlewide	\$60,000.00	\$232.38
18761	Curdsville	Sleepy Meadows LLC	Mobile Home Singlewide	\$60,000.00	\$232.38
18762	Curdsville	Sleepy Meadows LLC	Mobile Home Singlewide	\$60,000.00	\$232.38
18763	Francisco	Boyer and Sons Electric	Electrical	\$500.00	\$25.50
18764	Francisco	Parker Oil Company	Mechanical	\$1,100.00	\$25.50
18765	Marshall	Wendy Staton	Electrical	\$0.00	\$25.50
18766	Curdsville	Dean Snoddy	Mechanical	\$3,500.00	\$25.50
18767	Marshall	MW Butler Electrical	Electrical	\$2,450.00	\$25.50
18768	Maysville	James Lee	Electrical	\$3,900.00	\$25.50
18769	Maysville	Graham Heslip	Modular Unit	\$174,000.00	\$383.23
18770	Slate River	Mitchell Homes	New Dwelling- Stickbuilt	\$120,000.00	\$376.71
18771	Slate River	Aaron Esh	New Dwelling- Stickbuilt	\$200,000.00	\$1,625.30
18772	Maysville	Richard Seay	Commerical Remodel	\$3,000.00	\$51.00
18773	Maysville	Clarence Davis	Mechanical	\$9,000.00	\$25.50
18774	Maysville	Clarence Davis	Electrical	\$0.00	\$25.50
18775	Marshall	Therea Hudgins	Electrical	\$0.00	\$25.50
18776	Marshall	Aaron Esh	Farm building- Exempt	\$8,000.00	\$10.00
18777	Curdsville	Amos Stoltzfus Jr	Farm building- Exempt	\$30,000.00	\$10.00
18778	Slate River	Charlotte Joyner	Electrical	\$0.00	\$25.50
18779	James River	Robert Tarantole	Mechanical	\$6,120.00	\$25.50
18781	Curdsville	Grace Robelen	Detached Garage	\$27,000.00	\$117.81
18782	Curdsville	Central Virginia Christian School	Electrical	\$750.00	\$25.50
18783	Maysville	Diana Blackburn	Mechanical	\$600.00	\$25.50
18731		Edens Garden Construction	Sqaure Footage Change		\$334.30
47					
**Cost of permit is calculated based on square footage of structure**				\$1,915,570.25	\$8,129.22

