

**Buckingham County  
Planning Commission  
Monthly Meeting  
Packet**



**March 22, 2021**



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

**The meeting is open to the general public but due to social distancing limiting the number of people the room can accommodate to approximately 20 people, you may view the meeting by logging on to <https://youtu.be/aUAQEXn-IdQ>**

1. Call to Order by Planning Commission Chairman
  - Invocation
  - Pledge of Allegiance
  - Establishment of Quorums
2. Adoption of Agenda
3. Approval of Minutes
  - a. February 22, 2021 Regular Meeting
4. Public Comment
5. New Business
  - No New Business at this time
6. Old Business
  1. Public Hearing Case 21-SUP282 John Wicks
7. Reports
  - A. Building Permits Report
  - B. Zoning Administrator Report
8. Commission Matters and Concerns
9. Adjournment



**Buckingham County  
Planning Commission  
February 22, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Monday, February 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: John Bickford; James D. Crews; Patrick Bowe; Alice T. Gormus; Steve Dorrier; Ashley Shumaker; Joyce Gooden and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

Chairman Patrick Bowe called the meeting to order. Joyce Gooden gave the invocation, Alice Gormus led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- eight of eight members were present. The meeting could continue.

**Bowe:** Adoption of the agenda?

**Allen:** So moved.

**Bickford:** Second.

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

**Bowe:** All in favor, raise your right hand, unanimous. Approval of minutes January 11 2021 joint public hearing.

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

**Shumaker:** Second.

**Bowe:** We have a first and a second. Any discussion? Let's vote. Raise your right hand. unanimous.

**Edmondston:** Chairman Bowe, may I just interrupt, don't forget. Dabney.

**Bowe:** Dabney are you on the line? Would you like to vote on that? The approval of minutes.

**Crews:** Yes.

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

**Bowe:** Thank you. Approval of January 25 minutes.

**Allen:** So moved.

**Shumaker:** Second.

**Bowe:** We have a first and a second. All in favor. Dabney?

**Crews:** Yeah.

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

**Bowe:** Unanimous. Public comment. Want to go ahead and read that?

**Edmondston:** Yes, sir. Mr. Chairman, the planning commission would like to remind all speakers that they have a First Amendment right to speak however, speakers do not have indemnification. If the statements are made with actual or constructive knowledge that they are false, or with reckless disregard for whether they're false. We ask all speakers to keep to what they know to be the truth. And by signing up for comment, you are acknowledging your understanding and agreement with the above? Mr. Chairman, we actually do not have anyone signed up for public comment tonight.

**Bowe:** Thank you. New business.

**Edmondston:** Yes, sir. Tonight the one item of new business that we have is the introduction of case 21SUP282 our landowner is Steven Wicks and he resides at 5532 Summer Crescent, Virginia Beach, Virginia 23462. And our applicant is John M. Wicks at 5350 Cove Garden road in Covesville, Virginia 22931. The property information consists of tax map 80-40 which contains as a whole property 74.85 acres the site for this business for the SUP request will consist of 1.06 acres. And it's located at 2451 Banton shop road, which is State Route 617. It's currently zoned A1 and the request tonight is to apply for a special use permit to operate a custom woodworking shop as a small business for custom and heirloom furniture. Mr. Wicks is



asking the Planning Commission to hold a public hearing for this request. Once again, the zoning ordinance does not permit custom woodworking shops as a by right permitted use however within an A1 agricultural zoning district custom woodworking shops 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 in 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. Mr. Wicks as indicated in his written narrative that he wishes to open a small self-contained woodworking shop or studio in order to create unique custom and artistic sets of furniture. he anticipates being a one person operating shop not to exceed a three-person operation Mr. Wicks does not expect more than 10 customers and visitors per month for low volume impact to the traffic in the area. Mr. Wicks has no plans to construct housing on the 1.06 acre site for the woodworking shop. I have listed 10 conditions that are a suggestion of things that you may consider. Our landowner and applicant are with us tonight in the audience. I would like to add that Mr. Wicks, John Wicks, who's our applicant does have some slides that he'd like to show that consist of the furniture that he produces and his woodworking shop.

**Bowe:** Do you want to step up Mr. Wicks?

**John Wicks:** Here is a simple dozen or so photos to give a good general idea. Seems to be stuck on a small loop for some reason? Well I can just simply show you I guess through a more manual process. Suffices to say that what I'm aiming to do is to the realm of custom and artistic shall we say is doing entire sets of furniture as to be sold as a whole nothing to be mass produced, usually everything should be, in essence, a one off as in nothing will be really repeated. And so this is an example of one set Shall we set and upon which I've also re upholstered the furniture as well to go along to match a certain theme. And I'm planning on using a combination of domestic woods which Buckingham is quite sufficient with. along with the accents of slight exotic woods such as in this case, you can see with the yellow that is a wood called yellow heart. And some of this joinery as well around here it's a wood called win gate this would be another example of in this case, the beginnings of bedroom set and again using domestic woods and then using exotics and such for the highlights and also showing you this I guess you'd say the builders such doing carving and the like which is just something I find the don't often quite find in most furniture stores or anything else so I'm trying to provide a simple outlet that most places don't really have a full fine furniture. Do you have any questions initially?

**Bickford:** Mr. wicks, do you have specific orders? Or do you just another words what generates your ideas here as far as your work?

**Wicks:** By generating ideas?

**Bickford:** Yeah.

**Wicks:** Usually it is taking for instance, the case of something along the lines of this is I have traveled extensively so this is a combination of made cultures that have been around for instance, a headboard has a combination of mowdy or New Zealand woodworking. I can zoom in here, you can't quite see it along this headboard has a very traditional mowdy version, also the Pacific Northwest with for instance, the posts, you know, which does the such and so, the general in this particular case, is pulling off the central picture here by artist named Jeff Jackson, upon which you have all succeeded in upgrading those lights and everything else to go along with it as well. Does that answer your question?

**Bickford:** Yeah, pretty much I would just say asking for in the future if if you do get approved, how you would someone be able to contact you?

**Bowe:** How do you market?

**Bickford:** Yeah.

**Wicks:** So basically, I would do a few things which is one you are more than welcome to come to the shop itself. And then also I plan on using a lot of social media as well such as Etsy, Instagram, the full bracket Facebook and basically making myself available to pretty much anyone within the country. Well, I would say lower 48 Yeah. upon which they can purchase anything.

**Gooden:** I have a question you mentioned re upholstering. So are you going to be re upholstered furniture there also?

**Wicks:** Not as a main but I have more than easily have the capability of doing so. reason I mentioned reupholstering is because furniture I made can be upholstered as well. The both equipment and ability to make upholstered equipment as well as just fine woodworking. Does that answer your question?

**Gooden:** That does and the furniture designs are whatever you see in the wood?

**Wicks:** I guess you could call that yes it's just you know, I have a vivid imagination sometimes going, to come and go and playing sometimes it's one of the fun parts.

**Dorrier:** I have a question. For your shop. Would you require any special electrical needs as far as three phase or do you operate on single phase?

**Wicks:** I've been considering that but I went ahead and have set everything up to be able to work off single phase

**Dorrier:** Okay.

**Wicks:** No, no logical needs that are above and beyond what is normal.

**Dorrier:** I'm wondering though, if you have any large equipment, you know that you may need three phase.

**Wicks:** The equipment I've chosen is typically considered the question of single versus three phase. And I have chosen out equipment that is while large equipment, again function off single phase.

**Gormus:** Mr. Wicks do you make your finish? Do you custom make that because these pieces are absolutely gorgeous.

**Wicks:** Thank you.

**Gormus:** But they're not colors that I have seen.

**Wicks:** So these finishes are actually just clear finishes their primary tung oil with a little bit of poly. And I sometimes use a brand named waterlox, which is very good in that and it doesn't really affect color or anything else. And a lot of these colors are actually the natural colors of the wood. That's kind of the fun part. I have not stained anything that you've seen.

**Gormus:** Okay. Wow.

**Wicks:** Yeah, that's just kind of to give you an idea. And he's example is, which is why I included which is this one here, upon which you can see, you know, green, pink, purple, a full range of colors. I think about, you know, some of these woods is that we can easily preserve that and you don't have to do anything such as stains.

**Shumaker:** You mentioned people coming and to be welcomed to come to your shop, do you envision having a showroom of some sort, or just kind of what's under production at the time?

**Wicks:** What I've more so set up as I have set a corner of my shop aside, in order to stage, but as for a showroom now not at this point in time. Maybe if I'm wildly successful or something, then I might build an auxiliary building for show room. But suffice to say, considering that I'm aiming



to make most of my products available both online. And such is you know, it's just having a main area upon which to display for photo purposes and the like.

**Gormus:** You don't see a need for extensive parking lot?

**Wicks:** Nope honestly, What I've kind of gone ahead and sketched out is just simply something that could fit maybe up to three cars for. Something that is this is meant to be small, and I don't want it to be large.

**Gormus:** Okay, and you don't have big delivery trucks that come are

**Wicks:** No equipment has already been delivered, which was the extent of our delivery. And that was just to the end of the driveway. And that was just moving in some of the larger pieces of equipment. So no, there won't be any delivery trucks beyond the occasional maybe if I buy a larger bulk of wood at a wholesale price then but also within this, I've gone ahead and ordered out a mill and the like so hopefully I can make most of the stuff I need on my own. And as I've kind of made my statement and just trying to make everything self-contained.

**Gormus:** So if I was in another state, and I purchased from you, how would I get that piece?

**Wicks:** I would bring it to you myself.

**Gormus:** Oh, okay. Okay. So you deliver? Okay. So you don't have to worry about big trucks turning around and loving it. Okay, cool.

**Bickford:** If there are no more questions from the commission. I'm going on make a motion to move this forward to public hearing.

**Gormus:** I'd like to second that

**Bowe:** Any discussion? All in favor, raise your right hand. Dabney?

**Crews:** Yes.

**Bowe:** Thank you. unanimous. You will go before them on do we have a date here Nicci?

**Edmondson:** It's actually a public hearing for the Planning Commission on March 22, at 7pm

**Wicks:** Thank you all so much.

**Bickford:** Thank you.

**Commissioner Bickford moved, Commissioner Gormus seconded, and was unanimously carried by the Commission to move SUP-282 on to public hearing.**

**Bowe:** Old business there is none. Reports?

**Edmondson:** In your packet, you have your building permits report for informational purposes. And as far as the zoning administrator report, I do not have anything new to bring up at this time.

**Bowe:** I have one question.

**Edmondson:** Yes, sir.

**Bowe:** In the Curdsville district Energex is building a \$17 million building, what is that all about?

**Edmondson:** That's the solar farm. It just commenced construction six to eight weeks ago.

**Bowe:** Okay. So the one down on 60.

**Edmondson:** That's Buckingham two solar that SUP was approved in 2017. Yes, sir.

**Bowe:** Okay, thank you. Commission matters.

**Bickford:** Mr. Chairman, its my understanding. We've had a few discussions in regards to maybe some modifications to our public speaking time. And it's my understanding from talking to you that Mr. Wright was going to research and give us some possibilities of things that we perhaps could adopt.

**Edmondson:** Mr. Wright I actually brought up with him two to three weeks ago, when this matter was brought to our attention. And apparently there may be more than one avenue as far as I know that the question was to reduce the amount of speaking time allowed, or was it to move the public comment from the beginning of the agenda to the end of the agenda? Mr. Wright.

**Wright:** The only conversation I've had about this topic was a very informal conversation with the planner zoning administrator, I am not aware of that request, and I apologize to you.

**Bowe:** Okay, well, the thought is, anytime that there's 10 or more speakers signed up, or a conglomerate of 10. In other words, six in person two with email and four with telephone. Anytime there's 10 or more, the podium time would be reduced to one minute. Is there any problem with that?

**Wright:** A problem is very bare word. I'm assuming what you're asking me. Is there any legal problem with that?

**Bowe:** Yes.

**Wright:** I don't know the answer to that. It needs to allow enough time for a fair discussion and otherwise, but so as I say, I've not spent any time other than a very informal conversation on when you may be willing to do it at the beginning of the meeting, the end of the meeting, those types of things, I don't have a definitive answer for you. So I would ask for a little leave to do a little bit of work on it and make sure that I give you sound advice.

**Bowe:** Okay. Any of the commission have anything to say about that thought was?

**Bickford:** Well, I'd like to say the intentions, or at least in my thinking is not to squash, public discourse and discussion. It's just to make utilization of the time more efficient. And that's what, you know, I sort of look, I can see a need for that. So you don't... your times more effectively used by discussing the fact. And it may discourage if you cut the time back, I was thinking about this after we discussed that it might encourage more groups to form in other words, they've got five minutes, I believe, is that right? If I recall.

**Gormus:** No, everybody had three,

**Allen:** Unless you're a group.

**Bickford:** Yes, right now but if you're a representative of group you get five minutes, I can see that would be a more efficient way of making use of the time if have a spokesman for a group so they can discuss it, you know, that way they can list it, they got a little bit more time, and they can hit all the points that they want to versus 10 people trying to hit those points and maybe being redundant, because they don't know what the other person is going to say. So that's where my train of thought, and I'm just, that's just my opinions.

**Gooden:** And my thoughts on that would be having done public comments, I come in, I practice my three minutes to get everything in. And to come in and not know whether I would have three minutes or a minute is going cause me some anxiety, because, you know, just depends on who's showing up. And now I've got to edit down something that I've, I usually carefully work on what I am going to say. And having read a package that we had, and I looked at the configurations of people saying the same thing over and over again. You kind of look at it... And so I think keeping it at three minutes is important. And because I don't want someone to come in, I know how I would feel. If I came in and we say well, you got three minutes. No, you got one and I Worked and practiced.

**Edmondson:** Another way to look at this historically with other controversial issues that during times of public hearing or public comment, what has the county done to address a large number of citizens or constituents making those comments have we said in excess of or we anticipate a large volume? And we're going to give 30 days notice at one meeting for the other one, so that people would be prepared? What has typically been done in the past?



**Gormus:** Again, if memory serves correct, for last time, we had a big group it was it was already decided that groups would have three minutes. And individuals three. Somebody please look into that.

**Bowe:** Well, this would probably require a change to our bylaws.

**Gormus:** But I don't personally, I'm kind of like Joyce, I don't feel like you could unpack your thoughts in a minute. And I don't, I don't feel like that, that would be fair. And I understand, you know, the, the one group that gets everybody roused up, and they bring 20 people and all of us get three minutes. You know, I understand that, but I don't feel like it would be fair for the average Joe, to get penalized because of a group that has done that. I think we have to be very careful how we tread on that.

**Gooden:** And I agree with that. Also, because thinking of the group that usually takes a lot of time and had many statements, all they're going to do is reorganize and figure a way around it.

**Gormus:** Yeah, and I think that's why we went with three and three. For the group, and they have visual.

**Gooden:** There'll be some other way to do it. Because in the minutes, there were individual speakers, and then there was a video, but the video contained people who had already spoken.

**Bowe:** Yeah it did.

**Gormus:** That may be where we need to address. You know, if you're a speaker, you have three minutes. If you're a presenter, then that's a whole different category. And I feel like if you do a video, then your presenter.

**Allen:** Yeah, presentations most time is totally different. Yeah. It is no time on it. You just get up and do what you do,

**Gormus:** Right. But if you're going to present, you need to be on the on the docket like Mr. Wicks was.

**Shumaker:** Thinking back to the last meeting, when we had a lot of comments, you know, for the voicemails, we were able to cut them off at three minutes, right. But how do we enforce that with written emails or letters?

**Edmondston:** So the email to look at those guidelines and the agenda, and we'll let you know that we cut it off at 500 words, I believe is what the emails I think it's included here, or it may not be but the three minutes will be stopped after the voicemail is played. And it's the email comments, here they are number two, please limit word count to 500 words.

**Shumaker:** Does that adequate? I mean, roughly reading it

**Edmondston:** As roughly reading it at a normal speed be approximately three minutes.

**Shumaker:** Making reading something in one minute might be pretty difficult.

**Edmondston:** But it's really going to limit anyone's time to pull their thoughts together. Because it takes a few seconds to say Hello, I am ABC from this particular district. And I'm here tonight to speak I mean, that's going to take them anywhere from 10 to 20 seconds.

**Edmondston:** I mean, and how do we determine that 10 is the number I mean? You know, we do want to encourage our citizens to participate in this process.

**Allen:** All right so after 30 minutes. So what do you....

**Gormus:** Well, probably...

**Bowe:** If it were just 30 minutes it wouldn't be a problem. But there's been nights we've set up here for two hours hearing and the same thing over and over and over.

**Allen:** We Maybe it's set a time of an hour of public comments, and then maybe they can come back later on. I don't know. I wouldn't worry about cutting the three minutes more than I would be cutting the time for us say an hour of public comments, and then it's over.

**Bowe:** That could work.

**Allen:** That way, people still get to speak to three minutes. till they get to that hour, and then you go shut down everybody else. Yeah, that's going to be a problem and the issue too. But do you wait until after the meetings gone farther like at the end of the meeting and let them come back down? I don't know what you do. But you don't want to cut anybody off.

**Gormus:** Well, it could be that, that we've moved the business to the front end. And the comments to the back end back that way, people who actually have business are not sitting and listening to the same people talk and talk and talk.

**Allen:** But most of your public comments are for stuff that we're going to be doing so we will be already finished by the time they comment.

**Gormus:** If it has a public comment section for that case, then that is something that they don't need to bring into the public comment, because we have the public comment for that section.

**Allen:** You mean a public hearing.

**Gormus:** Yeah a public hearing.

**Allen:** Then anybody can speak thing, right? We've been having a lot of people just not in Buckingham speaking. For that its okay. Only on public comment, can you keep people in the county, after the public comment it's over.

**Gormus:** Right? Perhaps we can look to that.

**\*Inaudible comment from crowd\***

**Bickford:** That's a suggestion with the problem you run into is if you have enough people, as just like Joyce indicated and they practice for three minutes, and they're the last ones to sign up, then they only got a minute. And they have to, you know, change all they had to try to shorten up their talking and hit only the high points. I could see that not being... it's a great suggestion. But I can see the problem with it because if you have enough people, somebody is going to have to only going to have a minute and they prepared for three.

**Gooden:** I think we need to be very careful in our wording to because I'm looking down here we refer to presentation. And this was a video, it was considered a presentation. And so just if we're careful in our wording, and we call it it's not a public comment, it's a presentation. And then I know when people are signing up for public comment, there are people who want to wait to be the last one so they can comment on everybody else's comment. I've seen that happen. So there are a whole lot of games that are game strategies, I'm sorry, that are used when people sign up for public comment too. And we just need to be careful. But I remember the one when we had the hunting, hunting gun owning community coming in, and this place was literally packed. You know, from here out, and everybody wanted to talk.

**Gormus:** And I think we have to be very careful that we don't step on, you know, the amendment rights, right. And, and the, you know, the democracy of our country. It's already being traded on lots of other places. We don't want to be guilty of that. Even after we have to stay you know, later. They already think we don't listen to him. Especially that group. So if someone will look back and make sure that because as I remember the last time this came up, that we addressed the groups for three minutes in the individuals for three also. So if somebody will look back into that, I would appreciate it.

**Edmondston:** I'll do that, Alice.

**Gormus:** Okay. Thank you, Nicci. I appreciate that. And now that Mr. Wright, probably has a better handle on where this discussion is going in more of a formal manner. He and I can get together if it's agreeable.

**Wright:** Specifically, what is it you want to know from me legally?

**Bowe:** Is three minutes cast in stone?

**Wright:** That we can tell you when the time comes after a little work.



**Gormus:** Thank you, Mr. Wright.

**Wright:** Thank you.

**Bickford:** Chairman, if there's no more discussion on that....

**Bowe:** Looking for an adjournment motion.

**Bickford:** So moved.

**Gormus:** Second.

**Bowe:** We have a first and a Second. All in favor, raise your right hand. Dabney are you with us? Dabney? We've got seven out of eight. That's enough. Adjourned.

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

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

ATTEST:

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Nicci Edmondston  
Zoning Administrator

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Patrick Bowe  
Chairman

**Buckingham County Planning Commission**

**March 22, 2021**

**Administration Building**

**7:00 PM**

**Public Hearing Case 21-SUP282**

**Owner/Applicant:**

Landowner	Steven A. Wicks 5532 Summer Crescent Virginia Beach, VA 23462
Applicant	John M. Wicks 5350 Cove Garden Road Covesville, VA 22931

**Property Information:** Tax Map 80, Parcel 40, containing approximately 74.85 acres, site for business will consist of 1.06 acres, located at 2451 Banton Shop Road Dillwyn, VA 23936 (State Route 617) Maysville Magisterial District.

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

**Request:** To Apply for a Special Use Permit to Operate a Custom Woodworking Shop as a Small Business for Custom and Heirloom Furniture.

**Background/Zoning Information:** The property is located on Tax Map 80 Parcel 40, 2451 Banton Shop Road, Dillwyn VA 23936. The property is zoned Agriculture (A-1). The Zoning Ordinance does not permit Custom Woodworking Shops as a by right permitted use. However, within A-1 Agriculture Zoning District, Custom Woodworking Shops 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. Mr. Wicks has indicated in his written narrative that he wishes to open a small self-contained woodworking shop/studio in order to create unique custom and artistic sets of furniture. He anticipates being a one person operating shop, not to exceed a three-person operation. Mr. Wicks does not expect more than ten customers and visitors per month for low volume impact to traffic in the area. Mr. Wicks has no plans to construct housing on the 1.06 acre site for the woodworking shop.

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.



Smith, A. Miller

**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

**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 ☒ 1" = 300'
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES NO 1.06 Ac.
- 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 1" = 300'
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 1.06 Ac.
6. Scale and north point: ☒ YES NO N/A 1" = 300'
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 See picture
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: 21-SUP282  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 02/09/2021

Special Use Permit Request: TO PERMIT THE OPERATION OF A SMALL  
BUSINESS FOR MAKING CUSTOM AND HEIRLOOM FURNITURE.

Purpose of Special Use Permit: TO PERMIT THE USE OF A WORKSHOP BUILDING  
TO STORE, MILL AND SHAPE WOOD FOR FURNITURE PRODUCTS.

Zoning District: A-1 Number of Acres: 1.06

Tax Map Section: 80 Parcel: 40 Lot:      Subdivision:      Magisterial Dist.: MAYSVILLE

Street Address: 2451 BANTON SHOP ROAD

Directions from the County Administration Building to the Proposed Site: GO EAST ON RTE. 60  
LEFT ON TROUBLESOME CREEK RD., LEFT ON RTE. 20, LEFT ON STATE RTE. 617  
(BANTON SHOP RD), RIGHT ON GRAVEL DRIVEWAY (BLUE FARM GATE) ABOUT 0.3 MILE.

Name of Applicant: JOHN M. WICKS

Mailing Address: 5350 COVE GARDEN RD., COVESVILLE, VA 22931

Daytime Phone: 919-344-8857 Cell Phone: 919-344-8857

Email: wicks.peguod@gmail.com Fax: N/A

Name of Property Owner: STEVEN A. WICKS

Mailing Address: 5532 SUMMER CRESCENT, VIRGINIA BEACH, VA 23462

Daytime Phone: 919-222-1620 Cell Phone: 919-222-1620

Email: stevenawickse@gmail.com Fax: N/A

Signature of Owner: Steven A. Wicks Date: 02/09/2021

Signature of Applicant: John M. Wicks Date: 02/09/2021

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: TERESA E. COBB

Mailing Address: SEE BELOW

Physical Address: 2599 BANTON SHOP ROAD, DILLWYN VA 23936

Tax Map Section: 80 Parcel: 39 Lot:        Subdivision:       

2. Name: JAMES L. & SANDRA H. BLANKS

Mailing Address: PO BOX 203, DILLWYN 23936

Physical Address: BANTON SHOP ROAD (VACANT - NO STREET NUMBER), DILLWYN 23936

Tax Map Section: 80 Parcel: 40B Lot:        Subdivision:       

3. Name: CLARENCE AUSTIN

Mailing Address: SEE BELOW

Physical Address: 5663 S. CONSTITUTION ROAD, DILLWYN 23936

Tax Map Section: 81 Parcel: 5 Lot:        Subdivision:       

4. Name: JENNIFER DAWN MCGEE

Mailing Address: SEE BELOW

Physical Address: 282 ROACHS LANE, DILLWYN 23936

Tax Map Section: 80 Parcel: 1 Lot: 12 Subdivision:       

12. Name: LALRA NORRIS

Mailing Address: SEE BELOW

Physical Address: 367 THOMAS CREEK LANE, DILLWYN 23936

Tax Map Section: 80 Parcel: 40A Lot:        Subdivision:



6. Name: ROBERT ANDREW DRAFT & CAROLYN DENISE DRAFT

Mailing Address: SEE BELOW

Physical Address: 232 ROACHS LANE, DILLWYN 23936

Tax Map Section: 80 Parcel: 1 Lot: 13 Subdivision: \_\_\_\_\_

7. Name: EDWARD L. STUMP ETALS.

Mailing Address: 504 N. HAYFIELD RD, WINCHESTER VA 22603

Physical Address: 212 ROACHS LANE, DILLWYN 23936

Tax Map Section: 80 Parcel: 1 Lot: 14 Subdivision: \_\_\_\_\_

8. Name: TIMOTHY H. & CATHERINE S. PAGE

Mailing Address: SEE BELOW

Physical Address: 150 ROACHS LANE, DILLWYN 23936

Tax Map Section: 80 Parcel: 1 Lot: 15 Subdivision: \_\_\_\_\_

9. Name: MCKINLEY MYLES, JR

Mailing Address: SEE BELOW

Physical Address: 2237 BANTON SHOP ROAD, DILLWYN 23936

Tax Map Section: 80 Parcel: 1 Lot: 16A Subdivision: \_\_\_\_\_

10. Name: CHARLES & LYNN THOMAS

Mailing Address: SEE BELOW

Physical Address: 555 THOMAS CREEK LANE, DILLWYN 23936

Tax Map Section: 80 Parcel: 41, 42, 43 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: CHERRY LANE FARM

Mailing Address: SEE BELOW

Physical Address: 6656 S. CONSTITUTION ROUTE, DILLWYN 23936

Tax Map Section: 65 Parcel: 46 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 10<sup>th</sup> day of FEBRUARY, year 2021

I STEVEN A. WICKS 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)

Steven A. Wicks

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

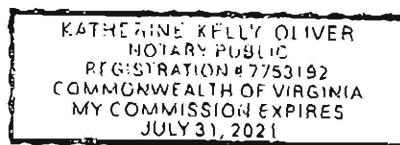
STATE OF Virginia

Subscribed and sworn to me on the 10 day of February

of the year 2021. My Commission expires on 7/31/21

Notary Public Signature: Katherine Kelly Oliver

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):

WOODLANDS, STORAGE BUILDING 10'X20' (BUGGY TOP)

WORKSHOP BUILDING 50'X 33' UNDER CONSTRUCTION

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

PREVIOUS OWNER (CURTIS PEARSON) USED PROPERTY FOR LOGGING

YEARS AGO

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 \_\_\_\_\_ N/A ✓

If yes, please explain any impact:

Owner/Applicant Signature: Steven A. Wicks Date: 02/09/2021

Printed Name: STEVEN A. WICKS Title: OWNER

## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 10<sup>th</sup> day of FEBRUARY, of the year 2021

I STEVEN A. WICKS (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)

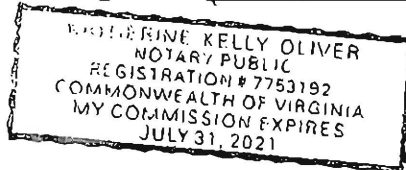
Steven A. Wicks

NOTARY PUBLIC Buckingham STATE OF Virginia  
COUNTY OF

Subscribed and sworn to me on this 10 day of February  
of the year 2021. My commission expires 7/31/2021

Notary Public Signature:

Stamp:





### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: STEVEN A WICKS

Location: 2451 BANTON SHOP ROAD, DILLWYN

Proposed Use: ACCESS TO SMALL WOODWORKING SHOP.

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: 2/11/21

### SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC

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

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

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

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

Stamp:

### **WRITTEN NARRATIVE**

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

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

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

February 7, 2021

John M. Wicks  
2451 Banton Shop Road  
Dillwyn, VA 23936

RE: Special Use Permit Application – Written Narrative

Dear Mrs. Edmondston, Zoning/Planning Administrator, and Buckingham Planning Commission:

I am looking to open a small self-contained woodworking shop/studio in order to create unique custom and artistic sets of furniture.

The proposed use of the land is to allow the business to control the means of production from start to finish. Starting with the milling of lumber, storing of stock and finally shaping it into the final product of heirloom furniture.

Considering all aspects revolve around renewable resources, the nature of the proposed property has ample space to use nearly all waste byproducts. For example, the largest waste product will be sawdust which will serve excellently as mulch and compost for the adjacent land such as the small orchard next to the shop itself. Therefore, it is projected to have a negligible impact on the environment.

The potential growth of the business is not meant to exceed a three person operation and would optimally only be two. At this current point and into the foreseeable future this will be a one person operation. Thus, currently there is no need for any sewage system or potable water sources. If growth were to exceed two people, creating a water and sewage system would become optimal for shop design and further additions would be considered for such.

Potential customers and visitors are not foreseen to be in any great numbers and are expected to be less than ten a month. Therefore, parking is only meant to accommodate three to four vehicles maximum on a small gravel pad and an auxiliary pad is meant for the milling of wood.

Development potential of the proposed land would be in the long term the building or setting up of structures for the storage and drying of wood, again in proportion of a one to two person operation.

The usage of the proposed land will not be for housing of any type and with the reuse of most byproducts the solid waste will be less than the average household and will consist primarily of used glue and finish (varnish, etc.) vessels as well as any plastic bottles and aluminum cans.

There are also plans within the proposed land of garden spaces (floral) as well as small recreational structures such as benches and picnicking area simply meant for the beautification



of the property, ideally becoming elaborate over time with multiple gardens and other similar small structures.

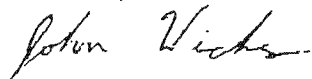
In the future upon stable success of the business, I would like to provide resources to the community such as an opening of an apprentice position for a predetermined amount of time to an occasional student and also providing resources to organizations such as the Boy Scouts or the Historical Buckingham site. Naturally all of this would be contingent upon meeting community guidelines and necessities. This is a long term success goal.

As for public services such as the library, I do not believe I will have any impact whatsoever.

I aim to achieve a state of preparedness for any emergencies or injuries that hopefully never occur and always have basic medical necessities on site. I also will install a cell phone signal booster in order to reach emergency services in case of any accident. I also plan to install a security system to alert local law enforcement if needed in the case of a break in.

I very much hope that Buckingham County will approve this Special Use Permit application so that this proposed business can flourish and give back to the community. Thank you for your time and consideration.

Sincerely,



John Wicks

02/09/2021

WOODWORKING SHOP HOURS OF OPERATION: 9:00AM - 5:00PM, MONDAY-FRIDAY  
PUBLIC VISITORS : 12:00PM - 4:00PM, MONDAY-FRIDAY

## 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: Steven A. Wicker

Date: 02/09/2021

## **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.





15-1649

THIS DEED, made this 30th day of November, 2015, by and between R. CURTIS PEARSON, JR., party of the first part (grantor), and STEVEN A. WICKS and ALICE G. WICKS, husband and wife, parties of the second part (grantees).

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

All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Maysville Magisterial District of Buckingham County, Virginia, containing Seventy-Four and eighty-five/hundredths (74.85) acres, more or less, said lands fronting on Virginia Secondary Route #617 (Banton Shop Road) and the centerline of the Slate River and being more particularly described by a plat of survey prepared by Michael Ray Goin, L.S., dated April 1, 2015, revised November 5, 2015, which is attached hereto, made a part hereof and recorded simultaneously herewith in the Clerk's Office of the Circuit Court of Buckingham County in Plat Cabinet A, at slide ~~250~~ 250B, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being a portion of the lands conveyed as "TRACT T-348 (Taylor) - Tax Parcel 80-40" unto H. Curtis Pearson, Jr. from GIC Virginia Timberlands, LLC, a Delaware limited liability company, by deed dated January 31, 2008 and recorded in the aforesaid Clerk's Office in Deed Book 355, at page 781 et seq.

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

Consideration: \$165,000.00  
Assessed Value: \$89,216.72  
Return to: J. Robert Snoddy, III

Part of TM #80-40  
Title Ins. Fidelity Nat.  
Title Ins.

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.

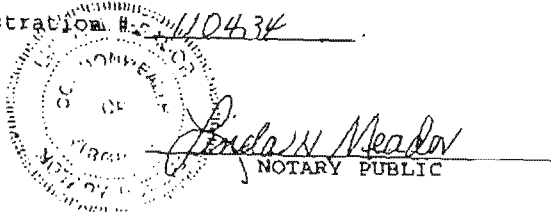
STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, Linda N Meador, 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 30<sup>th</sup> day of November, 2015.

My commission expires 8.31.2018.

Notary registration # 110434.



Grantee address:

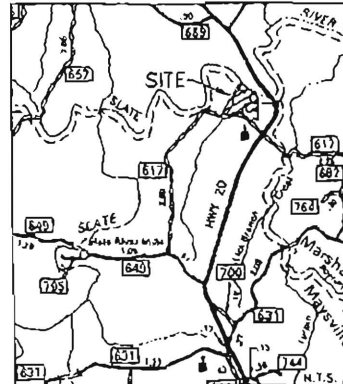
211 W. James St.  
Mt. Olive, NC 28365

035 Rec Fee	<u>11.00</u>	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	<u>412.50</u>	
Co. R. Tax	<u>137.50</u>	
Transfer	<u>1.00</u>	The foregoing instrument with acknowledgement
Clerk	<u>28.00</u>	was admitted to record on <u>Dec 1</u> 20 <u>15</u> .
Lib.(145)	<u>3.00</u>	at <u>11:20 AM</u> in D.B. <u>428</u> Page(s) <u>433-434</u>
T.T.F.	<u>10.00</u>	Teste: MALCOLM BOOKER, JR., CLERK
Grantor Tax	<u>165.00</u>	
038 Proc. Fee	<u>20.00</u>	BY: <u>Kim C. [Signature]</u> DEPUTY CLERK
Total \$	<u>776.00</u>	

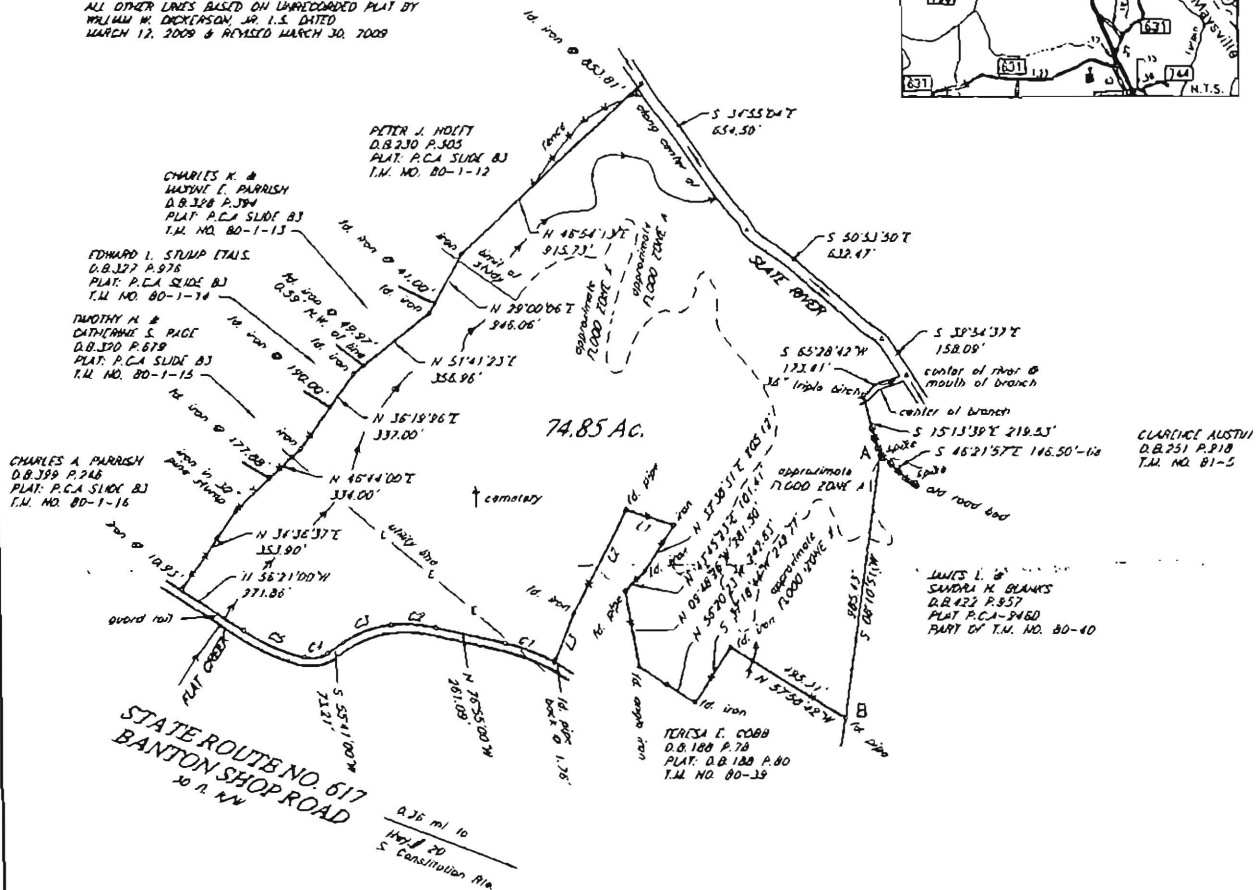
# DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112  
Appomattox, Virginia 24572  
(541) 332-8560  
Michael Ray Goin  
Land Surveyor

## LOCATION MAP

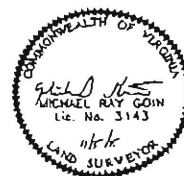


- NOTES: 1. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN  
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT  
3. THIS PLAT IS BASED ON UNRECORDED PLAT BY WILLIAM W. DICKERSON, JR. L.S. DATED MARCH 12, 2009 & REVISED MARCH 30, 2009 AND MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED  
4. T.M. NO. 80-40  
5. REFERENCE PLAT: D.B. 108 P.162  
6. APPROXIMATE FLOOD ZONES A & X TAKEN FROM F.L.R.M. COMMUNITY PANEL 1 STOPDC0008 WITH EFFECTIVE DATE OF JUNE 17, 2008  
7. LINE A-B SET PLAT BY UNDERSIGNED SURVEYOR DATED FEBRUARY 27, 2015 RECORDED IN P.C.A.-2460 ALL OTHER LINES BASED ON UNRECORDED PLAT BY WILLIAM W. DICKERSON, JR. L.S. DATED MARCH 12, 2009 & REVISED MARCH 30, 2009



Course	Bearing	Distance
L1	N 71°43'37" W	182.51'
L2	S 85°51'12" W	433.74'
L3	S 27°25'12" W	191.38'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	719.46'	192.07'	15°12'45"	191.50'	N 69°16'07" W
C2	485.92'	182.50'	19°09'37"	161.74'	N 86°29'48" W
C3	380.73'	187.65'	28°14'23"	185.75'	S 69°48'12" W
C4	104.33'	88.54'	48°36'20"	85.91'	S 79°39'10" W
C5	719.56'	243.15'	18°21'40"	241.89'	N 69°01'50" W



## COMPOSITE PLAT

SCALE: 1 IN. = 300 FT.

74.85 ACRES

SURVEYED FOR: H. CURTIS PEARSON, JR.

SOURCE OF TITLE: H. CURTIS PEARSON, JR.  
D.B. 355 P.781 PART OF TRACT 1-348 (TAYLOR)

LAYSVILLE DISTRICT, BUCKINGHAM COUNTY  
VIRGINIA

APRIL 1, 2015 - SEE NOTE 7  
REVISED NOVEMBER 5, 2015



APPROVED:

*[Signature]*  
TOWNSHIP AGENT, BUCKINGHAM COUNTY

Dec 1 2015

*[Signature]*  
MRS. A. B. Goin  
T.M. NO. 80-35

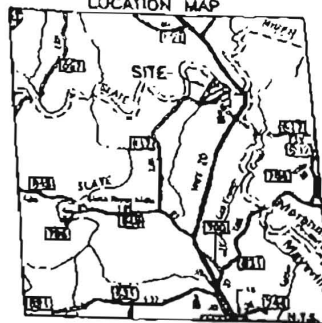
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PLAT CAB A Slide 250 B

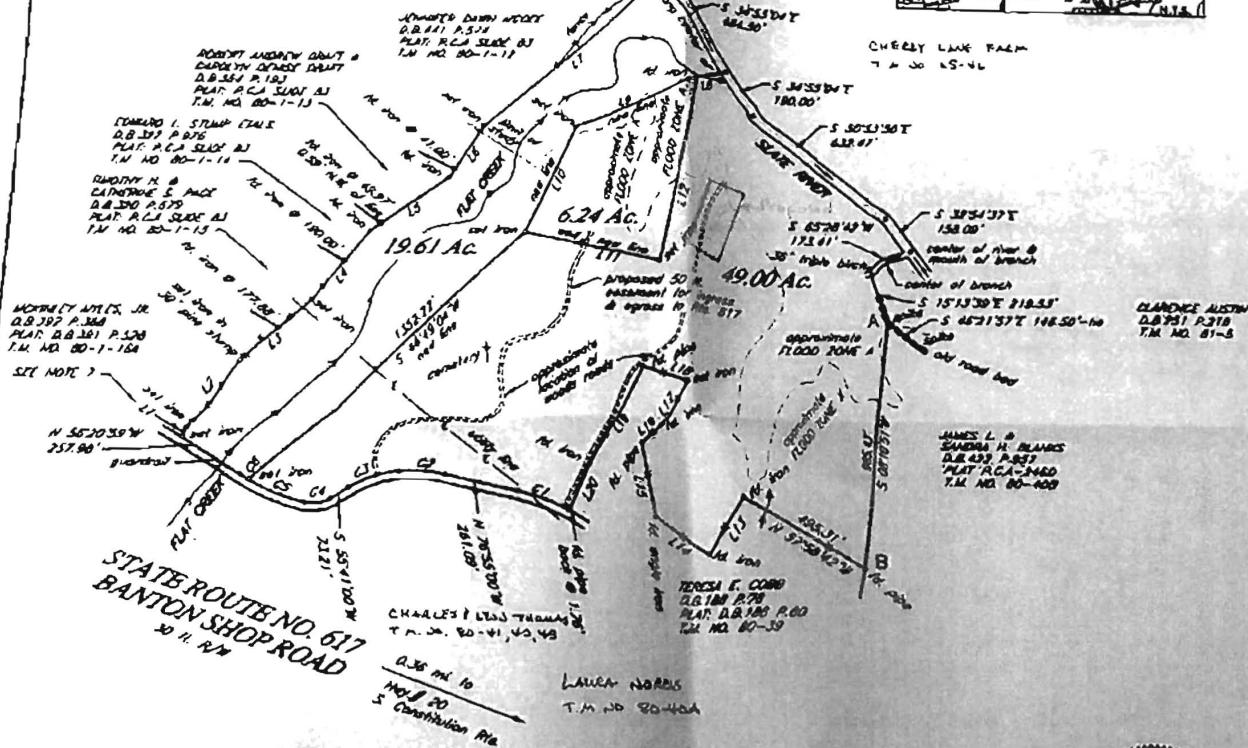
# DICKERSON SURVEYING LLC

2540 Court Street, Suite 100  
 Charlottesville, Virginia 22903  
 434-532-9000  
 www.dickersonsurveying.com

## LOCATION MAP



- ALL THIS IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:
- 1. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 2. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 3. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 4. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 5. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 6. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 7. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 8. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 9. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.
  - 10. THE PLAT OF THE SPLIT OF THE LAND OF THE ESTATE OF THE LATE JAMES L. BLANKS, JR., DATED FEBRUARY 12, 2013, AND REVISED MARCH 12, 2013, AS AMENDED, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, RECORDED IN PLAT D.B. 351 P.318, T.M. NO. 80-1-154.



Course	Bearing	Distance
L1	N 14°44'51" E	40.84'
L2	N 34°36'37" E	313.26'
L3	N 45°44'00" E	334.00'
L4	N 35°18'26" E	337.00'
L5	N 51°41'23" E	356.96'
L6	N 28°00'06" E	246.06'
L7	N 45°34'13" E	915.73'
L8	S 67°51'50" W	137.80'
L9	S 67°51'20" W	300.00'
L10	S 27°23'12" W	476.06'
L11	S 77°49'00" E	300.00'
L12	N 12°10'53" E	750.00'
L13	S 32°18'44" W	242.77'
L14	N 56°20'23" W	242.63'
L15	N 09°48'26" W	201.50'
L16	N 43°43'22" E	101.41'
L17	N 38°30'51" E	205.12'
L18	N 74°47'50" W	182.31'
L19	S 26°51'17" W	433.74'
L20	S 22°25'16" W	191.58'

OWNER: STEVEN A WICKS

PROJECT NAME: JOHN WICKS

PRESENT ZONING: A-1

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	719.46'	192.07'	18°17'45"	181.50'	N 80°16'07" W
C2	483.92'	182.50'	18°09'32"	163.74'	N 86°29'48" W
C3	390.72'	182.65'	18°18'23"	165.75'	S 69°48'12" W
C4	104.37'	68.54'	48°36'20"	83.91'	S 79°59'10" W
C5	719.56'	219.00'	17°07'11"	214.20'	N 67°05'04" W
C6	719.56'	20.15'	7°14'28"	20.15'	N 57°28'14" W



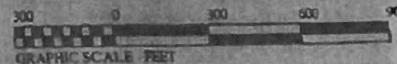
**COMPOSITE  
 FAMILY  
 DIVISION PLAT**  
 SCALE: 1 IN. = 300 FT.  
**74.85 ACRES**

SURVEYED FOR: STEVEN A. WICKS

SOURCE OF TITLE: STEVEN A. & ALICE G. WICKS  
 D.B. 428 P.433

MAYSVILLE DISTRICT, BUCKINGHAM COUNTY  
 VIRGINIA

APRIL 1, 2013 - SEE NOTES 7 & 8  
 REVISED NOVEMBER 5, 2015  
 DIVISION DECEMBER 4, 2020  
 REVISED FEBRUARY 5, 2021 SHOWING WOODS ROAD



APPROVED:

ZONING AGENT-BUCKINGHAM COUNTY





APPROVED: **COPY**  
ZONING AGENT-BUCHANAN COUNTY

COPY  
COMPOSITE  
FAMILY  
DIVISION PLAT  
14.85 ACRES

STEVEN A. WIGGS  
STEVEN A. WIGGS & ALICE G. WIGGS  
BUCHANAN COUNTY, VIRGINIA  
DISTRICT 617  
1, 2015 - SEE NOTE  
NOVEMBER 5, 2015  
DECEMBER 4, 2020  
JANUARY 5, 2021

GRAPHIC SCALE - FEET

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項目	単位	数値
1. 総人口	人	1,234,567
2. 男性人口	人	612,345
3. 女性人口	人	622,222
4. 総世帯数	世帯	234,567
5. 男性世帯数	世帯	112,345
6. 女性世帯数	世帯	122,222
7. 総労働人口	人	567,890
8. 男性労働人口	人	289,012
9. 女性労働人口	人	278,878
10. 総消費額	円	123,456,789
11. 男性消費額	円	61,234,567
12. 女性消費額	円	62,222,222
13. 総貯蓄額	円	98,765,432
14. 男性貯蓄額	円	49,382,716
15. 女性貯蓄額	円	49,382,716
16. 総所得	円	87,654,321
17. 男性所得	円	43,827,160
18. 女性所得	円	43,827,161
19. 総生産額	円	76,543,210
20. 男性生産額	円	38,271,605
21. 女性生産額	円	38,271,605
22. 総投資額	円	65,432,109
23. 男性投資額	円	32,716,054
24. 女性投資額	円	32,716,055
25. 総貯蓄率	%	11.2
26. 男性貯蓄率	%	11.2
27. 女性貯蓄率	%	11.2
28. 総所得率	%	9.8
29. 男性所得率	%	9.8
30. 女性所得率	%	9.8
31. 総生産率	%	8.7
32. 男性生産率	%	8.7
33. 女性生産率	%	8.7
34. 総投資率	%	7.6
35. 男性投資率	%	7.6
36. 女性投資率	%	7.6
37. 総消費率	%	6.5
38. 男性消費率	%	6.5
39. 女性消費率	%	6.5
40. 総労働率	%	5.4
41. 男性労働率	%	5.4
42. 女性労働率	%	5.4
43. 総人口率	%	4.3
44. 男性人口率	%	4.3
45. 女性人口率	%	4.3
46. 総世帯率	%	3.2
47. 男性世帯率	%	3.2
48. 女性世帯率	%	3.2
49. 総消費率	%	2.1
50. 男性消費率	%	2.1
51. 女性消費率	%	2.1
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54. 女性貯蓄率	%	1.0
55. 総所得率	%	0.9
56. 男性所得率	%	0.9
57. 女性所得率	%	0.9
58. 総生産率	%	0.8
59. 男性生産率	%	0.8
60. 女性生産率	%	0.8
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63. 女性投資率	%	0.7
64. 総消費率	%	0.6
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66. 女性消費率	%	0.6
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69. 女性労働率	%	0.5
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72. 女性人口率	%	0.4
73. 総世帯率	%	0.3
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75. 女性世帯率	%	0.3
76. 総消費率	%	0.2
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91. 総消費率	%	0.0
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109. 総所得率	%	0.0
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**20 Building Permits were issued in the amount of \$4684.48 for the month of February 2021**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
18391	Curdsville	Amanda Powell	Demolition	\$0.00	\$25.50
18394	Francisco	Jonathan Toney	New Dwelling- Stickbuilt	\$203,000.00	\$816.77
18397	Curdsville	Clint Roach	Shed	\$20,000.00	\$90.78
18398	Francisco	Gaberiel Francis	Electrical	\$2,500.00	\$25.50
18399	Marshall	Paragon Solutions	Demolition	\$30,000.00	\$25.50
18400	James River	Joe Harner	Doublewide	\$140,000.00	\$381.09
18401	Curdsville	CMH Homes	Singlewide	\$94,000.00	\$290.66
18403	Slate River	Patrica Withiam	Modular Unit	\$216,500.00	\$575.10
18405	Town of Dillwyn	Lester Harvey	New Dwelling- Stickbuilt	\$93,000.00	\$218.95
18406	Curdsville	Joe Harner	Doublewide	\$143,000.00	\$425.55
18407	Marshall	Oakwood Homes	Doublewide	\$135,000.00	\$436.56
18408	Maysville	Andy Duncan	Electrical	\$1,500.00	\$25.50
18409	Maysville	Huezo Construction	New Dwelling- Stickbuilt	\$180,000.00	\$417.65
18410	James River	Mt Rush Structures	New Dwelling- Stickbuilt	\$200,000.00	\$512.06
18411	Slate River	Rebecca Tyler	Addittion- Residential	\$50,000.00	\$100.09
18413	Town of Dillwyn	Charles Hill	Commerical Remodel	\$15,000.00	\$102.00
18415	Curdsville	Nick Fraykor	Electrical	\$1,000.00	\$25.50
18416	Curdsville	Oscar Holman	Electrical	\$10,406.00	\$25.50
18417	Maysville	Susan and Mark Waldrop	Addittion- Residential	\$36,000.00	\$52.22
18418	Curdsville	Kyanite Mining Corp	Commerical Construction	\$90,000.00	\$112.00
**Cost of permit is calculated based on square footage of structure**				\$1,660,906.00	\$4,684.48

