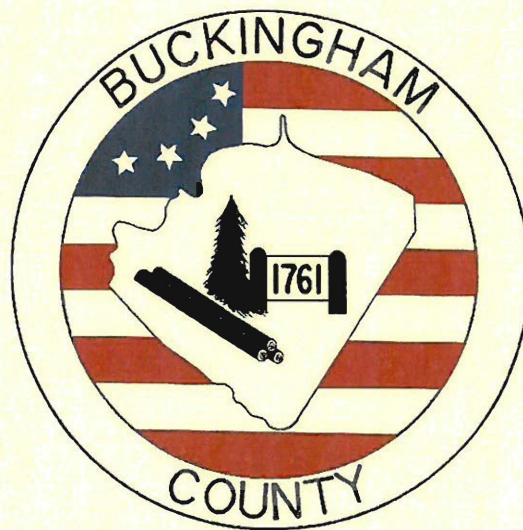


**Buckingham County  
Planning Commission  
Monthly Meeting  
Packet**



**April 26, 2021**



Buckingham County Planning Commission Agenda  
Monday, April 26, 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/te8genJAM64>**

1. Call to Order by Planning Commission Chairman
  - Invocation
  - Pledge of Allegiance
  - Establishment of Quorums
2. Adoption of Agenda
3. Approval of Minutes
  - a. March 22, 2021 Regular Meeting
4. Public Comment
5. New Business
  1. Introduction of Case 21-ZMA283 Shelley Mays-Couch
6. Old Business
  - No Old Business at this time
7. Reports
  - A. Building Permits Report
  - B. Zoning Administrator Report
8. Commission Matters and Concerns
9. Adjournment



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

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

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

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

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

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

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

**\*In person attendance will be permitted at this meeting per the Governor's Safer at Home Phase Two Guidelines for All Business Sectors.**

**Buckingham County  
Planning Commission  
March 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; Ashley Shumaker; Joyce Gooden. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. Steve Dorrier and Board of Supervisors' representative Danny Allen were absent.

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

Chairman Patrick Bowe called the meeting to order. Alice Gormus gave the invocation, John Bickford 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:** Adoption of the agenda?

**Gormus:** So moved.

**Bickford:** Second.

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

**Crews:** Yeah.

**Bowe:** Unanimous. Approval of minutes.

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

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

**Gormus:** Second.

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



**Crews:** Yeah.

**Bowe:** Thank you. public comment.

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

**Edmondston:** We have one public comment and it came to us via voicemail today. And before we play that, I'll read the statement that the chair generally indicates to read for it. And that's the Planning Commission will 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

**Kenda Hunanman:** Kenda Hunanman: from district five, coming into the planning commissioners meeting. Thank you for this opportunity, I hope that we do have the ability to continue to comment after your last meeting it put that in question for a lot of people, either restricting or grouping or naming different groups and eliminating some of them. So I made this comment at the Board of Supervisors meeting previously, and I think you've got public that would like to be involved in the process. And if you begin to create so much restriction, you're going to see that nobody wants to attend your meetings, and probably nobody wants to comment. So I hope you'll take this into consideration and listen to your constituents. I know the Planning Commissioners are not elected. They're appointed. So that's why I did speak to the Board of Supervisors. I think they have a responsibility to their constituents. Thank you.

**Bowe:** That the end of it. Close the public hearing I mean comment, new business.

**Edmondston:** Mr. Chairman, we do not have any new business at this time.

**Bowe:** Old business.

**Edmondston:** At this time, our old business consists of a public hearing for case 21 SUP 282. If you remember from the introduction last month, our landowner is Steven wicks and our applicant as John Wicks, the property information tax map parcel map 80 at parcel 40. It contains around 75 acres 74.85, and the site for the business will be just over one acer located at 2451 Bantonshop road. And it's currently an A1 and this is an application for a special use permit for Mr. wicks to operate a custom woodworking shop as a small business for custom and heirloom furniture. Once the public comments for the public hearing are held both the landowner and the applicant are present with us this evening. Thank you, sir.

**Bowe:** Do any of the commissioners have any questions at this point?

**Gormus:** I don't have a question, sir. But I have a comment. My husband and I visited the property. And it's very nice. But I think you need a sign out there that says okay, because we went by you twice. Before we found you. Okay. So, but very nice property.

\*Inaudible comment from crowd\*

**Bowe:** Anybody else have any comments or questions? Anybody want to make a motion?

**Gormus:** I would like to make a motion to move this on to the...

**Bickford:** We got to open the public hearing.

**Gormus:** Oh, that's right. Got excited.

**Bowe:** Did anyone wish to speak?

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

**Bowe:** Okay. We have no speakers.

\*Inaudible comment from crowd\*

**Bowe:** We appreciate you coming to Buckingham we really do. Anybody like to make a motion?

**Gormus:** Now I make my motion that we move this on to the next step to the Board of Supervisors with an approval.

Bickford: Second.

**Bowe:** We have a first and a second and any comment? All in favor, raise your right hand. Dabney?

Crews: Yes.

**Bowe:** Passes unanimously? Well, that concludes the old business. Reports.

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

**Edmondston:** Under reports, your building permit report is included for an informational purpose. And then the only thing I have is zoning administrator? Well, I have a couple of things. I was asked about training programs for the Planning Commission, and VCU will be holding its LUEP, certified planning commissioners program, it's going to be virtual, it starts June 7 through August 24 of this year. And if anyone is interested, you know, please let me know. And I will make sure that we have you registered and enrolled and prepared for that class. And the other thing I had just been asked at the last meeting to find out about public comment and what had been done in the past. And what I had found, historically, and in previous cases, the Board of Supervisors had not limited nor had the Planning Commission limited the three minute for individual or five minute for groups. So I thought I'd give you an update, because I believe that was what was asking me last month.

**Bowe:** If we found anything more out about a person coming into to go over the property rights versus zoning.

**Edmondston:** No sir right now we're working on that. I have had the conversation with our county administrator, Becky Carter. And of course, she has some really



great contacts. And she has been focusing on the budget primarily, but we're still trying to have a speaker available to maneuver through the legalities of zoning and land ownership. So we're still working on that for you.

**Bowe:** Well, it's a very important issue that we need to have come to a head here, I really do think we're faced with it continuously with this job. And I think the people here need to have an understanding of which way we go.

**Edmondston:** And while everyone is here, it would be the census of the Planning Commission to bring that speaker in. Is that what I'm hearing tonight as well, I mean, we're working on it. And I know that the budget has taken some precedence because this is a real pencil to paper time for county staff. So I just want to make sure we're still going to move forward with that speaker.

**Bowe:** Correct me if I'm wrong but am I the only one who thinks that?

**Bickford:** I'd like to, if possible, have the speaker, it could be at a work session, if it was scheduled better.

**Edmondston:** Yes, sir. And I know that we had extended an invitation or a conversation with Miss Carter about including the Board. So we wanted to make sure that they were out of budget season and had the ability when we did have the work session for them to recess to reconvene and have that plan. So if that was something that you'd like to move forward with as well, including the Board.

**Gormus:** I think that it would be helpful not only for the new folks on board, but as a refresher for all of us that think we know. Education is the key. I'm on board with it.

**Bowe:** Move on to commission matters. Anybody have anything any concerns?

**Bickford:** Being no concerns or matters, I'll move to adjourn.

**Gormus:** I'll second that.

**Bowe:** All in favor Raise your right hand. Dabney?

**Dabney:** Yes.

**Bowe:** Unanimous. We are 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:

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

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

**Buckingham County Planning Commission**

**April 26, 2021**

**Administration Building**

**7:00 PM**

**Introduction of Case 21-ZMA283**

**Owner/Applicant:** Landowner Wayne Beasley  
818 Embleys Gap Road  
Roseland, VA 22967

Applicant Shelley Mays-Couch  
P O Box 37  
Farmville, VA 23901

**Property Information:** Tax Map 196, Parcel 30A, containing approximately 1.65 acres, located at 3875 S James Madison Highway Farmville, VA 23901 (Route 15) Curdsville Magisterial District.

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

**Request:** Zoning Map Amendment-Mrs. Mays-Couch is asking the Planning Commission to recommend a Public Hearing Date to hear the Request for Rezoning from Agricultural A1 to Business B1 for the Purpose of Operating Non Retail Office Space and Other Permitted Uses.

**Background/Zoning Information:** This property is located 3875 S James Madison Highway Farmville, VA 23901, Tax Map 196-30A. The Comprehensive Plan does list Route 15 as a main corridor, and this property is approximately three miles north of South Growth Corridor. This area is expected to see future growth due to its proximity to Farmville. This corridor is currently comprised of commercial uses plus various types and sizes of dwelling units. Development in this corridor should be well planned and future land uses compatible with the varied land uses in the area. This property is currently zoned Agricultural A1 and is owned by Wayne Beasley. The applicant is Shelley Mays-Couch. Mrs. Mays-Couch has indicated in her application that the purpose of the rezoning request is to be in compliance after providing human services in the same location for three years and to increase permitted uses. Mrs. Mays-Couch did receive confirmation of grandfathered status by the Zoning Administrator, but due to the ability to increase permitted uses, she wishes to apply for this rezoning request.



Rezone  
**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: 21-ZMA283  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 3/10/2021

Rezoning Request  
Special Use Permit Request: Rezone A1-B1

Rezoning Request  
Purpose of Special Use Permit: Rezone to be in compliance after

providing Human Services in the same location for (3) years  
and to increase permitted uses.

Zoning District: A1 currently Number of Acres: 1.65

Tax Map Section: 196 Parcel: 30A Lot: 2 Subdivision: \_\_\_\_\_ Magisterial Dist.: 3

Street Address: 3875 S. James Madison Hwy Farmville VA 23901

Directions from the County Administration Building to the Proposed Site: turn right from

County Administration Building, right at Speas corner of Rt 15  
building on the right before Mill Brooks Store.

Name of Applicant: Shelley Mays-Couch

Mailing Address: P.O. Box 37 Farmville VA 23901

Daytime Phone: 434-547-2545 Cell Phone: same

Email: mays522@vcu.edu Fax: 855-843-9298

Name of Property Owner: Wayne Beasley

Mailing Address: 818 Emblys Gap Rd Roseland VA 22967

Daytime Phone: 434-960-4107 Cell Phone: —

Email: — Fax: —

Signature of Owner: Wayne Beasley Date: 3/11/2021

Signature of Applicant: Shelley Mays Date: 3/10/2021

Please indicate to whom correspondence should be sent:

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

☒ Applicant

**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
- 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



P 1222X DEK ADJACENT PROPERTY OWNERS

## 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: \_\_\_\_\_

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

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

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

2. Name: \_\_\_\_\_

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

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

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ 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: \_\_\_\_\_

Continued. . Please SEE ~~the~~ attachments

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: \_\_\_\_\_

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
Map #: 196 5 1 CMH HOMES INC  
Acct #: 000014416-001 C/O BILLIE JEAN GLOVER  
Address: 003866 S JAMES MADISON HWY 3866 S JAMES MADISON HWY  
City/St: FARMVILLE VA 23901

Legal Description 001 of 01  
RT 15 - AT SHEPPARDS  
LOT 1 4.017 AC

Occupancy: VACANT Year Built:  
Dwl Type: MH/Type: / Year Rmld:  
Use/Class: INCOMPLETE BLDG PERMIT/SINGLE FAYear Effrt:  
Year Assd: Condition:  
Zoning: On Site Date: ( )  
Dist: 01 CURDSVILLE Review Date: ( )

Deed Bk/Pg: 470/ 361/  
Plat Bk/Pg: 284B/ /  
Acreage: 4.017  
Land Use:  
Total Mineral:  
Total Land: 31600  
Total Imp:  
Total Value: 31600

|----- Improvement Description -----|  
Exterior Interior Site  
SITE-PAVED  
SITE-ROLLING

|----- Land Valuation -----|  
M Cls Desc G Size Dpth Rate FV/Pct Value  
A 1 H/S PAVED E 1.000 21000.00 21000  
A 20 RESIDUAL K 3.017 3500.00 10559  
Total Land Value 4.017 31600

|----- Comments -----|  
20 GRTR CATLETT LAND CO LLC DB470-361 A-284A,B  
20 \$81,000 04/13/20 3PCLS TM 196-38 DEL/SUBD 3LOTS  
20 NEW TM 196-5-(1-3) SHEPPARDS SUBD  
BP18064-20 DW  
20 DB475-29 ESMNT TO CVEC 3PCLS  
|-----|  
Total Property Value 31600

Sec	Type	Str	Description	Area
Total Square Feet				
-----				
		Cur. Value	Prev. Value	%Chg.
Land		31600		
Improvements				
Total		31600		
Average Price Per Acre			7856	
Sale Date/Amount	4/13/2020		81000	



Property Identification Run Dt: 3/09/2021 Owner Name/Address  
 Map #: 196 5 2 CMH HOMES INC  
 Acct #: 000014417-001 C/O PAUL O WHITE ET UX  
 Address: 003778 S JAMES MADISON HWY 3778 S JAMES MADISON HWY  
 City/St: FARMVILLE VA 23901

Legal Description 001 of 01  
 RT 15 - AT SHEPPARDS  
 LOT 2 3.272 AC

Occupancy: VACANT Year Built:  
 Dwl Type: MH/Type: / Year Rmld:  
 Use/Class: INCOMPLETE BLDG PERMIT/SINGLE FAYear Effrt:  
 Year Assd: Condition:  
 Zoning: On Site Date: ( )  
 Dist: 01 CURDSVILLE Review Date: ( )

Deed Bk/Pg: 470/ 361/  
 Plat Bk/Pg: 284B/ /  
 Acreage: 3.272  
 Land Use:  
 Total Mineral:  
 Total Land: 29000  
 Total Imp:  
 Total Value: 29000

|----- Improvement Description -----|  
 Exterior Interior Site  
 SITE-PAVED  
 SITE-ROLLING

|----- Land Valuation -----|  

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 1	H/S PAVED	E	1.000		21000.00		21000
A 20	RESIDUAL	K	2.272		3500.00		7952
Total Land Value			3.272				29000

|----- Comments -----|  
 20 GRTR CATLETT LAND CO LLC DB470-361 A-284A,B  
 20 \$81,000 04/13/20 3PCLS TM 196-38 DEL/SUBD 3LOTS  
 20 NEW TM 196-5-(1-3) SHEPPARDS SUBD  
 BP18065-20 DW  
 20 DB475-29 ESMNT TO CVEC 3PCLS  
 |-----|  
 Total Property Value 29000

Sec	Type	Str	Description	Area
Total Square Feet				
-----				
			Cur. Value	Prev. Value %Chg.
Land			29000	
Improvements				
Total			29000	
Average Price Per Acre			8848	
Sale Date/Amount			4/13/2020	81000

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
 Map #: 196 5 3 CMH HOMES INC  
 Acct #: 000014418-001 5000 CLAYTON RD  
 Address: 003738 S JAMES MADISON HWY MARYVILLE TN 37801  
 City/St:

Legal Description 001 of 01  
 RT 15 - AT SHEPPARDS  
 LOT 3 3.037 AC

Occupancy: VACANT Year Built:  
 Dwl Type: MH/Type: / Year Rmld:  
 Use/Class: INCOMPLETE BLDG PERMIT/SINGLE FAYear Effrt:  
 Year Assd: Condition:  
 Zoning: On Site Date: ( )  
 Dist: 01 CURDSVILLE Review Date: ( )

Deed Bk/Pg: 470/ 361/  
 Plat Bk/Pg: 284B/ /  
 Acreage: 3.037  
 Land Use:  
 Total Mineral:  
 Total Land: 28100  
 Total Imp:  
 Total Value: 28100

----- Improvement Description -----  
 Exterior Interior Site  
 SITE-PAVED  
 SITE-ROLLING

----- Land Valuation -----  

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 1	H/S PAVED	E	1.000		21000.00		21000
A 20	RESIDUAL	K	2.037		3500.00		7129
Total Land Value			3.037				28100

----- Comments -----  
 20 GRTR CATLETT LAND CO LLC DB470-361 A-284A,B  
 20 \$81,000 04/13/20 3PCLS TM 196-38 DEL/SUBD 3LOTS  
 20 NEW TM 196-5-(1-3) SHEPPARDS SUBD  
 BP18066-20 DW  
 20 DB475-29 ESMNT TO CVEC 3PCLS  
 -----  
 Total Property Value 28100

Sec	Type	Str	Description	Area
Total Square Feet				
-----				
		Cur. Value	Prev. Value	%Chg.
Land		28100		
Improvements				
Total		28100		
Average Price Per Acre			9262	
Sale Date/Amount			4/13/2020	81000

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
 Map #: 196 37 CATLETT LAND COMPANY LLC  
 Acct #: 000010550-001 C/O DAVID PERKINS  
 Address: 003584 STAGE COACH RD 485 PERSON DR  
 City/St: DILLWYN VA 23936

Legal Description 001 of 01  
 RT 15-636 - AT SHEPPARDS  
 3.304 AC

Occupancy: VACANT Year Built:  
 Dwl Type: LAND MH/Type: / Year Rmld:  
 Use/Class: INCOMPLETE BLDG PERMIT/SINGLE FAYear Effrt:  
 Year Assd: 2020 Condition:  
 Zoning: On Site Date: (KS ) 11/12/2018  
 Dist: 01 CURDSVILLE Review Date: ( )

Deed Bk/Pg: 472/ 630/  
 Plat Bk/Pg: 286A/ /  
 Acreage: 3.304  
 Land Use:  
 Total Mineral:  
 Total Land: 19300  
 Total Imp: 1500  
 Total Value: 20800

----- Improvement Description -----  
 Exterior Interior Site  
 SITE-PAVED  
 SITE-LEVEL  
 SITE-SEPTIC  
 SITE-WELL

----- Other Improvements Valuation -----  
 Desc Length Width Size Grade Rate FV/Pct Value  
 PAVING-AS 1500  
 Total Imp Value 1500

----- Land Valuation -----  
 M Cls Desc G Size Dpth Rate FV/Pct Value  
 A 1 H/S PAVED C 1.000 13500.00 13500  
 A 20 RESIDUAL I 2.304 2500.00 5760  
 Total Land Value 3.304 19300

----- Comments -----  
 95 WB17-792 MARCUS CLEVELAND JONES DEC 03/29/1995  
 ELIZABETH S JONES DEC 04/21/1995  
 NEW WINDOWS AND ROOF  
 02 GRTR MARCUS C JONES JR EXEC DB273-749 3PCLS  
 02 GRTR JANE J FRENCH DB274-399 HER 1/2 INT TO  
 02 MARCUS C JONES JR  
 02 GRTR MARCUS C JONES JR ETUX DB274-401 DG  
 20 RA HSE BURNED 2YRS AGO 11/09/18 KS  
 20 DB470-139 ESMNT TO COMM OF VA  
 20 GRTR MARCUS C JONES JR ETUX DB472-630 A-286A  
 20 \$22,000 06/29/20 AC CHG FM 3.18 TO 3.304AC  
 BP18350-21 TEMP MH

Sec	Type	Str	Description	Area
Total Square Feet				
-----				
		Cur. Value	Prev. Value	%Chg.
Land		19300	18000	7%
Improvements		1500	109900	( 99%)
Total		20800	127900	( 84%)
-----				
Average Price Per Acre			5829	
Sale Date/Amount			6/29/2020	22000

Total Property Value

20800

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
 Map #: 196 31 LAROCHE CLARE R  
 Acct #: 000010544-001 13436 FRANCISCO RD  
 Address: 013603 FRANCISCO RD FARMVILLE VA 23901  
 City/St:

Legal Description 001 of 02  
 RTS 15-636 - AT SHEPPARDS  
 60.74 AC

Deed Bk/Pg: 204/ 797/

Occupancy: DWELLING Year Built: 1912  
 Dwl Type: COLONIAL MH/Type:N/ Year Rmld: 2008  
 Use/Class: /AGRICULTURAL: 20-99.99 AC Year Effrt: 1935  
 Year Assd: 2020 Condition: AVERAGE  
 Zoning: On Site Date: (KS ) 11/12/2018  
 Dist: 02 FRANCISCO Review Date: ( )

Acreage: 60.740  
 Land Use:  
 Total Mineral:  
 Total Land: 157600  
 Total Imp: 98600  
 Total Value: 256200

----- Improvement Description -----

Exterior	Interior	Site
EXTERIOR-ALUMINUM	NO. ROOMS - 7	SITE-PAVED
EXTERIOR-CINDERBLO	NO. BEDROOMS - 3	SITE-LEVEL +-6-+
EXTERIOR-COMPOSITI	NO. BATHS - 1	SITE-SEPTIC : : +-----21-----+
EXTERIOR-METAL	NO. 1/2 BATHS - 1	SITE-WELL 8 8 : :
CONSTRUCTION-FRAME	INTERIOR-WOOD	: UTF: 6 :
	INTERIOR-PLASTER	2+-6-+-19-----+-6-+ :

----- Dwelling Valuation -----

Item	Size	Rate	Value	
DWELLING	1908	76.46	145885	+---1421---+-7---+
HEAT CENTR	2160	2.50	5400	: : +---10---+
BATH FULL	1	4000.00	4000	: : : OPM :
BATH HALF	1	3000.00	3000	18 18 : :
WELL	1	5000.00	5000	: : 16 :
SEPTIC	1	5000.00	5000	: : : :
PORCH ENCL	168	30.00	5040	: DWL :DWL : 26:
PORCH MSRY	490	20.00	9800	+---14---+-----+---34---23-----+
DWELLING	252	73.96	18637	: : :
UTIL FRAME	48	20.00	960	10 : :
Grade Factor ( C )			1.00	: : :
Replacement Cost New			202700	+-----33-----+
Phys Depr. % (.530 ) 1935 - AVG			107431	
Total Bldg. Value			95300	

----- Other Improvements Valuation -----

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	ENP	Type	Str	Description	Area
PAVING-AS							2000	OPM	PORCH	MSRY	1.00	E10S26W33N10E23N16 490
STOR FRAM	10.0	16.0	160		8.00		1300	DWL	DWELLING	1.00	W14N18E14S18 252	
Total Imp Value							3300	UTF	UTIL	FRAME	1.00	N8E6S8W6 48
									Total Square Feet			2866

----- Land Valuation -----

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Cur. Value	Prev. Value	%Chg.
A	1	H/S PAVED	E	1.000		21000.00		21000	157600	156600	1%

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
Map #: 196 31 LAROCHE CLARE R  
Acct #: 000010544-001 13436 FRANCISCO RD  
Address: 013603 FRANCISCO RD FARMVILLE VA 23901  
City/St:

Legal Description 002 of 02  
RTS 15-636 - AT SHEPPARDS  
60.74 AC

Bk/Pg: 204/ 797/

A	4	OPEN PAVED H	16.000	2250.00	36000	Improvements	98600	94800	4%
A	7	WOOD PAVED G	43.740	1800.00	78732	Total	256200	251400	2%
A	98	TIMBER E	43.740	500.00	21870	Average Price Per Acre		2235	
Total Land Value			60.740		157600				

|----- Comments -----|

INTER MAJOR WATER DMG/PIPES BURST NOT LIVEABLE  
SOME RMDL NEW ROOF/WINDOWS ETC  
08 NO CHG 02/28/08  
20 DB470-131 ESMNT TO COMM OF VA

|-----|

Total Property Value 256200

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
 Map #: 196 39A NAAS BARBARA J  
 Acct #: 000013943-001 4202 S JAMES MADISON HWY  
 Address: S JAMES MADISON HWY FARMVILLE VA 23901  
 City/St:

Legal Description 001 of 01  
 RT 15 - 1/2 MI N OF  
 SHEPPARDS 38.07 AC

Occupancy: VACANT Year Built:  
 Dwl Type: MH/Type:N/ Year Rmld:  
 Use/Class: /AGRICULTURAL: 20-99.99 AC Year Effrt:  
 Year Assd: 2020 Condition:  
 Zoning: On Site Date: (KS ) 11/12/2018  
 Dist: 01 CURDSVILLE Review Date: ( )

Deed Bk/Pg: 403/ 722/  
 Plat Bk/Pg: 226B/ /  
 Acreage: 38.070  
 Land Use:  
 Total Mineral:  
 Total Land: 106300  
 Total Imp:  
 Total Value: 106300

M	Cls.	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1	H/S PAVED	E	1.000		21000.00		21000
A	7	WOOD PAVED	G	37.070		1800.00		66726
A	98	TIMBER	E	37.070		500.00		18535
Total Land Value				38.070				106300

----- Comments -----  
 13 GRTR H CURTIS PEARSON JR ETAL DB403-722 A-226B  
 13 \$100,000 04/04/13 38.07AC FM TM 196-39  
 PAUL JAMES NAAS DEC 12/12/19 DB403-722 ROS  
 -----  
 Total Property Value 106300

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Chg.
Land		106300	105300	1%
Improvements				
Total		106300	105300	1%
Average Price Per Acre		2304		
Sale Date/Amount		1/04/2013 100000		



Property Identification Run Dt: 3/09/2021 Owner Name/Address  
 Map #: 196 30 SHUMAKER MALCOLM A  
 Acct #: 000010542-001 3811 S MADISON RD  
 Address: 003811 S JAMES MADISON HWY FARMVILLE VA 23901  
 City/St: FARMVILLE, VA 23901

Legal Description 001 of 02  
 RT 15 - AT SHEPPARDS  
 LOT 1 0.75 AC

Occupancy: DWELLING Year Built: 1975  
 Dwl Type: RANCH MH/Type: N/ Year Rmld:  
 Use/Class: /SINGLE FAMILY: 0-19.99 AC Year Effrt: 1975  
 Year Assd: 2020 Condition: AVERAGE  
 Zoning: On Site Date: (KS ) 11/12/2018  
 Dist: 01 CURDSVILLE Review Date: ( )

Deed Bk/Pg: 210/ 756/  
 Plat Bk/Pg: 153/ 195/  
 Acreage: .750  
 Land Use:  
 Total Mineral:  
 Total Land: 12700  
 Total Imp: 145900  
 Total Value: 158600

|----- Improvement Description -----|

Exterior	Interior	Site	
EXTERIOR-BRICK	NO. ROOMS - 7	SITE-PAVED	
EXTERIOR-COMPOSITI	NO. BEDROOMS - 4	SITE-LEVEL	+~6~+
CONSTRUCTION-BRICK	NO. BATHS - 2	SITE-SEPTIC	6 6
	FIREPLACE - 1	SITE-WELL	:WDK:
	CHIMNEY - 1		+~6~+~6~+-----21-----+-----24-----+
	INTERIOR-HARD WOOD		: :DWL :
	INTERIOR-DRY WALL		: : :

|----- Dwelling Valuation -----|

Item	Size	Rate	Value	
DWELLING	990	78.06	77279	30
BASEMENT	990	15.00	14850	:
HEAT CENTR	1846	2.50	4615	:
FIREPLACE	1	2500.00	2500	:
CHIMNEY	1	2500.00	2500	:
BATH FULL	2	4000.00	8000	:
WELL	1	5000.00	5000	:DWL :
SEPTIC	1	5000.00	5000	+-----33-----+~7~+
DWELLING	856	78.06	66819	:
PORCH MSRY	56	20.00	1120	8OPM 8
WOOD DECK	36	15.00	540	+~7~+-----17-----+

Grade Factor	( C )	1.00	
Replacement Cost New		188200	Sec Type Str Description Area
Phys Depr. %	(.225 ) 1975 - AVG	42345	DWL DWELLING 1.00 N30E6E6E21S30W33 990
Total Bldg. Value		145900	DWL DWELLING 1.00 E24S38W17N8W7N30 856
			OPM PORCH MSRY 1.00 W7N8E7S8 56
			WDK WOOD DECK 1.00 N6E6S6W6 36

|----- Land Valuation -----|

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Total Square Feet
A	1 H/S PAVED	C	.750		16875.00		12656	
Total Land Value							.750	12700
							Cur. Value	Prev. Value %Chg.
Land							12700	11700 9%
Improvements							145900	118600 23%
Total							158600	130300 22%

|----- Comments -----|

CHURCH WAS PREVIOUSLY ASSESSED ON 196-30A

Property Identification Run Dt: 3/09/2021 Owner Name/Address  
Map #: 196 30 SHUMAKER MALCOLM A  
Acct #: 000010542-001 3811 S MADISON RD  
Address: 003811 S JAMES MADISON HWY FARMVILLE VA 23901  
City/St: FARMVILLE, VA 23901

Legal Description002 of 02  
RT 15 - AT SHEPPARDS  
LOT 1 0.75 AC

Bk/Pg: 210/ 756/  
Plat Bk/Pg: 153/ 195/

04 REL-LIFE ESTATE-Alice H SHUMAKER DB297-576  
-25% ECON DEPR  
07 DWL ON TM 196-30 & METAL BLDG ON 196-30A CORR  
07 MADE BLDGS SWITCHED LSB  
1977 DB78-449 GRTE EMMETT C & ALICE H SHUMAKER  
1996 GRTR ALICE H SHUMAKER DB210-756  
17 TAX MAP #'S FOR 196-30,30A SWITCHED ON MAPS  
17 TO MATCH SYSTEM INFO

Average Price Per Acre 16875

-----  
Total Property Value

158600

2

Legal Description001 of 02  
RT 15 - AT SHEPPARDS  
LOT 2 1.65 AC

Deed Bk/Pg: 211/ 168/  
Plat Bk/Pg: 153/ 195/  
Acreage: 1.650  
Land Use:  
Total Mineral:  
Total Land: 47300  
Total Imp: 64800  
Total Value: 112100

[illegible][illegible]

```

      :                                     :
      :                                     :
      :                                     :
      :                                     :
      :                                     :
      :                                     :
      : OFCB                               :
      :                                     :

```

Sec	Type	Str/Ht	Description	Area
OF	CB	OFFICE-CB 1.0	N49E40S49W40	1960
Total Square Feet				
-----				
		Cur. Value	Prev. Value	%Chg.
Land		47300	42300	12%
Improvements		64800	59000	10%
Total		112100	101300	11%
Average Price Per Acre		28652		

Identification Run Dt: 3/09/2021 Owner Name/Address  
196 30A BEASLEY WAYNE  
000010543-001 818 EMBLYS GAP RD  
003875 S JAMES MADISON HWY ROSELAND VA 22967

Legal Description002 of 02  
RT 15 - AT SHEPPARDS  
LOT 2 1.65 AC

Bk/Pg: 211/ 168/  
Plat Bk/Pg: 153/ 195/

-----  
Property Value

112100

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 11<sup>th</sup> day of March, year 2021

I Wayne Beasley 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)

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

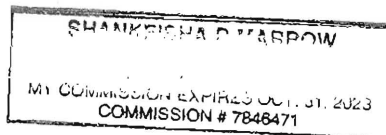
COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 11<sup>th</sup> day of March

of the year 2021. My Commission expires on 10/31/2023.

Notary Public Signature: Shankisha D Masrow  
Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 11<sup>th</sup> day of March, of the year 2021

I Wayne Beasley (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:

None

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

Wayne Beasley

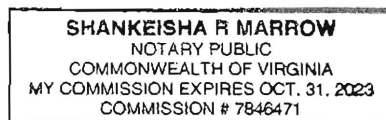
NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 11<sup>th</sup> day of March

of the year 2021. My commission expires 10/31/2023

Notary Public Signature: [Signature]

Stamp:





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

Case Number / File Name: 21- ZMA283

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

Please see property identification attached

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

Attached

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:

N/A

Owner/Applicant Signature: Wayne Beasley Date: 3-10-2021

Printed Name: Wayne Beasley Title: Owner

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: 21-ZMA283

Applicant: Shelley Mays-Cauch

Location: 3875 S. James Madison Hwy Farmville VA  
23901

Proposed Use: B1

### 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: \_\_\_\_\_

## 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 *For human services (supportive services including, but not limited to Assistance with case management, coordination of care, emergency housing support, emergency transportation, food, clothing, mentoring, etc)*
2. Community Design *N/A*
3. Cultural Resources *N/A*
4. Economic Development *Jobs available through expansion of services and funding.*
5. Environment *N/A*
6. Fire and Rescue, Law Enforcement *N/A*
7. Housing *Assist with emergency housing through case management, funding and also placement when applicable*
8. Libraries *N/A* *Primarily for individual re-entry society.*
9. Parks and Open Spaces *N/A*
10. Potable Water *N/A*
11. Sewage *N/A*
12. Schools *N/A*
13. Telecommunications *Telecommunications provided.*
14. Transportation *provided for enrolled participants*
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

## **Written Narrative**

The property located at 3875 S. James Madison Hwy, Farmville, Va 23901 operates to provide Human Services. These services include, but are not limited to direct services for counseling, one on one mentoring, group counseling, emergency housing support services via counsel and aide for qualified individuals, emergency transportation, food, clothing, and coordination of care. The population served from this location are reentry, at risk individuals, elderly, and disabled individuals. For three years Shelly Mays-Couch has managed this property as a corporate location for these services.

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

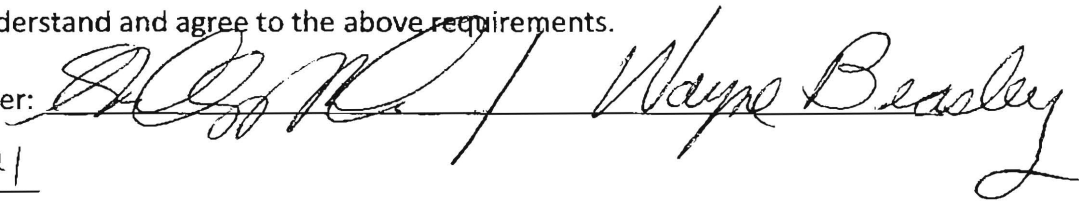
The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the 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: 3/10/21

 Wayne Beasley

## **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.



# Shelley Mays-Couch



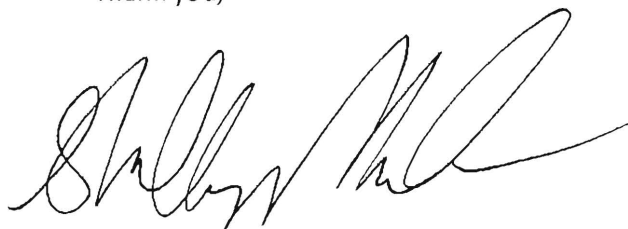
1080 Hardtimes Rd  
434-547-2545  
MayssL2@vcu.edu

April 1, 2021

Dear Nicci Edmondston,

On March 31, 2021 I attempted to have a zoning application submitted that is signed by the owner, and me and it was not accepted for the property located at 3875 S. James Madison Hwy Farmville, Virginia. I would like to know why the application was not assigned a case number and accepted as I have viewed several applications with similar or less information for the request of a zoning change from A1 to B1 to increase permitted uses. Although one organization is under a religious organization, not every service I provide and manage falls under that religious entity. The owner was more than happy to sign for this change because he is already paying taxes for the property to be used for commercial use. I am the applicant, and the description provided was accurate of the services that I manage and have managed at this exact location for three years.

Thank you,

A handwritten signature in black ink, appearing to read 'Shelley Mays-Couch', written in a cursive style.

Shelley Mays-Couch



## Nicci Edmondston

---

**From:** Nicci Edmondston  
**Sent:** Thursday, April 1, 2021 8:36 AM  
**To:** 'Shelley Mays'  
**Cc:** Rebecca Carter  
**Subject:** RE: Zoning Application for 3875 S. James Madison Hwy Farmville Virginia 23901

Good morning, Shelley!

Yes, I did let Mrs. Carter know that you were in compliance, and I am happy to follow up with a letter to confirm. I did not dismiss the rezoning application, I gave advice that will help to fully complete the application, as there were items missing. As in all cases, I do my best to help the landowner/applicant review the application and ensure that all aspects are complete. Also, I consider an application complete when there is no information missing and the funds are received for the fee. I always convey to the applicant that once complete, the Planning Commission, Board of Supervisors, and anyone wishing to review the application, has the ability to fully understand the request. I hope this email is helpful, and as always, I am happy to further discuss. Have a great day!

Thanks,  
Nicci

*Nicci Edmondston*

Zoning Administrator/Economic Development



Buckingham County Administration  
P O Box 252  
Buckingham VA 23921  
434.969.4242 Phone  
434.969.1638 Fax

**From:** Shelley Mays [mailto:mayssl2@vcu.edu]  
**Sent:** Wednesday, March 31, 2021 5:54 PM  
**To:** Nicci Edmondston <nedmondston@buckinghamcounty.virginia.gov>  
**Cc:** Rebecca Carter <bcarter@buckinghamcounty.virginia.gov>  
**Subject:** Zoning Application for 3875 S. James Madison Hwy Farmville Virginia 23901

Good Evening-

I hope all is well. I received an email from Mrs. Carter saying that LOC Family Services is currently in compliance with zoning as A1. However, I never received anything in writing. I just received notification that the zoning application was submitted and signed by the owner, and I was dismissed for the property located at 3875 S. James Madison Hwy Farmville, Virginia. My attorney reviewed the application, and I have reviewed several zoning applications made public with fewer details than provided on my application. The request is only to change from A1 to B1 to increase permitted

uses. Although one organization is under a religious organization, not every service I provide and manage falls under that religious entity. My lawyer and I agreed that requesting a zoning change is still needed. The owner was more than happy to sign for this change because he is already paying taxes for the property to be used for commercial use. I am the applicant, and the description provided was accurate of the services that I manage and have managed at this exact location for three years. I appreciate your insight and sincere motivation to assist in this process.

Shelley Mays-Couch, LCSW



Courtesy of VGIN, Commonwealth of Virginia



BUCKINGHAM COUNTY



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

Printed 04/01/2021



FRANCISCO

JAMES MADISON

13603

3584

3841

3875

3635



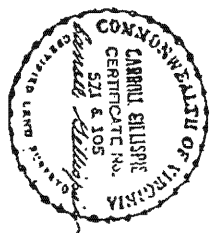
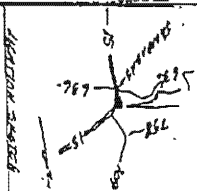
BUCKINGHAM COUNTY



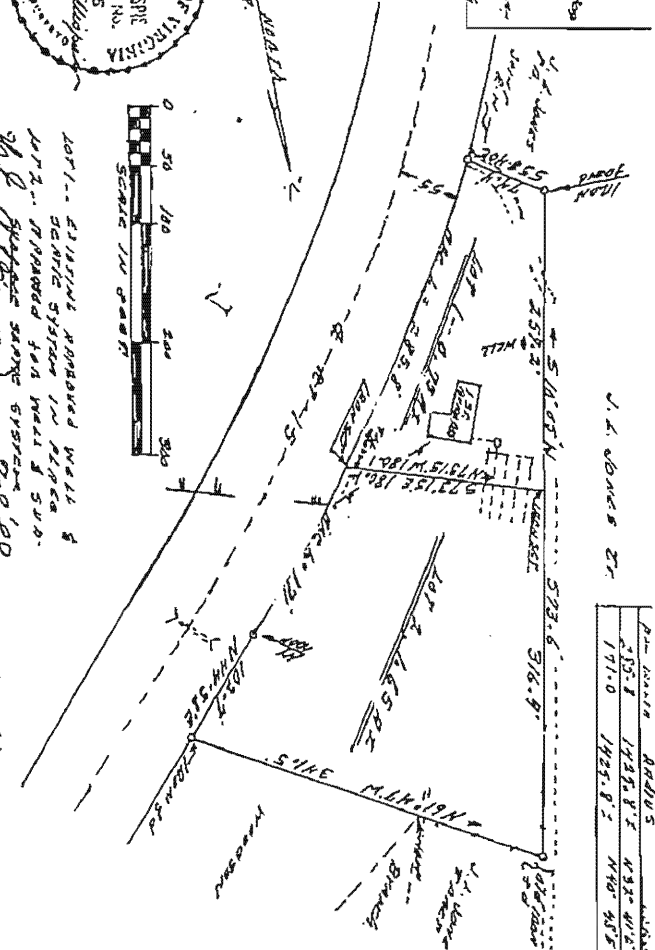
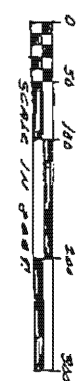
[www.interactivegis.com](http://www.interactivegis.com)

Printed 04/01/2021

Courtesy of VGIN, Commonwealth of Virginia



MRS. N. S. T. C.  
1928.



U. S. 2000

Run	Run Date	Lat	Long
255-8	1429.8 E	49° 41' N	205.14
171.0	1429.8 E	49° 45' N	170.50

PRATTMAN SUBWAY ON RICE N. SHUTTACER (Bridges) LEAD N LOT  
AND DO 78-449. PLANT AND DO 73-474.  
LOT NO 1... 0.75 FT TO BE DETERMINED BY RICE N. SHUTTACER.  
LOT NO 2... 1.65 FT TO BE DETERMINED BY RICE N. SHUTTACER.  
DISTANCE ON MAP INDICATES OF CONFIDENTIALITY & DISTANCE  
ENCOUNTERED FROM BURNING. VILLAGES.

DRAWN MAR 22 MAY 17, 1988 BY JAMES L. HARRIS JR.  
JAMES L. HARRIS JR. C. E. S.

THIS WAS PROVIDED UNDER AN  
VARIANCE FROM REGULATION IN THE  
SUBDIVISION ORDINANCE, GRANTED  
MAY 15, 1978, BY DULUTH CITY  
COUNTY PLANNING COMMISSION (SEE 6-1)  
AND MAY BE COUNTERED BY THEM  
[Signature] 6-7-78  
[Signature] 6-7-78

## TAX RECEIPT

Ticket #:00000410001

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

Date : 4/02/2021  
Register: RR1/RR1  
Trans. #: 22534  
Dept # : REZONE  
Acct# :

REZONING  
REZONING FEE  
MAP 196-30A

Previous  
Balance \$ .00

Principal Being Paid \$ 550.00  
Penalty \$ .00  
Interest \$ .00  
Convenience Fee \$ .00  
Amount Paid \$ 550.00

MAYS-COUCH SHELLEY

\*Balance Due \$ .00

Dr Cd 550.00 # 1818\*\*\*\*\*

Pd by MAYS-COUCH SHELLEY L  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2021



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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0 200 400 800 Feet

BUCKINGHAM COUNTY VA

MAP 196

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: 21-ZMA283

Applicant: Shelley Mays-Cauch

Location: 3875 S. James Madison Hwy Farmville VA  
23901

Proposed Use: B1

### 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: [Signature]

Printed Name: Charles D. Edwards Date: 4/8/21

**46 Building Permits were issued in the amount of \$4864.81 for the month of March 2021**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
18402	Curdsville	Gerry Sanchez	New Dwelling Stickbuilt	\$150,000.00	\$542.36
18412	Marshall	Ellington Energy	Mechanical	\$11,875.00	\$25.50
18419	Curdsville	Oscar Holman	Mechanical	\$10,406.00	\$25.50
18421	Marshall	Thomas Hughes	Shed	\$72,000.00	\$189.52
18422	Maysville	Top Notch Contracting	Farm Building Exempt	\$48,000.00	\$10.00
18423	Curdsville	Design Electric	Commerical Addittion	\$25,897.00	\$51.00
18424	Slate River	Michael and Sons	Electrical	\$3,000.00	\$25.50
18425	James River	Jane Williams	Electrical	\$400.00	\$25.50
18426	Slate River	John Nichols	Electrical	\$100.00	\$25.50
18427	Francisco	Sarah Lankford and Dwayne Wilkson	Detached Carport	\$9,000.00	\$99.76
18428	Marshall	Heirloom Reclaim and Design	New Dwelling Stickbuilt	\$100,000.00	\$320.69
18429	Marshall	WE Brown	Electrical	\$2,935.00	\$25.50
18430	Slate River	Mia Miller	Mobile Home Singlewide	\$3,000.00	\$167.65
18431	Curdsville	Jesse Boyer	New Dwelling Stickbuilt	\$60,000.00	\$333.25
18432	Marshall	Boyer and Sons Electric	Electrical	\$1,500.00	\$25.50
18433	James River	CMH Homes Inc.	Mobile Home Doublewide	\$140,000.00	\$601.76
18434	James River	Russell Brown	Residential Addittion	\$1,200.00	\$58.35
18435	Marshall	Shenandoah Cable TV	Commerical Addittion	\$25,000.00	\$61.00
18437	Curdsville	Michael Waycaster	Pavilion	\$10,000.00	\$88.54
18438	Marshall	Dennis and Marianne McFee	Farm Building Exempt	\$1,500.00	\$10.00
18439	James River	Brent Cahoon	Inground Pool	\$41,000.00	\$82.70
18440	Curdsville	David Lesueur	Electrical	\$8,800.00	\$25.50
18441	Maysville	EM Wright	Mechanical	\$1,100.00	\$25.50
18442	Maysville	Mitchell Crickenberger	New Dwelling Stickbuilt	\$150,000.00	\$369.85
18443	Slate River	CS Retreats	Electrical	\$6,000.00	\$25.50
18445	James River	JES Construction	Residential Remodel	\$9,500.00	\$51.00
18446	Maysville	Geraline Hooe	Addittion Residential	\$20,000.00	\$100.08
18447	Marshall	Holden Davies	Mobile Home Doublewide	\$20,000.00	\$253.37
18448	Slate River	James Bryant	Mobile Home Doublewide	\$170,000.00	\$381.58
18450	Marshall	Leon Smucker	Farm Building Exempt	\$3,500.00	\$10.00
18451	Marshall	Leon Smucker	Farm Building Exempt	\$160,000.00	\$10.00
18452	Maysville	Anthony Caldwell	Farm Building Exempt	\$60,000.00	\$10.00
18453	James River	Deborah Pleasants	Residential Remodel	\$7,000.00	\$51.00
18454	Marshall	Creative Electric Contractors	Electrical	\$83,160.00	\$51.00
18456	Curdsville	Alt Energy	Addittion Residential	\$31,388.00	\$51.00
18457	Slate River	Jennifer and Fred Elliott	Detached Garage	\$30,000.00	\$121.18
18459	James River	Never Dark Generators	Electrical	\$8,500.00	\$25.50
18460	Maysville	Parker Oil	Mechanical	\$850.00	\$25.50
18461	Slate River	Adam Caykor	Addittion Residential	\$15,422.00	\$51.00
18462	Slate River	Larry Dorrier	Electrical	\$900.00	\$25.50
18463	Slate River	Tiger Fuel Company	Mechanical	\$755.00	\$25.50
18464	Curdsville	Dean Snoddy	Farm Building Exempt	\$19,080.00	\$10.00
18465	Curdsville	Brianna Bartee	Mobile Home Singlewide	\$1,200.00	\$245.29
18466	Maysville	Wayne Davis	Farm Building Exempt	\$75,000.00	\$10.00
18467	Maysville	Cedric Haskins	Detached Carport	\$2,800.00	\$54.88
18469	Francisco	Benjamin Dodson	Farm Building Exempt	\$20,000.00	\$10.00
18309		James River Builder	ReInspection Fee		\$50.00
<b>**Cost of permit is calculated based on square footage of structure**</b>				<b>\$1,621,768.00</b>	<b>\$4,864.81</b>

