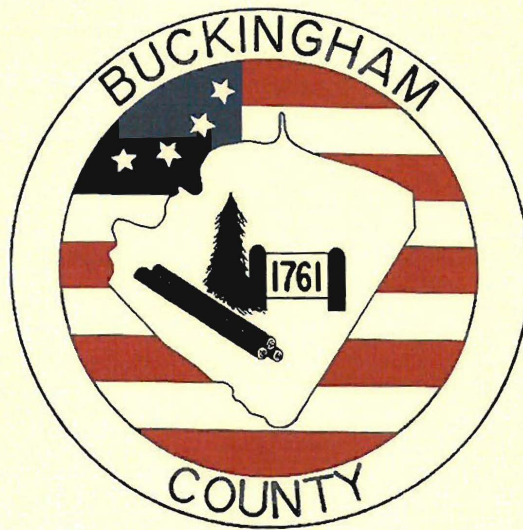


**Buckingham County
Planning Commission
Monthly Meeting
Packet**



June 28, 2021



Buckingham County Planning Commission Agenda
Monday, June 28, 2021 7:00PM
County Administration Building
Peter Francisco Meeting Room
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

1. Call to Order by Planning Commission Chairman

Invocation

Pledge of Allegiance

Establishment of Quorums

2. Adoption of Agenda

3. Approval of Minutes

a. May 24, 2021 Regular Meeting

4. Public Comment

5. New Business

No New Business at this time

6. Old Business

1. Public Hearing Case 21-ZMA283 Shelley Mays-Couch

2. Public Hearing Case 21-ZMA284 Kyanite Mining Co

7. Reports

A. Building Permits Report

B. Zoning Administrator Report

8. Commission Matters and Concerns

9. Adjournment

**Buckingham County
Planning Commission
May 24, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Monday, May 24, 2021 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: James D. Crews; Alice T. Gormus; Patrick Bowe; 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. Steve Dorrier; and John Bickford 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, Danny Allen 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?

Allen: So moved.

Bowe: Do we have a second?

Gormus: Second.

Bowe: All in favor raise your right hand. Dabney can you hear us?

Crews: Yes, I can hear you.

Bowe: Do you approve the agenda?

Crews: Yeah.

Bowe: Steve can you hear us? Steve do you hear me? Steve I'm looking for your vote on the adoption of agenda. We will move on. Approved six of seven.

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

Bowe: Approval of minutes.

Allen: So moved.

Shumaker: Second.

Bowe: We have a first and second, let's vote. Raise your right hand. Dabney approval of minutes?

Crews: Yeah.

Bowe: Steve approval of minutes? Six of seven.

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

Bowe: Public comment.

Edmondston: We have no one signed up but do have one voicemail comment.

Kenda Hunanman: Kenda Hunanman district five commenting to the planning commissioners on May 24th. Nothing new to report just wanted you to know there is a group of constitutions who are seeking people to run for the next board of supervisors election in each district, there's some interest and I'm sure its growing. And also that a group of us continue to be aware of whatever gold mining activity might be progressing. Think that about sums it up thank you for hearing me.

Bowe: That it? Any emails or anything?

Edmondston: No sir.

Bowe: Conclude the public comment. New business.

Edmondston: Tonight is the introduction of case 21-ZMA-283. Our landowners Wayne Beasley and the applicant is Shelly Mays couch. This property is located at Tax map 196 parcel 30A it contains approximately 1.65 acres and the address is 3875 South James Madison Highway Farmville 23901 in the Curdsville

magisterial district. It's currently zoned A1. The zoning map amendment Mrs. Mays- Couch is asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from A1to B1 for the purpose of operating non retail office space and other permitted uses. The comprehensive plan does list route 15 as a main corridor, and this property is approximately three miles north of the South growth corridor. This area is expected to see future growth due to its proximity to Farmville and the corridors currently comprised of commercial uses plus various types and sizes of dwelling units. Development in this corridor should be well planned and future land use is compatible with the various land uses in the area. The property is currently zoned A1 is owned by Wayne Beasley the applicant is Shelly Mays Couch and she has indicated in our application that the purpose of this rezoning request to be is to be in compliance after providing human services in the same location for three years. And to increase permitted uses. Ms. Mays Couch did receive confirmation of grandfather's status by the zoning administrator. But due to the ability to increase permitted use she wishes to apply for this request, Miss Mays Couch is present with us this evening.

Bowe: Miss Mays Couch, do you want to come to the podium please? Let me start off by saying I appreciate what you do and are trying to do for the county and its people, its residents, I know that we've got a lot of people here that are going to need your help. So with that, let's try to get started here. We would like as a planning commission and zoning to know what it is you would like to do in the future that is not currently covered under your current zoning.

Shelly Mays- Couch: What I was advised is that the nonprofit organization has been grandfathered in as a covered use due to the fact that it is currently connected to a religious entity which is the full gospel of Christ fellowship. However, due to the fact that that might not be the case, for future references, and that the possibility of continuing to be able to provide the funding under the LOC Family Services in this location, there is a possibility that we would have other organizations that's not connected to religious entities, which initially before we received funding with LOC Family Services, which is the nonprofit entity. Love over crisis was actually fulfilling the roles of ensuring that everything was paid which love over crisis is a for profit organization that is not connected to a religious entity. So we want to ensure that we are covered and actually in compliance with Buckingham County zoning and any situation that may be to run our business and actually provide the services which we've provided for three years in that location going on seven years and basically a lot of the piedmont district. So

we truly have dedicated a lot of time, effort, sometimes a lot of tears to because of the situations that we have encountered and been able to witness and help through and but we want to make sure that we're in compliance no matter what. And that will be to change the A1 to B1.

Bowe: Do any of the commissioners have any questions specific questions?

Gormus: Yes, ma'am? Do you need this change of status for also any kind of grant writing or this kind of thing to make you in compliance with those things?

Mays-Couch: No, we do not.

Allen: Looking under B1, what under B1 are you looking to? Just trying to find a category of what are you doing?

Mays-Couch: So under B1, that would ensure that any business that we operate to provide Human Services currently, even the services that we're providing now, under B1 with love over crisis is covered, because we are not connected to a religious entity with that particular organization. And we provide service facilitation, direct services for individuals who are elderly and disabled. So we want to ensure that we're never having to come back to this place and say, well, we knew that we were grandfathered in under LOC Family Services. But we also knew that we were not grandfathered in, under other businesses that I manage.

Gormus: And this would include any new business that you would want to open?

Mays-Couch: Yes, ma'am. So I currently manage and actually help with managing other businesses as well. So that by chance we might need to continue on funding sources in a business that I managed, wants to come in and rent a space from us than being able to do that under B1 if they're not connected to a religious source. Because not saying that they wouldn't be because we welcome them in, you know, we do want to be a support for those who are, you know, operating on through faith, however, but if they're not, and we want to be able to rent an office space to them, we want to be able to do that if they're providing Human Services along with our services. Yes.

Bowe: Any more questions?

Allen: To me, I haven't, I still don't understand what I'm looking at what I got to look under to match it to is what I'm saying.

Mays- Couch: It will be B1 so A1 from what Miss Nicci had actually explained to me, A1 currently we had to be grandfathered in. But the only way that we could be grandfathered in is because Well, basically being connected to a religious entity. So because we initially became a nonprofit organization under the full gospel of Christ fellowship, that is what allowed us to be grandfathered in under A1, and to continue to be in compliance.

Allen: It does have emergency services facilities. Now I look at that as a rescue squad and the fire department. But maybe I'm looking at it wrong. I just want to get you a name of what's under B1, to put you into say, this is what she's doing. And this is what we're taking care of. But if you get up under B1, and you're doing something that's not in B1, then you're under the wrong zoning I just want to make sure you're under the right zoning.

Edmondston: Shelly, I think just go back. Mr. Allen. So what it appears that Shelly has explained to us this evening, are the businesses that she's organized, that she's associated with, it sounds like office space that you would be utilizing. I think maybe Mr. Allen is asking a little bit more as far as what some of the services may do. I know you and I had discussed in conversation, which is not part of this application, about your expansion or some of the vision that you have for your company for...

Mays-Couch: I've also explained to you that that was something after talking with you. And actually after talking to Rebecca Carter as well, the county administrator, that we were looking in other areas to do text amendments in those areas, because those areas actually seem to actually want us to do those particular things there.

Edmondston: Along, along those.... That is not actually... that is not part of the application. That is only a question that we're talking about tonight as far as other things that you would provide. So it sounds like your explanation tonight, is specifically in regard to other office space for other associations or organizations that you have, I think just reiterate that and maybe give Mr. Allen and the rest of the planning commission members, any other example that you have of what you see this particular location doing,

Mays-Couch: So what's provided there, those office spaces and what we have been able to provide within that location for the last three years have been counseling, have been care coordination services, groups. We also have helped with, when you say emergency services, to me emergency services are when someone is clearly coming in and out of institutions and need help to stabilize. So we're actually talking to them through and de-escalating situations. So that, you know, that individual is not back and forth into institutions, and actually being homeless, and actually getting services from steps, all of those things are things that we help to coordinate as well. So if it was not, for some of our services that we provide, we have seen individuals that you know, one have, they've been facing death. So I will look at that as an emergency services is, you know, as emergency services as well. But we understand that, you know, some areas there, there are need for text amendments, because emergency services in 2021 have changed so drastically, we have people on drugs and alcohol, and you know, they're dying, right here in this county, because they do not have services.

Allen: What I was saying is in A1, we have, you know, where you take care of elderly people and all to so that's what I'm saying, I don't want to put you in to the wrong zoning, where you won't be able to do what you want to do.

Bowe: Would this be a case for that non office retail?

Allen: Well it's got in B1 it has the professional offices in it.

May-Couch: We're definitely professionals. We can't do what we do without certifications and license trust me.

Edmondston: In B1 it would be office space period in the A1 I know we did an SUP a few months ago for non-retail office space, but in n a business B1 zone, it's office space period, whether it's retail, non-retail.

Allen: So that's in B1. Just office space by itself.

Edmondston: Yes, sir.

Allen: Don't see it.

Edmondston: Do you want me to go...I don't have my laptop with me.

Allen: I'm looking at it now it says professional. That's what I'm saying. You know, that's why I want to put you in the right, whatever you, you're going to get office space professional, Office Professional. But I mean, I just see you doing more than that. I mean, I see you're looking out for people, like you said coming out the prisons and all. And I don't know if we got an exact place to put it under. And I was another place in there for looking out for elderly adults, like a daycare for adults... you know...

Mays-Couch: We don't provide adult daycare; we provide coordination services for these individuals to get the help that they need.

Allen: So will anybody be staying overnight?

Mays-Couch: No.

Allen: So no lodging at all?

Mays-Couch: No.

Allen: So we just go with professional office and that be the end of it?

Mays-Couch: I'm sorry?

Allen: Professional office is what you want to go with?

Mays-Couch: Yes, we are. We are professional, we do provide office locations for that.

Gooden: I Have a question? Just to clarify. For me, all you want to do is you are now grandfathered under a church. And what you want to do is move to a situation where you're standing on your own as a professional...

Mays-Couch: One business that I manage currently is grandfathered under the church. However, not all the businesses that I manage is grandfathered under the church. So if we do rent out a space, and we have to have more income coming in, in the future, yes, that's what we would need, we would need to make sure that we're not having to be connected to a church in order to do that.

Gooden: Right. And as I was saying, you just want to move from where you are standing on your own for everything that you do, and not necessarily to be grandfathered under something...

Mays-Couch: So currently one of my businesses is not grandfathered under a church. So that would mean that we're not in compliance at this point. For one of them.

Gooden: Yes, that's what I'm saying. So you would be standing on your own in all that you do. And under the right heading under B1 professional office.

Edmondston: Actually, in our conversation, I grandfathered both of your businesses and that's in the form of an email...

Mays-Couch: No only LOC family services was in there.

Edmondston: We had the conversation in office about both of them...

Mays-Couch: But that not in the email.

Edmondston: Well, that was the intention.

Mays-Couch: Okay.

Edmondston: So let's go back to that piece. The when I went back and looked at the IRS forms for the tell me the name of the larger church organization.

Mays-Couch: LOC Family Services.

Edmondston: No.

Mays-Couch: Full gospel of Christ fellowship?

Edmondston: Yes, that one. So when we had our discussions prior in the determination of the grandfather status to me, one was formed with the other...

Mays-Couch: I informed you that it wasn't.

Edmondston: But we had that conversation that day in my office and when we went through, I told you that both of those were grandfathered.

Mays-Couch: We had a conversation. And when you had informed me that you actually asked me the question, was this one connected to that one? And I had said, No.

Edmondston: And I asked you when they came, because the discussion that we've had in the example or the definition that you had given me, was that one was there. And they were both kind of formed because of the need that one had brought to the... Well, my grandfathering was for both of those.

Mays-Couch: Well, I appreciate that. But that is not how it was developed. And I want to make sure that it's correct.

Edmondston: Well, understand that but...

Mays-Couch: I appreciate that.

Edmondston: That was my intention. And that is what that email was. That's what I'd go back and say, so. But I do understand what you're doing with this application and the growth that you may have available to you with a rezoning for those.

Gormus: Mr. Chairman, if I may, I see this is a fine opportunity to increase our footprint for coming out for business. And I would like to move this on to the next step. And I also know that that some of these things, even though you may not have it now that you have a grant, if you are under the proper zoning, then that makes it easier to apply for grants that may be out there for what you need to do. And I commend you on what you do. And I think it is a very valuable service. And so with that being said, I would like to make a motion that we move that on to the next step.

Bowe: I have a motion. Do I have a second?

Allen: Second.

Bowe: Motion has been duly seconded. All in favor of moving forward, raise your right hand. Dabney? Dabney?

Crews: Yeah.

Bowe: Are you approving this case? We've all voted in favor of it. Are you approving or denying?

Edmondston: Mr. Crews Are you available? Can you hear us?

Crews: Yeah.

Edmondston: I think he's just responding to me ask him for his vote.

Bowe: I'm looking for your vote yes or no? Really isn't going make any difference five approvals.

Allen: That's moved to a public hearing.

Mays-Couch: Thank you.

Bowe: We will see you next month.

Commissioner Gormus moved, Supervisor Allen and it was unanimously carried by the Commission to move 21-ZMA283 on to public hearing.

Edmondston: The next case is the introduction of case 21-ZMA-284 for the landowner. and applicant is the same it's Kyanite mining Corporation. Tax map is 172 parcel 78. It contains approximately 32 acres located off of Plank Road State Route 600 Colonial Pipeline crosses this property. There's no 911 address and it's in the Curdsville magisterial district. A1 is this current zoning district the request tonight before you is a zoning map amendment Kyanite mining corporation is asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from A1 to B1 for the purpose of zoning consistency and continuation of mining. The comprehensive plan does list route 15 as a main corridor and this property is approximately nine miles north of the South growth corridor. Development in this corridor should be well planned in future land use is compatible with the current land uses in the area as stated in the narrative submitted by the landowner and applicant, the applicant owns all parcels adjacent

to 172-78. And tracks to the north, east and west of this parcel, are all currently zoned M2 the applicant desires to continue its mine development on this parcel in the future. We do have Ms. Kristen Gee and Mr. John Snoddy available to discuss this case.

Bowe: How are you tonight?

Kristen Gee: Great. How are you today?

Bowe: Pretty good. Any of the commissioners have questions here?

Allen: What am I just wondering why are we going to B1 instead of M2.

Gee: To clarify? I think that's a typo maybe.

Edmondston: That is a typo I'm so sorry.

Gee: We applied for M2 designation.

Allen: Right.

Edmondston: I have it in one place and not another? If you look at page three of the application, the request is to rezone from A1 to M2.

Allen: Yeah, it was just on the front page.

Edmondston: Copy and paste is not my friend.

Gooden: Another question? Also, on the GIS site plan, it says route 60. Is that supposed to be route 600? I'm kind of lost as to where the property is.

Gee: You're exactly right. That should be route 600. I'm sorry about that.

Gooden: Oh, okay.

Gee: Yeah, that's plank road. Sorry about that. Yeah, that would have put you in a different place altogether.

Gooden: Okay. Thank you.

Gormus: Mr. Chairman, if I may.

Bowe: Yes.

Gormus: Miss Gee, the process that we're going through is just to make all the land be the same zone, right?

Gee: Correct. And if you look at the page after the GIS map, it shows in, in hash marks, everything that's already done zoned M2. It's almost as if this piece should have been zoned M2 when we did it the last time however long ago. This is really just to continue that area.

Bowe: Looks like somebody wanted to buffer back then.

Gee: Maybe.

Gormus: It almost looks like to me an oversight.

Gee: I think it might I mean, that was you know, well, before my time, I think it might have been an oversight. But, and John could probably speak to this better than me, but that's along the line of the deposit. So it is the direction that they're heading in for mining.

Gormus: Miss Gee are there any neighbors in this area?

Gee: The nearest you can see, I showed, we included a plat. It is the Margot Webb Thomas tract and it's not actually adjacent. There, they have a parcel that's right off of 600. And there's you can see from the GIS there are some nearby but not adjacent to the property.

Gormus: And they've been notified of your intention?

Gee: Not at this point in the process. I don't think we're required to notify them because they're not actually adjacent. But if you all want to do that for another reason.

Gormus: I just always know that it's good neighbor policy to let people know before he hits the paper.

Gee: Okay.

Gormus: For a common courtesy.

Gee: We could do that. For that one track, I think we probably can contact them. The one that's to the west is a large track that's owned by many beneficiary heirs at law, I think there's like maybe 100. And so I don't know that we'll be able to notify them.

Gormus: I just know, as much noise as we've gotten with people taking things out of context. Nip that in the bud, prior to it might be the thing to do.

Allen: You counting on doing any mining in that area shortly? Or is that just a future thing?

Gee: John could speak better to that so I'll let him.

John Snoddy: Good evening Mr. Allen, your question was about the anticipated start time of mining on that parcel. If I had to guess I would say perhaps as soon as the next 12 to 18 months, but that was probably a little aggressive.

Allen: Thank you appreciate it.

Bowe: Any other commissioners have any questions?

Shumaker: I would like to echo Miss Gormus recommendation just to reach out to miss Margaret Webb Thomas's people on that plat, the other ones to the west look like they're already fully bordered by an M2 designation anyway.

Gee: Any direction?

Edmondston: If I may, if I may interject, do you want them to contact them? Do you want this to be added to the application so that it they become those that are notified like adjacent property owners and I mail letters just like I will, if you set a public hearing?

Gormus: No. What I was talking about was, you know, just a courtesy phone call to say, Hey, this is going to come up in the paper. Just want to give you a heads up. Before you see it.

Allen: Might do both. Just in case you can't get in touch with them. That letter would take care of what you missed. I see this is not adjacent. But it would be good.

Gormus: A courtesy phone call goes a long way.

Bowe: I don't really see any reason to hold it up. waiting for that to happen.

Gormus: Oh, no. Just good neighbor policy.

Shumaker: I agree.

Allen: No. I'll make a motion we take it on to the public here.

Gormus: I'd like to second that.

Bowe: Motions been made and seconded. All in favor of sending it forward raise your right hand. Dabney?

Crews: Yeah.

Bowe: Good. Steve? Six out of seven. See y'all next month. Thank you.

Gee: Thank you.

Allen: Have a good evening.

Bowe: Old business.

Edmondston: I don't have any old business at this time. Mr. Chairman,

Bowe: Reports.

Edmondston: The building permits report is in your packet. For you to take a look at just to see what's been going on. I don't have anything further to report.

Bowe: Commission matters and concerns. Any concern from the commissioners? Looking for a motion to adjourn then.

Gormus: Motion to adjourn please.

Allen: Second.

Bowe: Motion has been first and seconded. All in favor raise your right hand. Dabney?

Crews: Yes.

Bowe: Good six out of seven. We are adjourned.

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

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

ATTEST:

Nicci Edmondston
Zoning Administrator

Patrick Bowe
Chairman

Buckingham County Planning Commission

June 28, 2021

Administration Building

7:00 PM

Public Hearing 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.

REZONING APPLICATION CHECKLIST

BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

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

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

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

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

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

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

Fees: ☒ YES ☐ NO

Deed: ☒ YES ☐ NO

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

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

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

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

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

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: _____

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 BOMES 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 - ~~RT~~ 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 CIs	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 1	R/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 01 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 Efft:
 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: 3000
 Total Imp:
 Total Value: 3000

----- 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 - A SHEPPARDS
 LOT 3 3.037 AC

Occupancy: VACANT Year Built:
 Dwl Type: MH/Type: / Year Rmld:
 Use/Class: INCOMPLETE BLDG PERMIT/SINGLE FAYear Efflt:
 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							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	Rev. Value %Chg
Land			28100	
Improvements				
Total			28100	
Average Price Per Acre				9262
Sale Date/Amount			4/13/20 0	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 - PT 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 CIs	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.
			19300	18000 7%
			Improvements 1500	109900 (99%)
			Total 20800	127900 (84%)
Average Price Per Acre			5829	

Total Property Value	20800	Sale Date/Amount	6/29/2020	22000
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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	Acreage: 60.740
Dwl Type: COLONIAL MH/Type:N/	Year Rmld: 2008	Land Use:
Use/Class: /AGRICULTURAL: 20-99.99 AC	Year Eff: 1935	Total Mineral:
Year Assd: 2020	Condition: AVERAGE	Total Land: 157600
Zoning:	On Site Date: (KS) 11/12/2018	Total Imp: 94600
Dist: 02 FRANCISCO	Review Date: ()	Total Value: 254200

----- 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 - +	: :
			: ENP :	16 :
			8 8	: :
----- Dwelling Valuation -----				
Item	Size	Rate	Value	
DWELLING	1908	76.46	145885	+---1421---+ - 7 - +
HEAT CENTR	2160	2.50	5400	: : : ONM :
BATH FULL	1	4000.00	4000	: : :
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	Description	Area
PAVING-AS							2000	OPM	PORCH MSRY	490
STOR FRAM	10.0	16.0	160		8.00		1300	DWL	DWELLING	252
Total Imp Value							3300	UTF	UTIL FRAME	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 Land	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 15-36 - AT SHEPPARDS
60.74 A:

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

2

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 M² N OF
 SHEPPARDS 3E.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: 115900
 Total Value: 158600

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

Exterior	Interior	Site
EXTERIOR-BRICK	NO. ROOMS - 7	SITE-PAVED
EXTERIOR-COMPOSITI	NO. BEDROOMS - 4	SITE-LEVEL
CONSTRUCTION-BRICK	NO. BATHS - 2	SITE-SEPTIC
	FIREPLACE - 1	SITE-WELL
	CHIMNEY - 1	
	INTERIOR-HARD WOOD	
	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 : 38 :
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
Phys Depr. % (.225) 1975 - AVG			42345
Total Bldg. Value			145900

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

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 H/S PAVED	C	.750		16875.00		12656
Total Land Value							12700

----- Comments -----

CHURCH WAS PREVIOUSLY ASSESSED ON 196-30A

	Cur. Value	Prev. Value	%Chg.
Land	12700	11700	9%
Improvements	145900	118600	23%
Total	158600	130300	22%

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 002 of 02
RT 15 - AT SHEPPARDS
LOT 1 0.75 AC

BL/Pg: 210/ 756/
Plat BL/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

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

Legal Description 001 of 02
 RT 15 - AT SHEPHERD
 LOT 2 1.65 A.

Occupancy: COMMERCIAL Year Built: 1988
 Dwl Type: OFFICE BLD MH/Type: / Year Rmld:
 Use/Class: /COMMERCIAL/INDUSTRIAL Year Eff: 1988
 Year Assd: 2020 Condition: AVERAGE
 Zoning: On Site Date: (KS) 11/12/2018
 Dist: 01 CURDSVILLE Review Date: ()

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

Improvement Description		
Exterior	Interior	Site
EXTERIOR-ALUMINUM	NO. ROOMS - 4	SITE-PAVED
EXTERIOR-METAL	INTERIOR-WOOD	SITE-LEVEL
CONSTRUCTION-FRAME	INTERIOR-DRY WALL	SITE-SEPTIC
		SITE-WELL

Commercial Valuation								
Cls	Grad	YEff	Description	Str/#	Size	Rate	Pct	Value
050	C	1988	OFFICE-CB/MTL	1.0	1960	55.00	.20	
							.26	63818
Total Market Value								63818

Other Improvements Valuation							
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
SHED							1000
Total Imp Value							1000

Land Valuation								
M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	17	COMMERCIAL	H	1.000		45000.00		45000
A	20	RESIDUAL	K	.650		3500.00		2275
Total Land Value								47300

Comments
 HOUSE WAS PREVIOUSLY ASSESSED ON 196-30
 07 DWL ON TM196-30 & METAL BLDG ON 196-30A CORR
 07 MADE BLDGS SWITCHED LSB
 14 REAS "UPPER ROOM OUT-REACH MINISTRY"
 1977 DB78-449 GRTE ENNETT C & ALICE H SHUMAKER
 1988 GRTR ALICE H SHUMAKER DB153-192 PM195
 1991 GRTR ALBERT S & LINDA B DOSS DB173-110
 1996 GRTR J WAYNE & BARBARA J JACKSON DB211-168
 17 TAX MAP #'S FOR 196-30, 30A SWITCHED ON MAPS
 17 TO MATCH SYSTEM INFO

Sec	Type	Str/Rt	Description	Area
07	OFFCB	OFFICE-CB 1.0	N49E40S49/40	1960
Total Square Feet				

	Cur. Value	Prev. Value	%Chg.
Land	47300	47300	12%
Improvements	64800	50000	10%
Total	112100	100300	11%
Average Price Per Acre		21652	

y 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

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 *Supportive services including but not limited to case management, coordination of care, housing support, emergency transportation services are interviews, appts, provision of emergency food, clothing, and mentoring, counseling, support groups and consumer advocacy.*
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 placement when available.*
8. Libraries *N/A*
9. Parks and Open Spaces *N/A*
10. Potable Water *N/A*
11. Sewage *N/A*
12. Schools *N/A*
13. Telecommunications *The communications provided*
14. Transportation *provided for enrolled participants in available programs.*
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

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.

TENTATIVE SCHEDULE FOR A REZONING AMENDMENT

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

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

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

Example Timeline:

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

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

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



 **BUCKINGHAM COUNTY**



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Courtesy of VGIN, Commonwealth of Virginia

Courtesy of VGIN, Commonwealth of Virginia

FRANCISCO

3025

1802

2524

2811

2875

JAMES MADISON



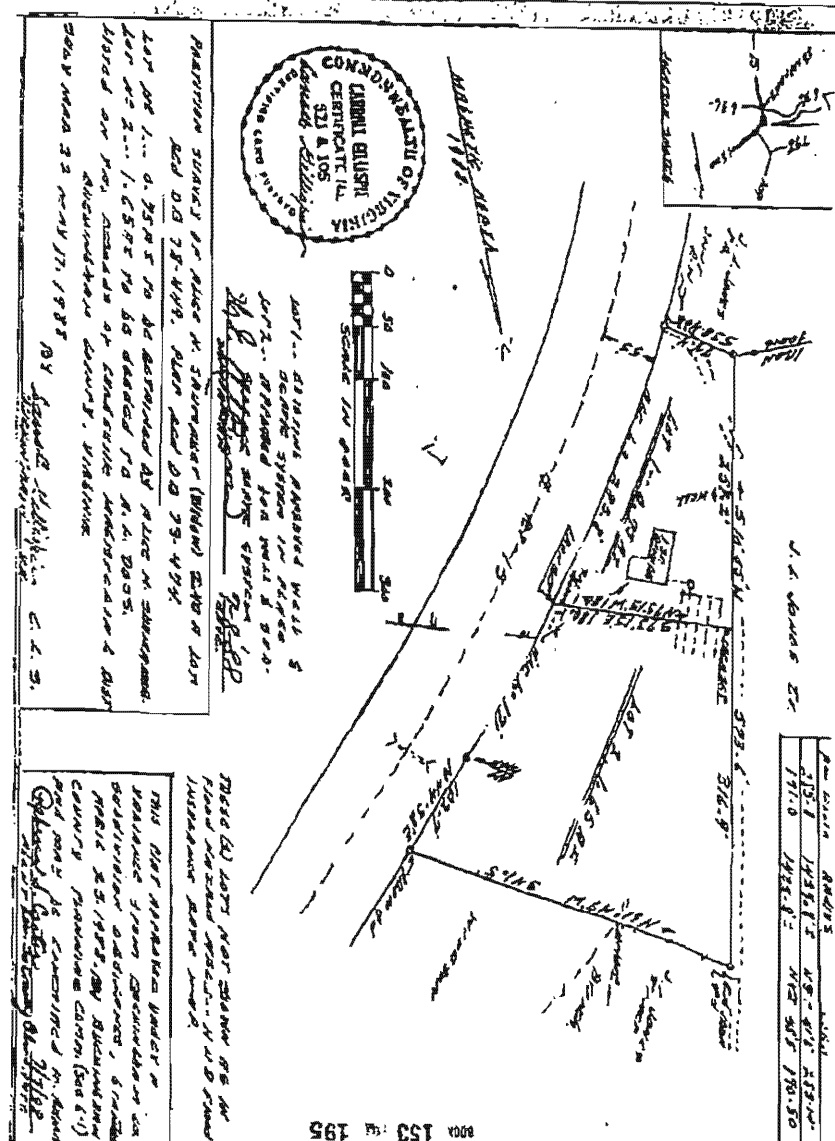
BUCKINGHAM COUNTY



www.interactvegis.com

Printed 6/10/2021





APPLICATION FOR A ZONING MAP AMENDMENT

CASE NUMBER: _____

(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: _____

Zoning Map Amendment: Rezone A1-B1

Purpose of Zoning Map Amendment:

Rezone to have all businesses providing services at the location in compliance and ability to increase permitted uses within B1 zoning.

Zoning District: District 3 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 Spruells Corner of Rt 15 Building on the Right before Mill Brooks Store.

Name of Applicant: Shelley Mays-Cohen

Mailing Address:

P.O. Box 37 Farmville VA 23901

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

Email: mays512@alumni.vcu.edu Fax: 855-845-9298

Name of Property Owner: Wayne Beasley

Mailing Address:

818 Embury's Gap Rd. Roseland VA 22967

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

Email: waynenterprises@mail.com Fax: _____

Signature of Owner: Wayne Beasley Date: 5-5-2021

Signature of Applicant: Shelley Mays-Cohen Date: 5-5-2021

Please indicate to whom correspondence should be sent:

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

☒ Applicant

APPLICATION FOR A ZONING TEXT AMENDMENT

CASE NUMBER: _____
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: _____

Zoning Text Amendment: N/A

Purpose of Zoning Text Amendment: _____

Permitted Use List: Yes: _____ No: _____ Special Use Permit List: Yes: _____ No: _____

Zoning District: _____ Number of Acres: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____ Magisterial Dist.: _____

Street Address: _____

Directions from the County Administration Building to the Proposed Site: _____

Name of Applicant: _____

Mailing Address: _____

Daytime Phone: _____ Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: _____

Mailing Address: _____

Daytime Phone: _____ Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner: Wayne Bradley Date: 5-5-2021

Signature of Applicant: [Signature] Date: 5-5-2021

Please indicate to whom correspondence should be sent:

____ Owner of Property ____ Contractor Purchaser / Lessee ____ Authorized Agent ____ Engineer X Applicant

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

Case Number / File Name: _____

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

A building with six rooms and two bathrooms.

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

In the past it has been a landscaping company, architectural and construction firm, church, office space for VDOT as they worked on a project, a community lounge for the youth, aerobics class, counseling and human services organization.

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

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

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

If yes, please explain any impact:

Owner/Applicant Signature: Wayne Beasley Date: -5-5-2021

Printed Name: Wayne Beasley Title: owner

SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

On this _____ day of _____, in the year of _____,

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

Hereby make, constitute, and appoint _____
(printed name)

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

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

NOTARY PUBLIC

County of _____ State of _____

Subscribed and sworn before me on the _____ day of _____

in the year _____. My commission expires _____.

Signature of Notary Public: _____

Stamp:

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 5th day of MAY, 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)

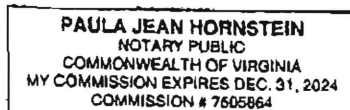
NOTARY:
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 5th day of May
of the year 2021. My Commission expires on Dec 31, 2024.

Notary Public Signature: Paula Jean Hornstein
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 5th day of MAY, 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:

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

Wayne Beasley

NOTARY PUBLIC

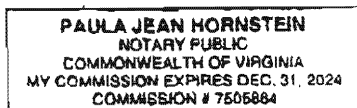
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 5th day of May

of the year 2021. My commission expires Dec 31, 2024.

Notary Public Signature: Paula Jean Hornstein

Stamp:



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: Wayne Beasley

Date: 5-5-2021

TAX RECEIPT

Ticket #:00000410001 2

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

Cr Cd 550.00 # 1818*****

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

NOTICE OF PUBLIC HEARING

Buckingham County Planning Commission

Monday, June 28, 2021

7:00 P.M.

13380 West James Anderson Hwy

County Administration Building

Peter Francisco Auditorium

The Buckingham County Planning Commission will hold a public hearing on Monday, June 28, 2021 beginning at 7:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex to hear citizen comments regarding an application for a Request for Rezoning Agricultural A1 to Business B1 for the Purpose of Operating Non Retail Office Space and Other Permitted Uses.

This public hearing will be held regarding Case 21-ZMA283, Tax Map 196, Parcel 30A, containing approximately 1.65 acres, located on 3875 S James Madison Highway Farmville, VA 23901 (Route 15) Curdsville Magisterial District. The Landowner is Wayne Beasley and the Applicant is Shelley Mays-Couch.

Anyone wishing to review the file or anyone with questions may contact the Office of the Zoning Administrator at 434-969-4242 or nedmondston@buckinghamcounty.virginia.gov. The complete application package and proposed conditions may be reviewed on the county website www.buckinghamcountyva.org under the May 24, 2021 packet.

Those wishing to speak during the public hearing must sign the signup sheet that will be placed in the Administration Foyer prior to the meeting.

By Order of the Buckingham County Planning Commission
Nicci Edmondston,
Buckingham County Zoning Administrator

Buckingham County Planning Commission

May 24, 2021

Administration Building

7:00 PM

Introduction of Case 21-ZMA284

Owner/Applicant: Landowner Kyanite Mining Corporation
30 Willis Mt Plant Lane
Dillwyn, VA 23936

Applicant Kyanite Mining Corporation
30 Willis Mt Plant Lane
Dillwyn, VA 23936

Property Information: Tax Map 172, Parcel 78, containing approximately 32 acres, located at Off of Plank Road, State Route 600, Colonial Pipeline crosses this property, no 911 address, Curdsville Magisterial District.

Zoning District: Agricultural District (A-1)

Request: Zoning Map Amendment-Kyanite Mining Corporation 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 Zoning Consistency and Continuation of Mining.

Background/Zoning Information: This property is off of Plank Road, State Route 600, Tax Map 172-78. This property is currently zoned Agricultural A1, the landowner and applicant is Kyanite Mining Corporation. The Comprehensive Plan does list Route 15 as a main corridor, and this property is approximately nine 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. As stated in the narrative submitted by the landowner and applicant, applicant owns all parcels adjacent to 172-78, and tracts to the north, east, and west of this parcel, are currently zoned M2. The applicant desires to continue its mine development on this parcel in the future.

REZONING APPLICATION CHECKLIST
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION
REQUIREMENTS

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

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

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

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

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

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

Fees: ☒ YES ☐ NO

Deed: YES ☐ NO ☐

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

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

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

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

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

APPLICATION FOR A ZONING MAP AMENDMENT

CASE NUMBER: 21-ZMA284
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 4/5/2021

Zoning Map Amendment: Request rezoning from A1 to M2

Purpose of Zoning Map Amendment: Rezone parcel among and adjacent to other parcels owned by Kyanite Mining Corporation already zoned M2. Rezoning would allow zoning consistency and continuation of mining.

Zoning District: A1 Number of Acres: 32

Tax Map Section: 172 Parcel: 78 Lot: Subdivision: Magisterial Dist.: Curdsville

Street Address:
Directions from the County Administration Building to the Proposed Site: Off of Plank Road (S.R. 600);

Colonial Pipeline crosses it

Name of Applicant: Kyanite Mining Corporation, c/o Kristin W. Gee
Mailing Address: 30 Willis Mountain Plant Lane, Dillwyn, Virginia 23936

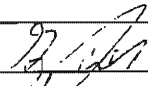
Daytime Phone: (434) 983-4318 Cell Phone: (434) 390-3892

Email: kristingee@kyanite.com Fax: (434) 983-4241

Name of Property Owner: Kyanite Mining Corporation, Guy B. Dixon, President
Mailing Address: 30 Willis Mountain Plant Lane, Dillwyn, Virginia 23936

Daytime Phone: (434) 983-2085 Cell Phone:

Email: Fax:

Signature of Owner:  Date: 4/6/2021

Signature of Applicant:  Date: 4/6/2021

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: Kyanite Mining Corporation

Mailing Address: 30 Willis Mountain Plant Lane, Dithwyn, Virginia 23936

Physical Address: same as above

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____
162-16; 172-77; 172-79; 172-82; 173-2E

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: _____

6. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

7. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

8. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

9. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

10. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

11. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 6th day of April, year 2021,

I, Guy B. Dixon, President of Kyanite Mining Corporation hereby make oath that
(printed name of owner/contract purchaser/authorized agent)

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

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

[Signature]

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

NOTARY:
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 6th day of April,

of the year 2021. My Commission expires on 01/31/24.

Notary Public Signature: Casey Page Diamond

Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 6th day of April, of the year 2021,

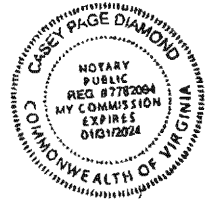
I, Guy B. Dixon, President of Kyanite Mining Corporation (printed name of owner)
hereby make oath that no member of the Buckingham County Board of Supervisors nor
the Buckingham County Planning Commission has interest in such property either
individually, or by ownership of stock in a corporation owning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

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

NOTARY PUBLIC
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 6th day of April
of the year 2021. My commission expires 01/31/2024

Notary Public Signature: Casey Page Diamond
Stamp:



CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR
PENDING DEVELOPMENT APPLICATIONS

Case Number / File Name: 21-ZMA 284

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

timber, vacant lot

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

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

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

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

If yes, please explain any impact:

Owner/Applicant Signature:  Date: 4/16/2021

Printed Name: Guy Dixon Title: President

SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

On this 6th day of April, in the year of 2021,

I, Guy B. Dixon, President of Kyanite Mining Corporation, the owner of Tax Map Number 172-78

Hereby make, constitute, and appoint Kristin W. Gee

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 6th of the month April in the year of 2021 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):

[Signature]

NOTARY PUBLIC

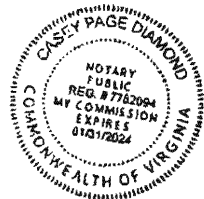
County of Buckingham State of Virginia

Subscribed and sworn before me on the 6th day of April

in the year 2021. My commission expires 01/31/2024

Signature of Notary Public: Casey Page Diamond

Stamp:



SIGNAGE AT PROPERTY

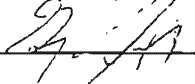
The Buckingham County Zoning Ordinance requires the following:

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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: _____

 President

Date: 4/6/2021

NARRATIVE – REZONING APPLICATION

Applicant/Owner: Kyanite Mining Corporation (“Applicant”)
30 Willis Mountain Plant Lane, Dillwyn, VA 23936

Representatives: Kristin Gee, John Snoddy
Kyanite Mining Corporation
30 Willis Mountain Plant Lane, Dillwyn, VA 23936
Phone: (434)983-2085; Fax: (434)983-4341; Email: kristingee@kyanite.com
jnoddv@kyanite.com

Property: Buckingham County Tax Map Number 172-78, Curdsville Magisterial District, consisting of approximately 32 acres (collectively, the “Property”)

Date: April 5, 2021

Rezoning Request: From A-1 to M-2

Applicant is requesting the rezoning of Tax Map Number 172-78 from Agricultural I District (“A-1”) to Industrial-Heavy District (“M-2”). Applicant owns all the parcels adjacent to the Property, and the tracts immediately to the north, east, and west of the Property are already zoned M-2. The Property is situated within Applicant’s mining permit, and Applicant desires to continue its mine development on the Property in the future.

Land Use – The Property is adjacent to tracts designated both M-2 and A-1. Applicant’s contiguous mining and industrial areas would optimally expand into this location in the future. Adding this relatively small tract into the existing Industrial/Mining area will have a *de minimis* impact on public facilities. The Property is surrounded by adjacent tracts owned by either Kyanite Mining Corporation or Blue Rock Resources, LLC (a surrounded sister company of Kyanite Mining) (“BRR”), providing a buffer area that mitigates any impact on unrelated landowners and minimizes the chance for complaints from landowners with conflicting land uses. The Property is not in or near a Village Center, Growth Corridor, or within a Special District.

Community Design – The Property is not located in or near a population area, or an area slated for development. Conversion to an M-2 status will not create any pedestrian or parking issues. Upon rezoning and subsequent mine expansion, Applicant will include the Property in its current environmental plan, including any necessary water management plans and future reclamation plans. The Property is not visible from a main transportation corridor and so Applicant’s activities will not detract from local natural and scenic vistas.

Cultural Resources – No historical structures or areas are within a reasonable distance of the Property, and its inclusion in the M-2 zoning area will not adversely impact the preservation of historic areas.

Economic Development – Conversion of the Property to an M-2 status will encourage continued business investment in the county. The Property is slated for Applicant's future mining activity. Applicant has operated within the County for more than seventy years and is one of the largest employers in the County. Use of the Property for Industrial/Mining will not impact any service or retail businesses as there are none in the vicinity of the Property.

Environment – The rezoning of the Property will have little impact on the County's goals to preserve, protect, and/or enhance the County's environmental resources. The Property is directly adjacent to a large area already zoned M-2. Access to the Property for mining purposes will occur from contiguous tracts already zoned M-2. Inclusion of the Property into M-2 aligns with the County's goal of preserving important environmental resources by centering manufacturing in an area already designated M-2. Applicant is well versed in best management practices and regulations, including sediment control and protection of water quality. As the Applicant's mine expands onto the Property, the Applicant would include the Property in its existing environmental and reclamation programs, including sediment control and stormwater management.

Fire and Rescue, Law Enforcement – Inclusion of the Property in the adjacent M-2 zoning area will have a *de minimis* impact on Fire and Rescue or Law Enforcement level-of-service standards.

Housing – The Property is surrounded by A-1 Agricultural Property and M-2 Industrial Property. Housing density is very low, and the Property is surrounded by tracts owned by Applicant and BRR, providing a buffer further limiting adverse impacts on unrelated landowners.

Libraries – Applicant has not determined or foreseen any impact on the County's libraries arising from the proposed rezoning.

Parks and Open Spaces – No changes would be necessary to the County's current or proposed parks, open space, or trails due to a change in the Property's zoning status.

Potable Water – Applicant does not foresee a need for potable water to be brought to the Property. Applicant would subsume the Property into its existing environmental plan and processes, including any groundwater or recharge areas needed.

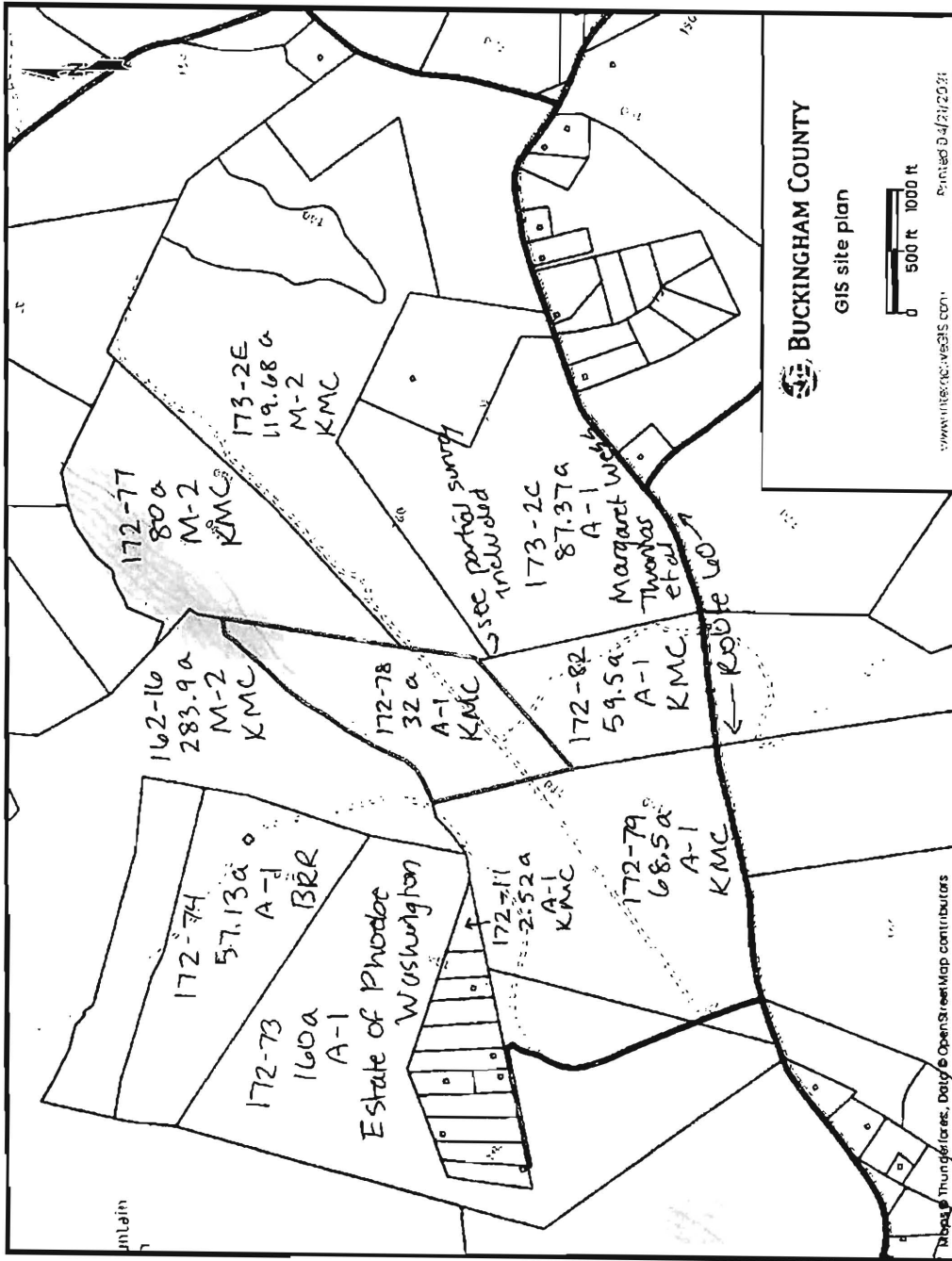
Sewage – No sewer services would need to be provided to the Property arising from the proposed rezoning.

Schools – Applicant has not determined or foreseen any impact on the County's schools arising from the proposed rezoning.

Telecommunications – Applicant has determined no discernable impact related to telecommunications related to the County or nearby landowners.

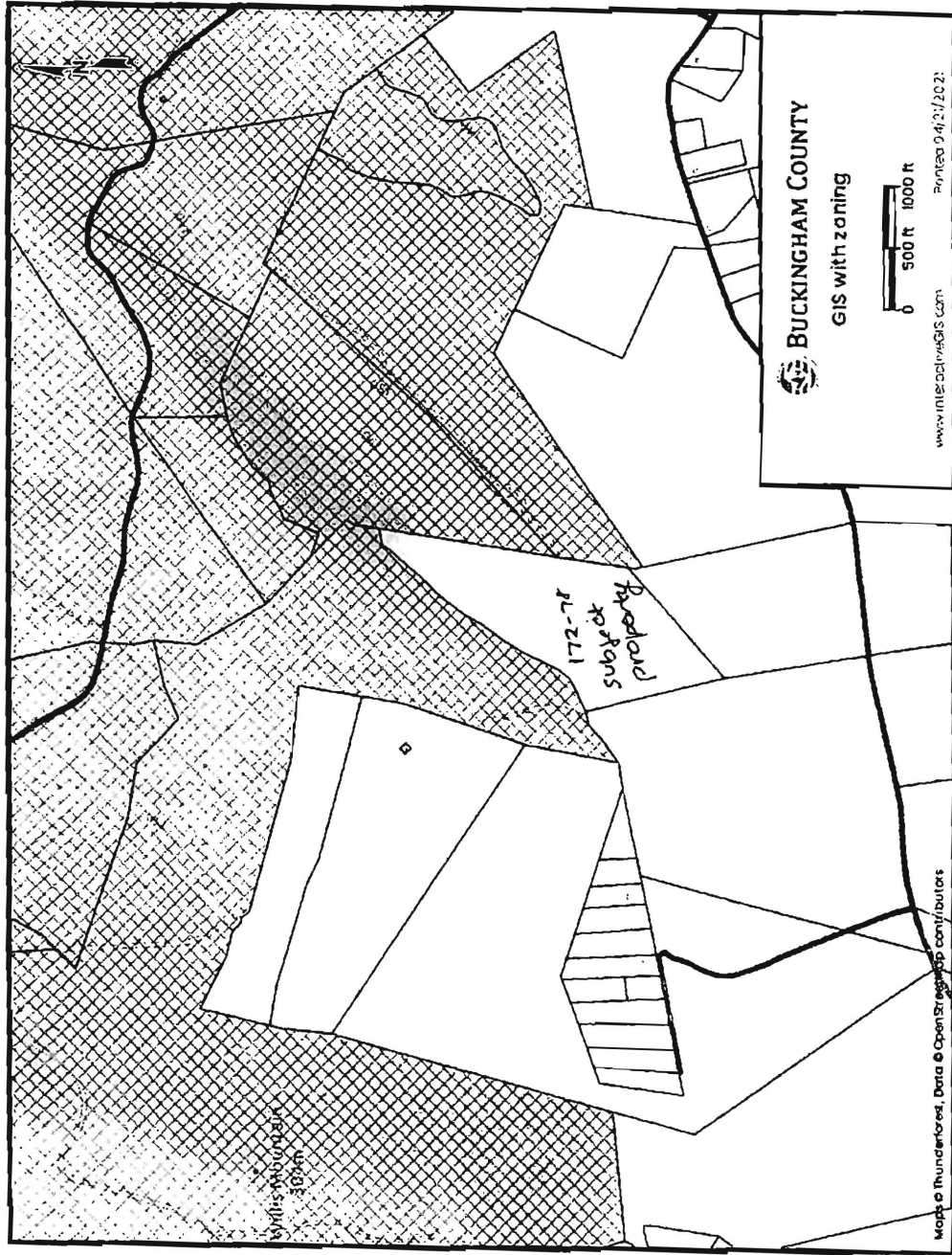
Transportation – The Property is adjacent to other tracts owned by Applicant already zoned M-2, and the Property will be accessed from the existing M-2 tracts, creating no new traffic area concerns in the area. The County's existing transportation network will not be impacted because of changes to capacity or additional safety concerns.

Solid Waste – Any impacts from Applicant's mining activity on the Property will be addressed as part of Applicant's ongoing environmental and reclamation protocols.



KMC = Kyanite Mining Corp

BRR = Blue Rock Resources



= M-2

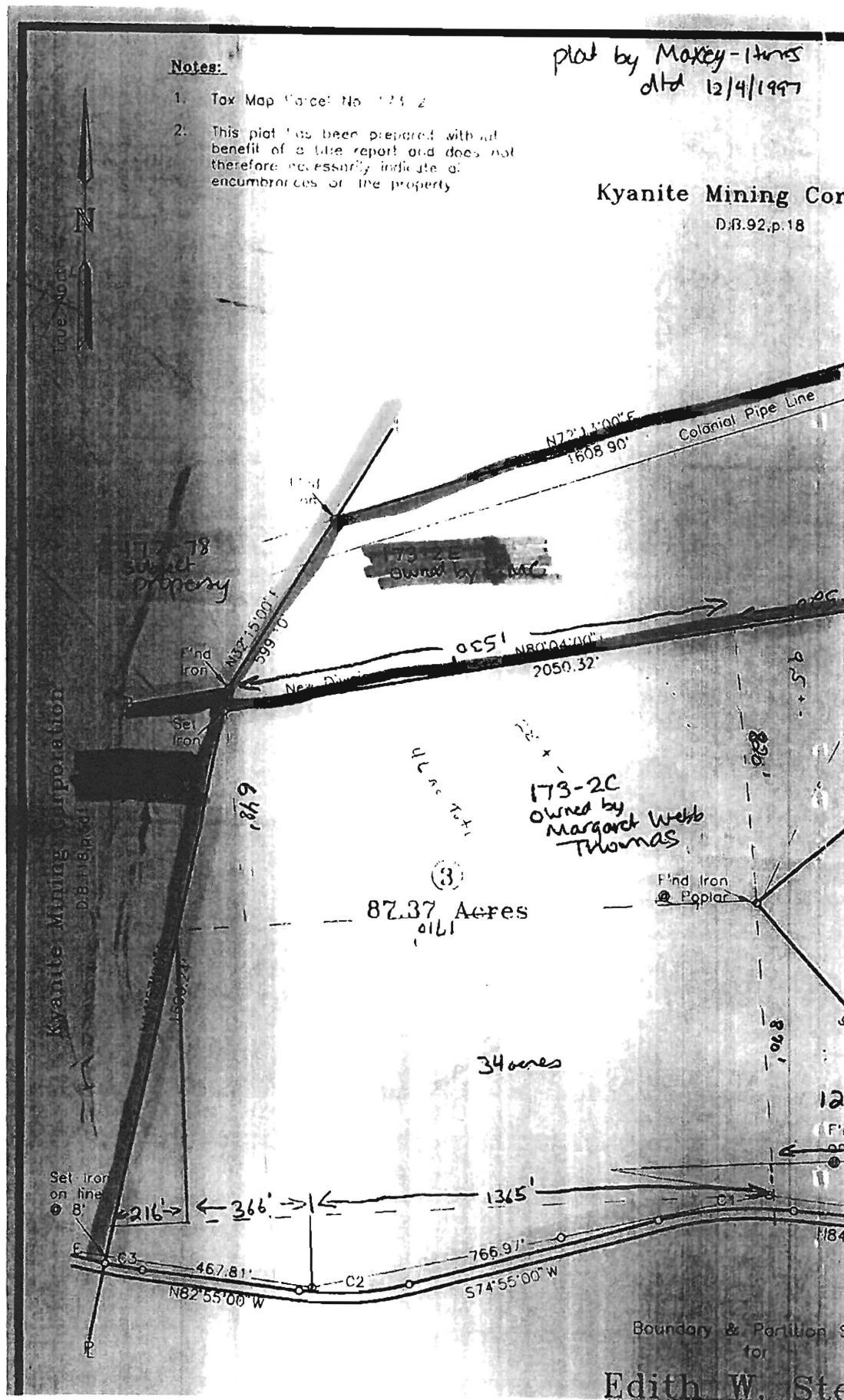
Notes:

1. Tax Map Parcel No. 1232
2. This plat has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

plat by Maxey-Hines
dated 12/4/1997

Kyanite Mining Cor

D.B. 92, p. 18



172-78
DB 83 / P 405

THIS DEED, Made this 14th day of December, 1970, by and between EDWIN B. BAKER, SPECIAL COMMISSIONER, as hereinafter mentioned, party of the first part, and KYANITE MINING CORPORATION, party of the second part,

W I T N E S S E T H :

THAT WHEREAS, on the 8th day of December, 1970, it was DECREED and ORDERED by the Circuit Court of Buckingham County, in the Chancery Cause of Fred Dabney, et als v. Heirs of William Pryor and Edwin Richardson, et als, that the said Edwin B. Baker, who was thereby appointed Commissioner for the purpose, should prepare, execute, acknowledge for the record and deliver unto the said Kyanite Mining Corporation, a deed conveying to them with SPECIAL WARRANTY OF TITLE, the hereinafter described real estate upon the said Kyanite Mining Corporation depositing in the Bank of Phenix, Inc., the sum of Ten Thousand Dollars (\$10,000.00) to the credit of the Circuit Court of Buckingham County in this cause; and,

WHEREAS, the said Kyanite Mining Corporation has deposited in the Bank of Phenix, Inc. the sum of Ten Thousand Dollars (\$10,000.00) as evidenced by the deposit slip attached and made a part of the record of this suit in the Clerk's Office of the said Court; and,

WHEREAS, in pursuance of statute of such cases made and provided, the names of the parties on whose behalf this conveyance is made are here set out, to-wit:

Fred Dabney, Letcher Dabney, Isom Dabney, Mary Johnson and the heirs of William Pryor and Edwin Richardson other than those listed above who were served by Order of Publication under the general description of Parties Unknown.

NOW, THEREFORE, for and in consideration of the premises and of the sum of Ten Thousand Dollars (\$10,000.00), deposited in the Bank of Phenix, Inc. to the Circuit Court of Buckingham County

in the cause of Fred Dabney, et als v. Heirs of William Pryor and Edwin Richardson, et als, agreeably to the terms of the said Decretal Order above mentioned, at and before the sealing and delivery of this deed, the receipt of which is hereby acknowledged, the said Edwin B. Baker, Special Commissioner, as aforesaid, in order to carry into effect the said sale made as aforesaid, in pursuance of the said Decretal Order, doth give, grant, bargain, sell and convey unto the said Kyanite Mining Corporation, with SPECIAL WARRANTY OF TITLE, all the following described real estate, to-wit:

All that certain tract or parcel of land in Curdsville Magisterial District of Buckingham County, Virginia, containing 31.5 acres, more or less, known as the William Pryor Tract, situated approximately 2 miles east of Willis Mountain, being more or less triangular in shape, bounded on the west by the lands of Continental Can Company, on the south by Kyanite Mining Corporation, and being a portion of that land which was devised to William Pryor and Edwin Richardson by will of William H. Grigg, which was admitted to probate in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, on July 9, 1877.

WITNESS the following signature and seal:

Edwin B. Baker (SEAL)
Special Commissioner

STATE OF VIRGINIA,

COUNTY OF CHARLOTTE, to-wit:

I, Hertha W. Rogers, a Notary Public within and for the county in the state aforesaid, do certify that Edwin B. Baker, Special Commissioner, whose name is signed to the foregoing writing bearing date of December 14, 1970, has this day acknowledged the same before me in my county aforesaid.

Given under my hand this 14th day of December, 1970.

Hertha W. Rogers
Notary Public.

My commission expires:

January 50, 1971.

C. W. SPENCER CO., LYNCHBURG, VA.

OFFICIAL RECEIPT

CAD 3 A

CLERK'S OFFICE
CIRCUIT COURT, BUCKINGHAM COUNTY, VA.

12-18-1970

RECEIVED OF

Kyanite Mining Corp.
Thirt. Jan. 1. No. 100

DOLLARS

FOR RECORDATION OF THE FOLLOWING DEED

FROM	ACCOUNT	AMOUNT
<i>Edwin B. Baker, Spt. Com</i>	101 STATE TAX	<i>15 00</i>
<i>Kyanite Mining Corp.</i>	204A COUNTY TAX	
DESCRIPTION	204 TRANSFER	<i>1 00</i>
<i>31.5 A. Curdsville Dist.</i>	301 RECORDING	<i>8 00</i>
<i>ch name of 2nd Buyer & Edwin</i>	5 PLATS	
<i>Richardson</i>	120 STATE TAX \$ 88-34.1	<i>5 00</i>
CONSIDERATION \$ <i>10,000 00</i>	270A LOCAL TAX \$ 28-34.1	<i>5 00</i>
VALUE OF INTEREST SOLD \$ <i>58-34.1</i>	223B LOCAL TAX \$ 30-34.1	
TIME OF RECORDATION <i>2:15</i>	KIND OF P. M. CONVEYANCE <i>Gift</i>	TOTAL <i>34 00</i>

N^o 16689

DEED NO. *715*

John C. Spencer
JOHN C. SPENCER

CLERK

DEPUTY CLERK

#715

EDWIN B. BAKER,
SPECIAL COMMISSIONER

to: (Deed of B & S)

KYANITE MINING CORPORATION

7 Exempt

The 18 day of Dec - 1970

At 2:15 o'clock P. M.

Recorded in Deed Book 83 Page 465

State Tax (101) \$ 15.00

County Tax (204A) \$ 0.00

Transfer Fee (204) \$ 1.00

Recording (301) \$ 8.00

State Tax (120) \$ 5.00

Local Tax (220A) \$ 5.00

Local Tax (220B) \$ 0.00

Total \$ 34.00

John C. Spina Clerk
D. Clerk

R. H. PETTUS
ATTORNEY AT LAW
KEYSVILLE, VIRGINIA

#713

DOCUMENTS PREPARED BY:
E. M. WRIGHT, JR.
ATTORNEY AT LAW
P. O. BOX 280
BUCKINGHAM, VIRGINIA 23921

Tax Map ID# 173 5, 162 7, 163 19, 162 5, 163 6, 163 7, 163 9, 162 48, 162 33, 162 12, 162 27, 162 6, 162 8, 172 78, 163 14A, 172 77, 173 3, 126 4, 173 2E, 172 82, 172 76, 163 17, 162 18, 163 18, 162 44, 162 42, 172 68, 138.2 1 165, 162 45, 162 17, 162 4, 126-9, 173 1, 162 16A, 162 14, 162 15, 163 20, 162 3, 162 29, 172 71, 172 72, 162 19, 172 62, 172 79, 162 16, 162 28

THIS DEED, made this 1st day of April, 2005, by and between THE DISTHENE GROUP, INC., a Virginia Corporation, Grantor and KYANITE MINING CORPORATION, a Virginia Corporation, Grantee, provides:

THAT in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with Special Warranty, unto the Grantee, all the following described real estate:

SEE ATTACHMENT A

The tracts described on Attachment A were conveyed to Kyanite Mining Corporation. The Disthene Group, Inc. is the successor in interest to Kyanite Mining Corporation by virtue of a name change filed with the State Corporation Commission of Virginia, such change is effective April 1, 2005.

This property is conveyed subject to conditions, restrictions, easement, and rights of way of record or as may be apparent from inspection of the property.

WITNESS the following signature and seal.

THE DISTHENE GROUP, INC.

BY:

GENE B. DIXON, JR.

TITLE:

PRESIDENT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, to-wit:

The forgoing instrument was acknowledged before me this 1st day of April, 2005, by Gene B. Dixon, Jr., as President of the Disthene Group, Inc., a Virginia corporation, on behalf of the corporation.

Given under my hand this 1st day of April, 2005.

My commission expires March 31, 2007.



Elizabeth M. Steger
Notary Public

Grantee's Address:
P. O. Box 486
Dillwyn, Va. 23936

This instrument is exempt from the recording taxes imposed by Sections 58.1-801, 58.1-802 and 58.1-814 of the 1950 Code of Virginia, as amended by virtue of Sections 58.1-811A-8 and/or 9 and 58.1-811C-1.

NO TITLE SEARCH BY ATTORNEY PREPARING DEED

ATTACHMENT A

Tract One. (Tax ID# 173 5)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 185.15 acres, more or less, but being a conveyance by the boundary and not by the acre.

This being a portion of the property more particularly described in Deed Book 84, at page 33, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia. See tract five, conveyed to Blue Rock Resources, LLC. by Deed of same date.

Tract Two. (Tax ID# 162 7)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 280.36 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 79, at page 395, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia and Deed Book 99, at page 220.

Tract Three. (Tax ID# 163 19)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 38.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 79, at page 395, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia and Deed Book 99, at page 220.

Tract Four. (Tax ID# 162 5)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 39.14 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 59, at page 369, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia. Deed book 61, at page 409, Deed Book 59, at page 461, Deed Book 58, at page 302, Deed Book 56, at page 320, Deed Book 57, at page 170 and deed to Thomas P. Smith, Jr. Dated June 2, 1978, to connect Virginia Department of Highway, dated April 5, 1978, and to Thomas Ashby Jamerson dated January 7, 1959.

Tract Five. (Tax ID# 163 6)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 17.25 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 196, at page 775, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Six. (Tax ID# 163 7)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 16.95 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 196, at page 775, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Seven. (Tax ID# 163 9)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 445.06 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 196, at page 775, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Eight. (Tax ID# 162 48)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 2.53 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 59, at page 152, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Nine. (Tax ID# 162 13)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 22.57 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 111, at page 141, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Ten. (Tax ID# 162 12)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 406.43 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 147, at page 105, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Eleven. (Tax ID# 162 27)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 70.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 54, at page 412, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twelve. (Tax ID# 162 6)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 36.50 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 50, at page 224, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirteen. (Tax ID# 162 8)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 39.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 54, at page 412, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Fourteen. (Tax ID# 172 78)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 31.50 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 83, at page 405, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Fifteen. (Tax ID# 163 14A)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 4.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 224, at page 518, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Sixteen. (Tax ID# 172 77)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 80.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 92, at page 18, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Seventeen. (Tax ID# 173 3)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 16.37 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 94, at page 158, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Eighteen. (Tax ID# 126 4)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Marshall District of Buckingham County, Virginia containing 9.95 acres, more or less, and being more particularly described as to metes and bounds on a plat of survey by Robert S. Maxey, Jr., L.S., such plat being dated November 30, 2004 and the land being described thereon as Parcel 1 and attached hereto.

This being a portion of the property more particularly described in Deed Book 59, at page 363, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia. See tract 30, conveyed to Blue Rock Resources LLC, by Deed of same date.

Tract Nineteen. (Tax ID# 173 2E)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 119.68 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 223, at page 197, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty. (Tax ID# 172 82)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 60.00 acres, more or less, but being a conveyance by the boundary and not by the acre and being the land to the north of the Central of Virginia Secondary Route 600.

This being a portion of the property more particularly described in Deed Book 118, at page 501, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-one. (Tax ID# 172 76)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 28.94 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 296, at page 41, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-two. (Tax ID# 163 17)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 8.50 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 83, at page 442, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-three. (Tax ID# 162 18)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 42.30 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 79, at page 320, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-four. (Tax ID# 163 18)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 34.20 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 86, at page 515, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-five. (Tax ID# 162 44)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 0.42 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 130, at page 452, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-six. (Tax ID# 162 42)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 6.59 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 137, at page 317, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-seven. (Tax ID# 172 68)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 102.23 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 56, at page 332, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-eight. (Tax ID# _____)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 1.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 175, at page 57, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Twenty-nine. (Tax ID# 138.2 | 165)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Town Of Dillwyn District of Buckingham County, Virginia containing 0.44 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 65, at page 37, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty. (Tax ID# 162 45)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 15.75 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 61, at page 449, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia and 3 acres sold to Commonwealth of Virginia in 1961.

Tract Thirty-one. (Tax ID# 162 17)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 40.76 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 56, at page 120, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-two. (Tax ID# 162 4)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 89.06 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 72, at page 239, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-three. (Tax ID# 126-9)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Marshall District of Buckingham County, Virginia containing 3.50 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 292, at page 763, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-four. (Tax ID# 173 1)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 24.04 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 157, at page 596, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-five. (Tax ID# 162 16A)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 1.10 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 73, at page 145, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-six. (Tax ID# 162 14)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 249.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 95, at page 213, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-seven. (Tax ID# 162 15)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 3.10 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 145, at page 511, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-eight. (Tax ID# 163 20)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 38.50 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 79, at page 331, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Thirty-nine. (Tax ID# 162 3)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 23.70 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 284, at page 419, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Forty. (Tax ID# 162 29)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 25.89 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 57, at page 154, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia and a Deed to Commonwealth of Virginia in 1961.

Tract Forty-one. (Tax ID# 172 71)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 4.11 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 58, at page 440, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia. Conveyance to Gene B. Dixon, Jr. in 1968, Conveyance to commonwealth of Virginia, conveyance to Roy F. Lamberton, Jr. in 1976 and Deed of exchange with Gene B. Dixon in 1997.

Tract Forty-two. (Tax ID# 172 72)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 105.35 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 58, at page 440, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia. Conveyance to Gene B. Dixon, Jr. in 1968, Conveyance to commonwealth of Virginia, conveyance to Roy F. Lamberton, Jr. in 1976 and Deed of exchange with Gene B. Dixon in 1997.

Tract Forty-three. (Tax ID# 162 19)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 80.89 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 80, at page 501, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia and Deed to Commonwealth of Virginia in 1978 and the Deed to Timothy H. Page in 1980 and the Deed to Stuart B. Amos in 1977.

Tract Forty-four. (Tax ID# 172 62)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 1.60 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 66, at page 566, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Forty-five. (Tax ID# 172 79)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 68.50 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 72, at page 153, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

Tract Forty-six. (Tax ID# 162 16)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 283.90 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 43, at page 471, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia and a Deed to Owen Illinois in 1964.

Tract Forty-seven. (Tax ID# 162 28)

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in the Curdsville District of Buckingham County, Virginia containing 10.00 acres, more or less, but being a conveyance by the boundary and not by the acre.

For a more particular description of the property see Deed Book 43, at page 471, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

035 Rec Fee	1.00	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax		
Co. R. Tax		
Transfer	1.00	The foregoing instrument with acknowledgement
Clerk	28.50	was admitted to record on 4/5 2005
Lib. (145)	1.50	at 2:40 P.M. in D.B. 313 Page(s) 927-935
T.T.F.	5.00	Teste: MALCOLM BOOKER, JR., CLERK
Grantor Tax		By: <u>Gene Bryant</u> , DEPUTY CLERK
036 Proc. Fee		
Total \$	37.00	

See plat on next page - 12 -

NOTICE OF PUBLIC HEARING

Buckingham County Planning Commission

Monday, June 28, 2021

7:00 P.M.

13380 West James Anderson Hwy

County Administration Building

Peter Francisco Auditorium

The Buckingham County Planning Commission will hold a public hearing on Monday, June 28, 2021 beginning at 7:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex to hear citizen comments regarding an application for a Request for Rezoning Agricultural A1 to Heavy Industry M2 for the Purpose of Zoning Consistency and Continuation of Mining.

This public hearing will be held regarding Case 21-ZMA284, Tax Map 172, Parcel 78, containing approximately 32 acres, located off of Plank Road, State Route 600, Colonial Pipeline crosses this property, no 911 address, Curdsville Magisterial District. The Landowner and Applicant is Kyanite Mining Corporation.

Anyone wishing to review the file or anyone with questions may contact the Office of the Zoning Administrator at 434-969-4242 or nedmondston@buckinghamcounty.virginia.gov. The complete application package and proposed conditions may be reviewed on the county website www.buckinghamcountyva.org under the May 24, 2021 packet.

Those wishing to speak during the public hearing must sign the signup sheet that will be placed in the Administration Foyer prior to the meeting.

By Order of the Buckingham County Planning Commission
Nicci Edmondston,
Buckingham County Zoning Administrator

32 Building Permits were issued in the amount of \$6181.72 for the month of May 2021

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
18506	Maysville	Laura and David Hay	Above Ground Pool	\$2,000.00	\$106.08
18510	Curdsville	Ivan Petershiem	Resdiential Addittion	\$10,000.00	\$125.66
18511	Curdsville	Jessica Tucker	Mobile Home- Doublewide	\$93,000.00	\$361.42
18512	Maysville	Jerry and Michelle Nixon	Farm Building- Exempt	\$25,000.00	\$10.00
18513	James River	Joseph Phillips	Carport Detached	\$3,840.00	\$45.00
18514	Marshall	Issac Randolph	Electrical	\$600.00	\$25.50
18515	Slate River	Kenneth Alberts	Electrical	\$0.00	\$25.50
18516	James River	McCarthy Gause	Electrical	\$0.00	\$25.50
18517	Marshall	Patty Harlan	Mobile Home-Singlewide	\$1,500.00	\$242.92
18518	James River	Jerome and April Wright	Carport Detached	\$10,000.00	\$88.54
18519	Curdsville	Nathaniel Eaton	Demolition	\$20,000.00	\$25.50
18520	James River	Tiger Fuel	Mechanical	\$250.00	\$25.50
18521	Marshall	Shenandoah Cable	Commerical Addittion	\$25,000.00	\$127.50
18522	James River	J Moore Construction	Farm Building- Exempt	\$5,000.00	\$10.00
18523	Curdsville	Charles White	Mobile Home-Singlewide	\$3,500.00	\$207.06
18524	Slate River	Tk Homes	New Dwelling Stickbuilt	\$311,948.00	\$883.08
18525	Curdsville	Charles Allen	Farm Building- Exempt	\$42,000.00	\$10.00
18526	Curdsville	Thomas Goins	Electrical	\$130.00	\$25.50
18527	Curdsville	Parker Oil Company	Mechanical	\$350.00	\$25.50
18528	Slate River	Top Notch Contracting	New Dwelling Stickbuilt	\$300,000.00	\$990.46
18529	James River	Leanne and Rebecca Ragland	Electrical	\$8,600.00	\$25.50
18530	James River	Todd Leighty	Electrical	\$0.00	\$25.50
18531	Curdsville	Aztec Rental	Tent	\$1,488.35	\$25.50
18532	James River	Stacy Hartless	Tent	\$1,200.00	\$25.50
18533	Marshall	Jervonte Morgan	Mobile Home-Singlewide	\$16,000.00	\$248.14
18534	Slate River	Brian Brown	Shed	\$27,700.00	\$67.44
18535	Maysville	C-Fist Inc	Commerical Addittion	\$313,845.13	\$51.00
18536	Town of Dillwyn	Seay Milling	Commerical Remodel	\$44,000.00	\$51.00
18537	Curdsville	Chanita Ayers	Commerical Remodel	\$1,000.00	\$25.50
18538	Slate River	John Meeks	Modular Unit	\$160,000.00	\$425.09
18539	Curdsville	Pam Murray	Electrical	\$1,600.00	\$25.50
18540	Maysville	The Bridge Ministry	Commerical Construction	\$1,900,000.00	\$1,722.90
18498		Laura Kelly	Sqaure Footage Change		\$26.93
18382		JT Enterprises	Re- inspection Fee		\$50.00
Cost of permit is calculated based on square footage of structure				\$3,329,551.48	\$6,181.72

