



Buckingham County Planning Commission Agenda  
Monday, April 25, 2022 7:00PM  
County Administration Building  
Peter Francisco Meeting Room  
[www.buckinghamcountyva.org](http://www.buckinghamcountyva.org)

**You may view the meeting by logging on to <https://youtu.be/fqlbRR8qR7Q>**

1. Call to Order by Chairman
  - Invocation
  - Pledge of Allegiance
  - Establishment of Quorums
2. Adoption of Agenda
3. Approval of Minutes
  - A. March 21, 2022 Work Session
  - B. March 28, 2022 Regular Meeting
4. Public Comment
5. Old Business
  - A. Public Hearing Sign Placement for Notice of Public Hearings
  - B. Case 22-SUP301 Amos Smucker
6. New Business
  - A. Introduction Case 22-SUP302 Erin Lamonte
  - B. Introduction Case 22-SUP303 Roy and Janice Turner
  - C. Introduction Case 22-SUP304 John Yoder
  - D. Introduction Case 22-SUP305 Jonathan King
  - E. Introduction Case 22-SUP306 Laurens and Anne-Marie Prinsloo
  - F. Introduction Case 22-ZMA307 Piedmont Companies

7. Reports

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

8. Commission Matters and Concerns

9. Adjournment

**Buckingham County  
Planning Commission  
March 21, 2022**

At a work session of the Buckingham County Planning Commission held on Wednesday, March 21, 2022 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John Bickford; James D. Crews III; Stephen Taylor; Steve Dorrier; Ashley Shumaker; Joyce Gooden and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

Vice Chairman Bickford called the meeting to order. Ashley Shumaker gave the invocation, James Crews III led the Pledge of Allegiance and it was said by all who were in attendance. Chairman Bickford certified there was a quorum- seven of eight members were present. The meeting could continue.

**Bickford:** Okay adoption of agenda. Nicci any changes to the agenda?

**Edmondston:** No sir.

**Bickford:** Okay. Do I have a motion to approve?

**Allen** So moved.

**Gooden:** Second.

**Bickford:** Any discussion? All in favor, raise your right hand. That brings us to the discussion items Nicci will you present those to us, please.

**Edmondston:** Yes, sir. Mr. Vice Chairman. Good evening, everyone. One of our discussion items for this evening is what has been asked of us by the Board of Supervisors. At the January meeting of the Board of Supervisors, they put in a motion to ask the Planning Commission to consider an amendment to the zoning ordinance for the following reason. The counties ordinance requires that the applicant to post signs when an application for a special use permit, or a zoning map amendment map amendment is made the county by custom generally done this we are dealing state and locality can't do more than as authorized by the state. courts have said that a county can't require the posting of signs by the applicants, Buckingham has continued the practice in a general way just to try to get notice out there for public, there may not have been a specific adherence to this requirement that could possibly cause complications. And to that end, an amendment could be considered to be added to the zoning ordinance to cover the legal part of the signs, we would still require the signs we posted. But we would add language to the zoning

ordinance that provides for noncompliance and that if noncompliance happened, it would not invalidate the actions taken by the Planning Commission or the Board. There are some other options one would be to take the science completely remove those from the requirement within the zoning ordinance. But that would take away an opportunity that allows us to make sure that the public is aware of the applications that are in place. As I mentioned, the Board of Supervisors is asked the Planning Commission to take a look at this and make a consideration as a commission, we would need to schedule a public hearing and after that public hearing make a recommendation to the Board. And if the board still wanted to proceed, they would need to schedule a public hearing and then the Board can take its action as well. So as you can see in our zoning ordinance, it does require the public hearings signs shall be posted on each parcel involved in application at least 21 days prior to that public hearing. But as I said we as a locality are requiring more than what the state actually requires. Is it possible to get a motion for this consideration this evening?

**Bickford:** So Nicci, you're asking us tonight to have discussion and move this forward as written. Is this what's been already given to the Board of Supervisors?

**Edmondston:** They are aware of this, these are the terms on which they've asked the commission to make a consideration for an amendment?

**Allen:** What part of the zoning is that under?

**Edmondston:** The zoning ordinance under your the special use permit application. If you look on the two pages in your handout, pages one and two. They're discussing that what is currently there for the 21 days and what the proposal for the amendment to the zoning ordinance would be.

**Allen:** I don't have a handout. Im just looking in the zoning...

\*Inaudible\*

**Edmondston:** It would be on page 49 General Provisions sign placement of your zoning ordinance. Mr. Allen. Actually it continues to page 50 Because of that general provision section.

**Allen:** What's it under?

**Edmondston:** It's on page 49 and 50 under general provisions and you'll see it says sign placement I have a printed copy of the zoning ordinance right here.

\*Inaudible\*

**Bickford:** Everyone have a chance to read it? If we move this forward, it's just for taking the next step to public hearing. In the interim if we find something we want to change, we have the ability to change before it goes to public hearing. Because this was written by our county attorney, so we do have that option.



**Dorrier:** What's the problem with what we have?

**Bickford:** I think the way I understood it, talking to Nicci and in reading this again, is technically you don't even have to have the signs. I guess it's trying to clear it up, I won't say a loophole, but maybe some misunderstanding.

**\*Inaudible\***

**Bickford:** No if you have questions its best to do it now. I think Danny may have some because he's working on something. As soon as he gets through we'll talk about but I think I do agree with in my opinion, I do agree that signs are necessary because it helps people notice. There still will be the contact by the adjoining landowners by letter that goes out this is just for the signs.

**Gooden:** But we can't require more than what the state says.

**Bickford:** Right. I guess that's clearing it up. I assume with this because we're not making it mandatory for the sign. We're hoping they'll do this. But if they don't...

**Gooden:** It's not a problem. So technically people can't say oh, we weren't notified or you didn't put a sign up.

**Bickford:** Yeah and it be held against the county. Danny you have time to read over it?

**Allen:** Don't worry about it go ahead.

**Bickford:** Were just going to answer questions whenever take your time. I'll open it up for discussions. Anybody have concerns or questions they want to ask about it?

**Bickford:** What were you asking? Danny?

**Allen:** So this is a county one, what is the state? You read it, I think

**Edmondston:** The counties ordinance requires that the applicant post signs when an application for special use permit is made. County by customers generally done this, we are dillon state and locality can't do more than is authorized by the state. The courts have said that a county can't require the posting of signs by applicants because it is not required by the state for the applicant to post those signs. But we have as a county have done so just in an effort to make sure you know, it's just one more layer of notice for individuals in addition to the letters that are sent the posting of information on our website, the advertisements that are run in the Farnville Herald as a local paper.

**Bickford:** As well as the letters that go out.

**Edmondston:** Yes, the letters that go out and we generally will put things about our hearing on our website and then two weeks of ads in the Farmville Herald as well.

**Bickford:** Any other discussion or concerns on it? Even if we make a motion to move it forward we still can make adjustments at the public hearing. If there is no other concerns do I have a motion to move forward?

**Dorrier:** I make a motion we move forward.

**Bickford:** Have a second?

**Crews:** Second.

**Bickford:** Any further discussion? All in favor, raise your right hand. That was unanimous. So that'll move to April.

**Edmondston:** Yes, sir. April 25th. Be fourth Monday 7pm.

**Commissioner Dorrier moved, Commissioner Crews seconded, and was unanimously carried by the Commission to set a public hearing for Sign Postage.**

**Bickford:** Next item will be considering amendment to zoning ordinance for requirement of formal site plans for special use permit applications.

**Edmondston:** Yes, sir. Just in the past few months in the past couple of years, the planning commission on the Board of Supervisors has reviewed quite a number of special use permit applications and zoning map amendments or requests for both of those types of applications. During the process. It has been noted by administration that there are many questions regarding the site plan, and the many different aspects for a particular business to operate or lots of those questions have involved landscape and buffering and parking, topography, land disturbance along with storm water and ENS. It has also brought up many issues of density with buildings proposed size of buildings what will be the usage and purpose of buildings encompassed within the applications? Just in an effort to make sure that we gather efficient information that answers the questions of the Planning Commission, the Board of Supervisors and our general public who may have questions and neighbors adjacent to these properties. Other localities require more of a formal site plan some of for a minor request a major request or there, one locality close to us actually has about an eight-page process that goes with the site plan just to ensure that it covers, you know, every area roadway, ingress and egress, sidewalks and overall safety. I put this there because if it is something that you wish for the requirement or an amendment to be made to our zoning ordinance into our application process, if you'd like to task administration, myself, possibly the County Administrator and county attorney to look further into this and move forward with a requirement of a site plan, a formal site plan.

**Bickford:** Everyone understand? My question is, is this necessary for the introduction of an application is that what... or is just for when you get into the process a little farther?

**Edmondston:** Well, that brings up another possible change or improvement to our application process in reviewing what other localities require for site plans and making them a bit more formal. It also shows that this special use permit application process and the zoning map amendment process entail a bit more work on the applicants and the site plan would come after a series of county meetings and community meetings to ensure that adjacent property owners and anyone else within the area are familiar with what the request may be. If any questions arise during those periods that would give the potential applicant a chance to review and revise their site plan to ensure maximum safety before it even gets here. But yes, sir, Mr. Chairman, this could be something that is not required at introduction, if the Planning Commission sees fit, or maybe it would be required by public hearing, or if we don't have it by a certain point. Maybe the process would slow down, or be delayed to include that information.

**Bickford:** I guess just my opinion, I would hate to see an applicant come in just introductory and have to provide a site plan, because it's going to require some expense. And if you're just introducing the case, and they get negative feedback from the Planning Commission, and you know, we have a board representative here, then they may want to start over or may withdraw the application and just hate for someone to spend money that not necessarily need to spend. Okay, so my opinion is to maybe improve the application questionnaire, for the introduction, and then look at maybe making things tighter as we proceed into the process with applicant as he goes forward. And that's just my opinion. That's just one. I'm open up to commission for discussion. What do you think everybody's got opinion here?

**Dorrier:** I think it's a good idea to do this, because I don't think we get in enough information. I would like to see more from VDOT just from what we've learned in the last month or so I would like to get some more information from VDOT, I don't think we get enough, to add to what Johnny was saying, as an add to that info.

**Shumaker:** I would be interested in how other localities do it and how minor and major projects are defined. So I think administration could look into so that it was pretty objective for not.

**Gooden:** I agree. Could you send us a comparison, like we looked at... Or maybe I had looked at other counties, when we looked at solar panels, what other counties were doing,

**Edmondston:** I have four on my desk now that I can easily go back and email to each of you tomorrow, just to kind of get that thought process going. But is it a consensus that maybe before we move to a formal site plan that it's more of an in more depth questions and a questionnaire in the application?

**Bickford:** Yeah, maybe just to improve or add some additional questions that usually come up. In the introduction of it, if you already had those, that would be a step in the process already taken care of. So that might expedite it a little bit quicker.

**Edmondston:** Is it fair to say that you'll task administration with this and come back with it.

**Gooden:** It's fair to say that.

**Edmondston:** Okay ill add those questions to the application process and hopefully that will give us a better starting point for an introduction.

**Bickford:** Now, what if we go forward after that? How intense are you asking for?

**Edmondston:** That would probably be the result of minor plan, a major plan or, or maybe the nature of the business, which is defined by commercial and the type of commercial nature of the request. So there are some comparisons, that will probably be very handy and beneficial once I get those to you as well. Okay, and then please bring all of your feedback too.

**Dorrier:** We could get a general knowledge or what what's going on with other locality's.

**Bickford:** So as you know, every case is introduced, you always have somewhat the standard questions that you always ask anyway, time operation, lighting, things, traffic flow, all of that. It would expedite it quicker, if you already had those answers in the introduction.

**Shumaker:** I would think that the answer to some of those questions would point you kind of in a flowchart, you know, if you need to skip, these are four steps in the process, then, you know, it'll point you closer to the finish line.

**Gooden:** I also think if it's, if it's done to scale, you get a better idea of what's going on because I think we've had some hand drawn.

**Bickford:** Right. And that's, that's where we need to decide when in the process that begins, because that's going to require some expense on the applicant, you know, to have somebody draw that up, in most cases.

**Gooden:** Not just graph paper?

**Bickford:** Your site plans. That's, again, that's how specific you want to get with the site plans, because they can be very specific. Depending on what you ask for. So that's, that would be good to see. And maybe that apparently ties back to the what Nicci was saying. Choosing to do it that way. So I guess right now, we just need to think on this and if we have any comments, we can. Now that we have email, we can send those directly to you.

**Edmondston:** Yes, sir.

**Bickford:** Anybody else have anything on that before we move on to the next which is consider amendment to zoning ordinance regarding home based businesses.



**Edmondston:** I'm not sure if consider an amendment is where we need to be for this part of the agenda yet or not, I wanted to bring up home based businesses because of the number of requests. You know, we're quite fortunate here in Buckingham, because we have had many different business requests. Our citizens are definitely full of an entrepreneurial spirit. And I say that because I know that small business is where it all starts and we're happy to support our citizens in their endeavors. I just want to make sure that, you know, I as the zoning administrator, I'm enforcing the zoning ordinance correctly, but also allowing for that economic development to flow as it should be and preparing the businesses for their business plan. I do want to bring up that in our zoning ordinance on page 82. The definition for a home based business as we have it currently is a business located on the same property with the owners primary dwelling which may be located within the home or in a separate building, may employ those residing on the premises and no more than three persons that do not reside at the property and that does not create noise, vibration, glare, fumes or electrical interference detectable and to sustain to the normal senses off the lot. If the business is not a permitted use, then they must apply for a special use permit. All home based businesses must comply with any covenants and restrictions that had been recorded with the land. However, home offices which have no outside presence, including but not limited to signs, storage, customer's production manufacturing shall be exempt from the requirement of a special use permit. And looking at other counties around us they... some of the definitions are quite similar. They do state that the applicant must be the owner of the property on which the home application home occupation is to be located. They do talk about the occupation within the main building should not occupy more than 25% or 500 square feet, whichever is smaller of the floor area within the main building. So even if they're using an accessory building, it cannot be more than 25% of the dwelling or 500, whichever is smaller. It also states that no customers, I think, maybe the customers may be part of the question. Anytime there's a retail component with a business that typically would require a special use permit. We do have businesses in the area, if you have a trucking business, of course, your trucks are located there, and your employees come and drive those out, you have a landscaping business, you're going to park your equipment there and no customers are coming, you're going to meet them on the job site. Our contractors and construction would be the same thing. They're located in their home, and they don't have customers coming to their home. I have someone who makes T shirts. And I was looking back through my home based business applications that I have. No one comes to the site, they only take online orders and they go to the post office and mail those. So they are making something in a small room in their home. So but when it comes into question, whether I'm going to construct or build something in my home or on the premises, and I am going to sell it, or we're going to look at am I selling it, because it's wholesale, by selling it because it's retail because then I'm inviting customers or clients to my home brings up a retail aspect. I'm only having a discussion. So I'm going to turn it over to you all to of course contribute in and get your thoughts

**Bickford:** My first question to you is what's the problem area? Where is the problem happening?

**Edmondston:** I would say, right now I could not put it in one particular district. I know that I have four districts right now that are dealing with some home based businesses, we've had some

conversation, I knew that this work session was coming up. So since this is a bit of a hot topic, and like I said, we're able to uncover some forms of economic development through the zoning office. But I do want to ensure that you know, the process is happening lawfully and per our ordinance, so and I want to be fair to the individuals that are operating the business fair to the county. And by saying Fair, fair means doing the right thing, even if it means coming into compliance with the business because I know that our planning commission, our board has been quite supportive of business endeavors. So this is not an effort to thwart their business, but actually to help that business thrive.

**Bickford:** Well, I guess my question, though, I understand what you're saying but where have we ran into, in previous applications, problems?

**Edmondston:** I would say, we don't have a previous application with a problem. But as I'm looking at furniture construction, or patio construction, and I may, and I'm going to make it in my home, and we don't have any requirements as to what size my building should be or not be and we have not imposed any of those types of restriction. But if I am selling to multiple wholesalers, or maybe my neighbors are coming in buying a picnic table.

**Allen:** Think like the place over there, the Meeks, they changed that place over there at Farmville. We talked a little bit about home based business but they didn't live there. So the definition of it means he had to go and change it to B1. That was a change that was

**Edmondston:** That was that was Jason Meeks on route 15. He had a b one and an A one. The special use permit was granted in the A one portion where the two story dwelling was located. First of all, it was not a home based business because it was not a primary dwelling. And he was also had a non-retail office, but it did have customers coming to that office. So in order for him to operate and entertain the public, so to speak, and actually operate a business that did require a special use permit. Now even if he were at his home, he's inviting customers to that office. I mean, if you were a doctor or nurse practitioner, those are some of the other questions that have been raised as well. Now I have I'm most likely going to have a sign someone knows that I'm operating there and I am I'm an Nurse Practitioner, maybe I have three other people that are there. Now I have customers coming. Now, of course, these are all services that that we can use. But I have customers coming and going to this office, it is now a business office space.

**Shumaker:** So my question would start, I guess, legally, I know the code of Virginia says that we can't prevent someone from running a home based business, we can have ordinances that define the time and manner and signs and duration. So what restrictions are we allowed? Or what sort of updates do you think our ordinance needs?

**Edmondston:** For this for the zoning ordinance, yes, you can operate a business, but it's just like if you build a home, if it's not in compliance with the zoning ordinance, or the building code of Virginia, then it's not something that is in compliance. I'm guess I'm asking you all this evening along with me to consider any other businesses that may not have been mentioned, such as your contractor, your landscaper, or your truck driver, even your logger, you know, their parking



trucks there and the guys are coming and driving those away. There's not a customer visiting that site, if a potential client or a customer visits that site is that what changes it to retail? or it has a component that may require a special use permit because we're in our zoning ordinance. If we go back to the medical portion of that, we're saying that that is authorized in a b1 district. It's not authorized in a one. But of course, an applicant can state their case and make an application for a zoning text amendment to do so. It's not something that's permitted by right. So you really want to take a look at this home based business because some potential applicants have said, well, you know what? I am making furniture in the barn on my building. I don't sell to the public, but it's all wholesale. Well, wholesale comes in and they get them out. They're still my client. They're a wholesaler, I don't need to see all 20 people that they're going to sell to but I do see that particular person is that home based business?

**Shumaker:** So we need more triggers than?

**Edmondston:** The zoning ordinance states that any business that's not a permitted use by right in that particular district has to apply for a special use permit. So I'm asking you all to help guide me the best that you can to a true definition of what a home based business is, Am I missing it? Do I do I get to make what I want on my property and sell it to my friends and neighbors or any other client. Because if it's a home based business and clients are coming there, and we're saying that it fits these parameters, there's no VDOT telling me that it's safe. I know that I have a VA DoD insurance because I live there and it's residential, and that's approved. But I'm inviting the public in the building that I'm operating in, if they come in and pick out that picnic table, has it been brought to code by what the building code of Virginia entails. I mean, I'm only asking for you all to help me with a definition, and this makes that be something that may be ongoing, and we won't, you know, solve all the problems with home based business.

**Shumaker:** Like a lawn mower repair man, he's going to have people that are dropping them off and picking them up.

**Edmondston:** A small engine repair shop would be something that would require it's really no different than a car garage. And that would require a special use permit.

**Bickford:** You say you have access to some other county information that have those?

**Edmondston:** I do. Yes, sir. And I can send that out to these three counties. And I've chose counties very close to us Fluvanna Appomattox Prince Edward Amherst. Hanover which isn't as close to us, but they do have quite a number of cases similar to things that we have. So I'm happy to send that to you. And once again, read through it, think about it. As much as you possibly can think about it too much and send me that feedback. It would be greatly appreciated. And once again, staff will take those recommendations and have other discussion on that

**Edmondston:** I think everybody agrees with you. We don't want to penalize somebody accidentally just trying to run a home business but I do understand what your concerns are. We

have the potential problems the way we're at right now. Commissioners have anything to add to this, at this time? We have homework to do.

**Edmondston:** You do. And before I turn everyone loose, I do want to bring up another project that is on the cusp, it was brought into open session by our board of supervisors at their most recent March meeting, and that is the potential sale of the industrial park, about 114 acres for the sale of approximately \$6,000 an acre, our County Administrator and county attorney were designated by the board to help execute a sales contract. And of course, a public hearing would be forthcoming. Within this development within the industrial park, it would be approximately 124 townhomes with retail components. So that would give additional retail office space in that particular area, and then 23 Single Family standalone homes as well with the recreation center community pool. And in one of the corridors in the back section of that industrial park, there would be a few lots available for light industrial manufacturing, open for sale or rent to businesses as well. So I did want to bring that out to you. For any discussion, or if you had need more information, please contact me. I'll be glad to send you some more regarding that development.

**Bickford:** Is that a situation where the county would be required to advertise?

**Edmondston:** The sales contract should that be negotiated there will be a public hearing for the sale of it.

**Bickford:** Well, what I'm saying is that I would have thought that it would have been have been advertised and open up to the public before you went into a contract.

**Edmondston:** Was it opened up to the public when the sale of the three acres to the hotel?

**Bickford:** The individual ones was not but you're talking about a large tract. I'm just asking.

**Edmondston:** I wasn't here for that original hearing. So it could have addressed the industrial park itself, not just the three and a half acres, but that it was open for a negotiation. Mr Allen is on the board. Maybe he's...

**Bickford:** I'm just curious.

**Edmondston:** That's probably better suited for our county attorney.

**Bickford:** I don't think he's, he's out here.

**Edmondston:** He may be in the back room.

**Bickford:** Don't worry about this. It's fine. I was just asking just for information that's all.

**Allen:** It will have to come before public hearing before anything... right now the only motions been made is to let them work on it.

**Edmondston:** We do not have a sales contract in place. The county administrators been appointed to work on it.

**Bickford:** Any other?

**Gooden:** We're we going to talk about disposal of our records of our packets?

**Edmondston:** The packets that you've received the paper packets, yes, you can bring them in if you'd like you can they're all public information. There's nothing in them. Should they they're open for public consumption. There's nothing in your packet that wouldn't be available for the public. So you could choose to dispose them yourself or with as with any other document that you have or documentation that you have, you're welcome to bring them here.

**Bickford:** Any other questions? All right Nicci were completed then right/

**Edmondston:** Yes, sir.

**Bickford:** Brings us to commissioner matters concerns anything they want to voice at this time?

**Allen:** All this stuff we want to bring back and talk about again at another work session. Are you talking about it more on...

**Edmondston:** We have another work session April 21. So my thought was that... not April 21, April 18. So we could come back on that date. The dates are set in our calendar. They're all tentative than they are so April 18 would be your next work session at 7pm.

**Bickford:** Will that give you the opportunity to get your information together, give you enough time? Any other agenda items? Do i have motion to adjourn.

**Dorrier:** I make a motion to adjourn.

**Allen:** Second.

**Bickford:** Motion and a second. Im sure no discussion and I'm sure it's all in favor, raise your right hand. We are adjourned. Thank you

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

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

ATTEST:

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Nicci Edmondston  
Zoning Administrator

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John Bickford  
Chairman

**Buckingham County  
Planning Commission  
March 28, 2022**

At a work session of the Buckingham County Planning Commission held on Monday, March 28, 2022 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John Bickford; James D. Crews III; Stephen Taylor; Steve Dorrier; Ashley Shumaker; Joyce Gooden and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

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

**Bickford:** Adoption agenda. Are there any changes to the agenda Nicci?

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

**Bickford:** Seeing none do I have a motion to approve as presented?

**Allen:** So moved, Oh, yes.

**Bickford:** We do have change?

**Allen:** If you want to be a good, to me, it'd be a good night is to make a chairman and vice chairman while here. Do you want to add that?

**Edmondston:** If you'd like to make that change? Yes, sir. We can take action.

**Bickford:** Do you want to make that the last thing when we do Commissioner matters?

**Allen:** That be fine.

**Bickford:** Okay. All right. Anyone make a motion with the one change to the agenda?

**Allen:** Make a motion with the change.

**Dorrier:** Second.



**Bickford:** Have a motion and a second. Any discussion? All in favor, raise your right hand. Unanimous. That brings us to approval of minutes. We have minutes from our regular meeting February 28 of this year. Do I have a motion to approve as presented.

**Gooden:** First

**Allen:** Second.

**Bickford:** I have a motion and a second. Any discussion? All in favor, raise your right hand. They are approved. Do we have anyone signed up for public comment?

**Edmondston:** Yes, sir. Teresa McManus.

**Bickford:** Please come forward to the podium like you were doing. You've got three minutes' state your full name and address. We'll be talking. We have two public hearings. So....

**Teresa McManus:** Im not going to discuss those now. Hi, Teresa McManus 1059 Scots bottom road. I'm here to just say that we're not all happy with what's been going on with a lot of the Planning Commission's with things that have been passed that things that haven't been passed. But I want to remind you that we are formed this country was formed when we said our Pledge of Allegiance and everything else on small businesses. on agriculture, the country's going to hell in a handbasket, guys and young lady, pretty young lady, by the way. You want me to be bitch I can. I always do. Trying not to tonight. But I live on Scott's bottom road. I have logging trucks that go down my road at 1000 miles an hour. I swear to you, my road is 22 feet wide. That's going to become pertinent later on. All right. Something needs to be done about the speed on our road. If I had children, I'd be screaming. I live far enough off that it doesn't matter. Scotts Bottom road is dangerous. And it's the logging trucks and everybody else who speeds down that road. Something should be done. I've noticed you've had things out there. I know you've had people complain about it before. When I drive my horse trailer down to Scotts or down CA IRA and a logging truck comes around, I'm in the woods, I'm off the side of the road. Because they speed and they're down the center of the road. Remember what you're here for you're here for the community, not for yourself. You're here to keep small businesses in this community, rural businesses in this community. That's what we're here for. That's what the country was founded on. Thank you.

**Bickford:** Thank you, ma'am. Anyone else?

**Edmondston:** No, sir.

**Bickford:** We'll close the public comment and moves us through old business.

**Edmondston:** Yes, sir Case22SUP-300. The landowner and applicant is Aaron Beiler tax map 124 parcel 12. This case was introduced to you last month. It does contain approximately 121.6 acres and it's located at 257 spouse's Lane in the Maysville magisterial district. This is an A one



zoning district with a watershed overlay. The applicant wishes to obtain a special use permit for the purpose of operating a sawmill. The zoning ordinance does not permit a commercial sawmill is permitted by right use and agricultural a one zoning district. However, within the a one zoning district a commercial sawmill may be permitted by the Buckingham county board supervisors by a special use permit. Following recommendation by the Planning Commission in accordance with this ordinance in the Code of Virginia Planning Commission may recommend and the Board may impose conditions to ensure protection of the district of the special use permit as approved. This case came to the attention of the zoning administrator myself by way of a complaint after investigation and meeting with landowner it was discovered that a commercial sawmills operating staff has been working with Mr. Beiler since August of 2021. For a completed application to submit for review, which is what you all have in front of you this evening. After there were 10 conditions imposed with the introduction of the case and after last month's discussion. That discussion brought about four new conditions which have been discussed with Mr. Beiler. And he did receive a copy last week so we've been in communication in regard to those. Some of them were the hours of operation 7am to approximately 4pm. Monday through Friday, this is taken directly from the minutes of the meeting last month. The next condition change is the driveway entrance from State Route 20 should be installed per the VDOT permit and driveway width to sawmill should be at least 30-foot-wide to accommodate proper ingress and egress of all traffic to include emergency vehicles sign shall be placed at State Route 20 to alert public of commercial sawmill entrance and all signage shall adhere to local state and federal guidelines. And an additional operation of the sawmill shall begin within two years of the time that the approval by the Board of Supervisors becomes final and non-appealable or the special use permit shall become null and void. Mr. Beiler is with us this evening. And I know that he would be happy to discuss those conditions and further answer any questions and comments.

**Bickford:** Okay. The commissioners before we have the public hearing have any questions for Mr. Beiler?

**Allen:** Yes, I do. I know on the paperwork it says engineer looked at your building. But do we have the last thing he says the engineer said it's good for commercial building.

**\*Inaudible\***

**Allen:** I don't know I have it, have I missed it?

**Edmondston:** I believe these are drawings. Correct me if I'm wrong, Mr. Beiler. You may come up.

**Bickford:** Mr. Beiler can you come to the podium?

**Edmondston:** The drawings that are included from Mr. Duncan, I believe that our building inspector will request or require a letter from the structural engineer just ensuring the safety standards of the sawmill. So the drawings are here but we don't have a letter from him but that

would be a conversation to have with the building inspector for that further requirement. Because you've got the drawings in the plan so if that structural engineer he would be the same individual to write your letter of certification.

**Beiler:** Good evening, everybody.

**Edmondston:** We also have Steve Snell with VDOT joining us virtually as well.

**Bickford:** Danny did that answer your question? At all?

**Allen:** I Missed it. No, I just thought he had a letter already.

**Beiler:** No all I have is what's in the packet. That's stamped by the engineer. So I mean, really what more do you need?

**Shumaker:** These drawings were generated before or after your building was constructed?

**Beiler:** After the building was constructed.

**Shumaker:** Right. So I think, Mr. Allen, if we're along the same paths, have you had someone formally inspect the building that you have built for safety inspection? So if these drawings were generated after you constructed the building that's already on the premises, has someone come back to verify and provide certification or a letter that it was built to these drawings?

**Beiler:** Oh, no, ma'am.

**Bickford:** You would, that letter would need to be from the building inspector correct?

**Edmondston:** A letter would need to be from the structural engineer that has inspected the building. And then if would the reason that this would be required is because the building itself was the original permit was issued for farm use building. Now, if this special use permit is approved, ultimately, then the classification of the building would have to be certified? Because it was first a farm use building where there was no commercial activity. Now special use permit than that constitutes a construction commercial use of the building? So yes, an engineer's letter of certification would be required for any building that changes classification.

**Beiler:** Just a letter from him? Would that be sufficient without the drawings?

**Edmondston:** The last time we had a situation of this we had the drawings and I believe that there was a letter from that same engineer that has that has your drawings here that would state that the building located at, on the property of, meets the standards necessary by the building code of Virginia for commercial use And the if there are any questions regarding that particular certification that will go through the building inspector, and all as well with the building and the

permit is where to be approved, then that would go directly to Tommy Ranson, the building inspector.

**Beiler:** So really all you need is basically a letter from this engineer saying that it's yes...

**Edmondston:** And that its constructed that it's structurally sound meets the design standards for the building code of Virginia for commercial building.

**Beiler:** Let me write that down.

**Edmondston:** And if I've left anything out, you're welcome to contact myself and Mr. Ranson.

**Beiler:** Name and address want to run that by me again?

**Edmondston:** Name, address, the building itself, the usage that it is structurally sound and meets the building code of Virginia for commercial construction for the purpose proposed.

**Bickford:** Any of the other Commissioners have any questions at this time before we do the public hearing?

**Allen:** Do we have the VDOT people on the phone?

**Edmondston:** We do. But we do have the one person signed up for public hearing

**Bickford:** What I was going to do was the public hearing and then open. Mr. Beiler, you can sit down now we're going to go ahead and do the public hearing and then probably call you back up. Give you a chance to answer any questions or whatever. Alright, I'll now open up the public hearing for this. You say we do have someone signed up again.

**Edmondston:** Theresa McManus yes sir.

**Theresa McManus:** So we litigate small business to death. Have you been to some of the small business that is grandfather cloused in here? Have you looked at their buildings? Have you seen how they're falling down but we don't go back in and say to them have you are you up to date do you have this letter something that's going to come in it's the 30 feet wide of his damn driveway that is on that paperwork too. And I'm going to address that because I thought he was going to get to first if he's got to have a 30 foot wide driveway because it's got to have emergency vehicles and the logging trucks come in, then dammit Scott bottom road better be 30 freakin feet wide because I have logging trucks and I have all kinds of ambulances going down my road and it's 22 feet and I measured it in three different spots. Gentlemen, Bell road, by the way is 22 feet 50 Is 22 feet 20 is 22 feet but you want him to widen the driveway to make it 30 feet and cost him all that money. Those are declaration not states somewhere in it that we have God given rights. One of them is the pursuit of happiness, one life, liberty and the pursuit of happiness. Is this man not trying to pursue happiness? Is he not trying to provide for his family like you do,

and you're litigating him to death and not letting him provide for his family? You should be ashamed of yourself, all of you. Thank you.

**Bickford:** Thank you, ma'am. That was the only person signed up?

**Edmondston:** Yes, sir.

**Bickford:** All right. I'll close the public hearing. We'll turn this back over to the commission. Do we have Mr. Snell on the phone?

**Edmondston:** Yes.

**Bickford:** Any commissioners have any questions for Mr. Snell? That's the VDOT representative.

**Gooden:** Yes, I do.

**Bickford:** Okay go ahead.

**Edmondston:** Mr. Snell, are you with us? You can hear us this evening? One of our commission members. Commission member Joyce Gooden does have some questions for you in regard to this case.

**Snell:** Okay.

**Gooden:** Greetings, Mr. Snell. We've had several Citizens speak about the roads. And my concern is the signage of the roads if the roads are...The roads have no restriction signs on them. And my question is, since the vehicle since roads are built for vehicles, and there's no restrictions on the highways, does that mean that any vehicle can be operated on that highway? Because the questions have been about the size of the trucks bringing in lumber, the size of the work trucks that are coming in on roads, And I just need to know if I don't see a restriction sign on the road. Does that mean that the road is open to any vehicle?

**Steve Snell:** Yes, so the roads of Virginia are open. That's the purpose of the roads. And we do not restrict the roads except for weight when you have a bridge limit. So any legal vehicle that the DMV allows is allowed to use the roads.

**Gooden:** I have more. Alright. Also, we've had citizens complain about curbs and roads, that the curves seem either steep or too sharp to accommodate, especially loaded wood trucks. And I just had a concern about that. So this speeds posted on roads and curves. So if it's if it seems to be steep to me, does it mean that a steep to VDOT? That's the question.

**Snell:** Well, yeah, I mean, the roads in Virginia as a whole are a lot of them, especially local roads are fairly old. You know, the state itself is fairly old. So a lot of those roads were built



before automobiles and large trucks. And to the Byrd Act, a lot of those roads became public roads. They do allow any type of traffic, but at times, they are narrow, and they are steep. That's just the nature of the history of Virginia. Our primary roads, which are like route 20, and 15. We try to make those for the large volume, straight, safe roads and local roads. It's driver caution in terms of the speed and the maneuverability of what is on the road. Now the locality can ask for a truck restriction, but that would have to originate out the locality. VDOT does not put truck restrictions on the roads unless locality passes an action that they want truck restrictions on a certain road.

**Gooden:** And when you are referring to the locality, are you talking about the county or community?

**Snell:** Well, it can be whatever the governing community usually it's a county but it could be a town or it could be a city. If you request to limit truck traffic, we would look into it to see what the geometry of the roads are, if it's justified, we would allow it. But it wouldn't be initiated until a resolution was passed asking to limit the truck on the roadway.

**Gooden:** Alright, another question. I have often wondered, what determines putting an I refer to it as a strike down the middle of the road. I actually live on a road that has no stripes. Either down the middle or on the side. But I have been on roads that don't really look any different to me than my road. Yes, but it has the lines down the middle. So what determines? Is it the width of the road that determines what whether or not you put stripes down the middle?

**Snell:** Well, there are several factors. But typically, the determining factor is the width of the road. A lot of the roadways that were taken in with the Byrd Act are less than, you know, 20 feet wide. So we would not put a stripe down those roads. Another factor would be the amount of traffic that is on the roadway. But typically, if you see a road that has a stripe, and then it terminates somewhere on that roadway, it's because the either the shoulder which is the side of the road where the grasses or the pavement itself become narrower. So yeah, typically it is the width of the road that determines whether it has a striping on.

**Gooden:** So if a road has no strike down the middle, it still can accommodate large trucks?

**Snell:** It can to the to the restriction of the driver themselves to be cautious. If it's a local road, and it's only 18 feet wide, we do not restrict the traffic is the responsibility of the individual to practice safe driving, the professional driver. And as you know, in Buckingham, you have a lot of logging operations. And sometimes they're on private roads that are narrower than public roads, and sometimes around local roads, which are narrower than the primary roads. And that's just the nature of the business.

**Gooden:** Okay, and the width of the primary road are what?

**Snell:** They very, ones that came in under the Byrd Act, which are the oldest roads are typically 18 feet wide, we would like a road to be 24 foot wide. But we can't always get that because we

don't have right away. And it could even get the narrowest you want ideally would be 18 feet that can get narrower than that for very low volume Road, where you just have a few houses on the road, especially if it's gravel. And you also will include the shoulder with that. So you don't have a shoulder in essence, the road run some ditch to ditch.

**Gooden:** Another question? What's the Byrd act?

**Snell:** A law passed in Virginia. I can't remember the day I want to say 1920s. But at the time, the roads were not they were all many of the roads were not in the public domain. So by law, Virginia Senate passed a law that said all roads their public use will automatically have a ride away and will become public roads and the public or maintain that road. And that was the initiation of the gas tax, which pays for maintenance and upkeep. And it didn't, to a certain extent, alleviate many local property owners from having to maintain the roads in front of their houses. The limitation is they wanted to take very little land. So there's very narrow right ways. And it's unless we actually buy land on those local roads. We can't expand them any farther than where they are as they existed back when the Byrd Act was passed.

**Gooden:** Thank you.

**Bickford:** Mr. Snell, this is Commissioner Bickford, I do have one question for you. If a community wanted to impose or ask for speed limit, say on a secondary road, what is the procedure for them to do that?

**Snell:** You can request that to a work order or to contact Scott directly Typically, though, we don't, when we look at speed limits, we will not lower the speed limit below what people are currently traveling. So if people are going 55, we will not lower the speed below that, because we don't want people to have unreasonable expectations. Unless there's a geometry problem where you'll see a lot of times we'll put up yellow signage for a slow curve or dangerous intersection. But the speed limit as a whole, you know, it's either going to be 35 45, or 55. Basically, based on the purpose of the road, whether it's a primary road that's meant for through traffic or a local road, and whether it's gravel or hard surface, but you can request to lower the speed limit. As I said, we will look into that. But it's, it's fairly uncommon for us to lower speed limit, the best action to make sure people are driving at the same speed is enforcement of the speed limit, where no one is going above the posted speed limit. If that's it's difficult to do, but it is much more effective than just putting up a sign.

**Bickford:** So in other words, some of the community people, if they chose too could perhaps contact a state police and start the with that.

**Snell:** Yeah, with the sheriff's office or whatever enforces the speed limit. If you do have a problem area, they'll look into it and see if there are problems on that road. And perhaps they'll be more vigilant in that particular area. If you have a particular problem, but in terms of changing the speed limit, as I said, it's still like 20, we would not change the speed limit on that just because the geometry of the road is designed for the speed limit it is.



**Bickford:** Okay, thank you, sir. Any other questions?

**Dorrier:** Yes. Mr. Snell, I have a question. Are you familiar with this case that we're reviewing tonight?

**Snell:** Um, yes, I mean, I've been introduced to it today. And my permits manager who works for me had issued a permit for this business with the understanding that they would not use the current entrance but use a create a new entrance, a little further south that has better sight distance so people can see these trucks bowling in and out.

**Dorrier:** Okay, what I'm asking is a few have signed off on it. Are you okay with the stipulations that's written and VDOTs. Okay with that?

**Snell:** Well, in terms of the use, the sawmill or there's also a discussion of putting a school in,

**Edmondston:** This is in regard to the sawmill. Mr. Snell.

**Snell:** So the sawmill, we, we would not dictate the use either way, we just dictate the safety. Someone had mentioned life, liberty and pursuit of happiness so that we kind of cover the life part that we want it to be safe. So we can't restrict a use. It's really up to the county. But once you say there's a use, we will restrict how the entrance is only mostly for the purpose of safety. I mean, in a large development, like a Walmart will also be for traffic control. But on a smaller one like this, it's almost 100% safety. So that's why they can't use their existing road and we need a newer road. And someone was upset about the width which is 30 feet. The purpose of that is since we call design vehicle for the use, which in this case would be a tractor trailer, we want them to be able to turn into this business if they were taking a right turn without having to cross over the centerline to make the turn so the entrance is dictated by the type of vehicle that so it can stay in its lane without crossing on oncoming traffic to make the turn into the business. So it's a safety issue.

**Dorrier:** You okay or is VDOT ok with everything that, like I said that we've discussed? That's what my question is.

**Snell:** Yeah. In terms of, we're okay with what is you know, in our lane as some people say, which is the entrance as long as they use the entrance on the permit, which is to move it a little farther south to wright's lane, we're fine with it, but to use existing entrance, then no, we are not. But as we have issued a permit, we are fine with the business.

**Dorrier:** Okay, I'll have one more question. Signage on the road, what would be the procedure to have signage put up on the road for passengers going down Route 20 or either way too slow either just let them know. slow them down to let them know that entrance is there is that VDOTs responsibility? Or would we have to go back to the county?

**Snell:** You could ask for it in this special use permit that you'll ask them to put up signage. And whatever size you want, it would have to follow MUTCD, which is the manual Uniform Traffic Control Devices. Typically, we would not put up the signage like that unless it was a dangerous intersection occur. That's why you see our yellow signs, but you could request it during this stage that you would like the owner, so the burden would be on the owner to pay for the sign and put up the sign and we'd have to send it to traffic, it could still get turned down. But at least the owner would have to make the effort to try to get the signage up. And so as a condition, you may say, you want truck entering signs on the approval of VDOT.

**Dorrier:** Okay, thank you very much.

**Bickford:** Any other questions for Mr. Snell from Commissioners?

**Allen:** Yeah, back to that. To your entrance. Just talked about 30 feet wide, but 30 feet wide. What I'm looking on here now is over to your ditch. And then your actual road is 24 feet wide. That's in your commercial entrance. Once you get past your commercial insurance? How wide does the road have to stay if it's a quarter mile or whatever? It is, you still got to be 24 feet or 15 18 feet? What? What is it after gets past the commercial entrance?

**Snell:** Yeah, yeah, that is actually determined by the engineer or the designer for the homeowner, we have we asked them to do what we call turning movements for the vehicle as we call it, the design vehicle for this use. So as in this case, it is the tractor trailer, but it could be just a regular UPS delivery truck, but they would show on a map based on the road and you're right, the road could be 20 feet wide, it could be 18, it could be 40 feet, the narrower it is usually the wider their entrance needs to be to make up for the difference. But they have to show they can make the movement without crossing over the middle strike down the road. So it's site specific for each entrance. So there is no it's always this width it's whatever their vehicle using How can it make it into that entrance without crossing over to oncoming traffic.

**Allen:** So what is smallest is it can be? I'm just trying to see what the lowest and biggest.

**Snell:** I'm sorry, can you repeat that?

**Allen:** What is smallest width that you would say that road could be?

**Snell:** For a commercial entrance there is a minimum width and it's typically 30 feet wide unless it's a low volume which this might be a low volume but you'd have to have less than 20% trucks to be low volume but a low volume entrance you can go down to 24 feet and it will also vary if it's one way like a McDonald's or a bank might have a one-way entrance can go down to 10 feet so there is some variation on what the minimum is but typically it's 30 feet wide. So it's not that we're not asking for much more than what is typical.

**Allen:** And y'all talking about speed limits I know some people don't know but I hadn't heard it but all gravel roads now speed limited at 35 miles an hour that something that I don't know if everyone has heard yet or not it was new to me.

**Bickford:** Any other questions for Mr. Snell. Mr. Beiler do you want to come forward? I'd like to ask you just make sure you're comfortable. You understand all of these conditions? Because we did add four to it.

**Beiler:** I think there's a little bit of confusion. Maybe a lot of confusion Okay. Your condition number five says the driveway should be 30 feet wide. I think what's his name Mr. Snell with me. I think he was taking that to be the entrance. But from what I understand condition five that's talking about my actual driveway. Am I correct? Somebody drew it up.

**Edmondston:** I wrote that.

**Beiler:** Well, what were you referring to?

**Edmondston:** So they last conversation while we were here last month, was talking about the width of the driveway because there was so much discussion. I've put 30 feet in because lots of numbers were thrown out, as I indicated to you, tonight's a night for a discussion with planning commission, because you're going to be asked if you agree with any and all of these conditions, permit Mr. Snell, with VDOT your permit for the driveway installation must be 30 feet wide. That's what he's saying is safe for your low volume construction. So tonight, based upon the conversation, we've heard about 15 feet, 18 foot, 22 feet, 10 foot everything that's come through this is where the Planning Commission and you working together and the planning commission ultimately deciding what's going to protect the integrity of the district and the safety of everyone on route 20 And those coming to and from your sawmill. This is where you'll discuss that driveway width.

**Beiler:** Yeah, excuse me. So where are you talking about? The entrance at 20?

**Edmondston:** The entrance is 30 feet because that is what's on your permit from VDOT I put in the driveway to be 30 feet wide. You can see where it says here and driveway width to sawmill should be at least 30 feet wide.

**Beiler:** The whole way?

**Edmondston:** If you don't agree with that, which is exactly what I said this where you have your conversation and y'all discuss.

**Beiler:** Well, yeah, I would like to respectfully disagree with that.

**Edmondston:** And that's what I told you to do tonight. So Planning Commission's here to address those concerns.

**Beiler:** So here we have what Mr. Edwards gave me. And it's very basic. So what he did, we walked out and looked at the entrance. And he didn't spend a lot of time with it. He said, this site is good. So he said he's going to give me a rough sketch. It really doesn't say much. But it basically said I need to have it 60 foot wide. At the very, you know, where are curves out. Just make sure it's 60 foot wide trucks and pull out level. No culverts, you know, just common sense. And he's he said he's fine with it. So once its 50 foot from route 20. That's I guess that's where you guys come in. Is that correct? You don't have anything to say about the entrance, right?

**Bickford:** Right. That's VDOT. What she's referring to Nicci's referring to the access road going on into the saw mill.

**Beiler:** Right. And that's where the 30-foot question comes up. We heard a lot about roads tonight. So I mean, what are your thoughts on a 30-foot expressway going to the sawmill?

**Bickford:** Well, my main concern is like I said before, just as long as you can get, you know if you have get emergency vehicle in if you have trucks if you happen to have something happen. So, you know, normally tractor trailers, even if it's going straight is 10 feet, So if you got a 20 foot road width, you're probably safe. You have two lanes.

**Beiler:** Yeah, and we talked about that at the presentation last month about emergency vehicles. If I have an emergency on my property, I want the emergency vehicles to come in the quickest way that spouse's lane. Does that make sense?

**Bickford:** That does make sense. But that's something we would probably have to ask Mr. Snell, if he's on. I would assume he could answer that for us. If you're asking for emergency vehicles, not to come into commercial entrance but to come into the private one.

**Beiler:** I mean; wouldn't that make sense if you're on the phone with 911 I got an emergency. But listen, make sure you take that long way around to get to get to my place so you can safely come in.

**Bickford:** Alright, we will talk to Mr. Snell, about that.

**Gooden:** If if it's an emergency vehicle, you still want that emergency vehicle to go in safely. Right?. And so taking risks, the risk would still be the same as can that emergency vehicle make the turn safely and get there so making a turn in an unsafe manner causing an accident is not helpful to the person who is waiting on the emergency vehicle. So you know, the better entrance if the emergency vehicle uses that better entrance, we live in a rural community. So, I know that seconds matter. I'm a nurse by profession, so I know what an emergency is. But you still want them to be able to access if care and get out quickly and safely.

**Allen:** What most time happens, everybody's got the address at the end of the driveway the number. And that's what number they'll have the emergency people will go by. So they don't



know which way to turn off. Or if they been in Buckingham all their life, they know where to go, but the new ones now would have to go by the address so that addresses into the commercial driveway, that's where they turn if they know where they're going, they might turn the other way.

**Gooden:** But if it's were talking sight distance and we're talking to an emergency vehicle, any emergency vehicle and my vehicle turning in would be different because I would expect lights on an emergency vehicle that would notify anybody in the area that something is going on, which would mean that they would slow anyway. So I think as far as an emergency vehicle turning, I don't see you know, what the what the concern is? And sir you refer to an A 30-foot expressway, and we're not talking about an expressway, we're talking about a driveway.

**Beiler:** Yeah, okay. 30 foot wide.

**Gooden:** I mean, yeah, 30 foot, but referring to it, an expressway sounds like people are going to be speeding down, or it's abnormally large. And that's not what we're addressing. We're addressing a driveway that your business can receive trucks and trucks can safely come out of, and people still be safe on route 20.

**Beiler:** Okay, yeah, but that doesn't really have anything to do with route 20. We're talking about the entrance, which that's going to be 60 foot wide for trucks to pull out on 20. Then you come in from the entrance. That's where the 30 foot comes in. What does that have to do with safety on route 20?

**Allen:** The 30 foot to me is from this picture is from one ditch to the other ditch? Near 24 foot is the driveway when you first start, but once get the truck turned straight again, cutting back to the size. You know, you probably want two trucks to pass each other. So to me, I would go back to the 20 foot.

**Beiler:** Yeah, I mean, that's my thought. 30 foot. We just need to clarify that. I mean,

**Allen:** Yeah, I mean that 30 foot is what the engineer has for your commercial entrance. And that comes all way to the ditch.

**Beiler:** But where are you coming? Where's vdot come by with the 30 foot?

**Allen:** Right here?

**Beiler:** He was talking about that.

**\*Inaudible\***

**Edmondston:** Condition 5 he wants the drive way 20 foot wide. That's what Mr. Beiler is asking.

**Beiler:** 20 foot in my opinion is extreme.

**Edmondston:** Well, maybe you're not asking 20 foot Mr. Beiler. I apologize. The driveway with the as stated that maybe we're asking it to be 20 feet wide. What are you asking for that driveway? The actual size of the driveway past the entrance?

**Beiler:** 50 foot were VDOT stops From there into my sawmill? I mean, is 12 or 15 feet is isn't that satisfactory?

**Dorrier:** From ditch to ditch, the ditch to center? or pavement?

**Beiler:** Rock.

**Dorrier:** Which is it? Is it? Is it from the center of the road to the ditch? How wide would that be?

**Beiler:** I don't quite follow.

**Dorrier:** The driveway the center of the driveway to the ditch? Would that be 15 feet?

**Beiler:** I was talking overall, like 12 or 15 from ditch to ditch 12 or 15 feet of gravel or rock.

**Dorrier:** Okay, surface area.

**Beiler:** Okay. Yeah. Wouldn't that'd be satisfactory?

**Crews:** I mean, I think if a tractor trailer can get down the driveway, emergency vehicle can get back there. I mean, I think 30 is definitely really excessive. I mean, if he if the trucks get in and out safe, I think the rest of its own him. I mean, if it's too narrow, that's on him. It's not hurting anybody else.

**Beiler:** And it's not like I'm inviting the public in. Yes, it's going to be a commercial operation. But I hire trucks to take out money. I work with loggers bring me logs. It's not like just anybody's going to be bringing in logs and if the, if he has problems, it's up to him if he doesn't want to come back again. And another thing we could do that along the driveway, we could make a few pull offs, you know.

**Allen:** That's the biggest thing is if one trucks coming in full ones coming out empty. You don't want to run over in somebody's driveway, whatever. I don't know what else is there. But what I'm saying is you just want them to have room to get by each other. That's all.

**Beiler:** Yeah, for a couple of trucks a week.



**Allen:** You know what you got. I mean,

**Beiler:** I'm just I'm just saying what I have. Another question, are you going to require an engineer drawing for that driveway? You know, after Vdots, done the driveway into my sawmill?

**Bickford:** I don't believe we normally require that the main draw and the main focus is on it entrance.

**Beiler:** And that would be a vdot.

**Bickford:** That would be Vdot.

**Snell:** Just so the owner knows how to make sure all the trucks use the commercial entrance. So I would recommend that he puts no trucks at his private entrance, if he keeps it. If you do not follow the permit, we would pull the permit and you would not be able to operate your business. So it's important that you follow the Vdot permit? Because we can pull it at any time if you're not within the limitations of that permit.

**Edmondston:** Mr. Snell, this is Nicci, could you repeat that last statement? I have a couple of commission members who are indicating they did not hear you.

**Snell:** I'm sorry, speaking too softly. Our permit is that all the trucks will use the commercial entrance. If he keeps the private entrance, I would recommend that he puts up no truck traffic on that entrance or no trucks. And it's his responsibility to make sure all the trucks use the commercial entrance. If we find that he is in violation of that we would revoke his permit and he would no longer be allowed to operate his business. That isn't to perpetuity as long as you have that the entrance and run a business, that you will keep that entrance up to the standards of the permit, and that you will use it for the purpose. So it's not something to take lightly for the main purpose that if you don't follow the permit, as agreed to, we would close your business down, which we don't want to do. But safety is a very important issue.

**Beiler:** And we did kind of discuss that about posting signs.

**Bickford:** Yeah, at spouses. What he's saying you don't want the trucks to go up that. And if they do, it could violate your permit. Vdot permit. So make sure you got some kind of, you know, or at least let the guys that you're buying from know when to come in that hey, you got to use my new entrance. You said you had a couple more questions.

**Beiler:** I mean, are we done with the driveway thing? Or is it just hanging? I mean,

**Dorrier:** I'd like to ask. So yes. I'd like to ask Mr. Snell what he would recommend far as the driveway, the surface of the driveway, maybe you could, you could comment on that and give us an idea.

**Snell:** Now you're talking about the where the trucks will leave and enter

**Dorrier:** On the main driveway into his into the sawmill.

**Allen:** After they pass a commercial entrance.

**Snell:** Yeah, I mean, that's something that we don't really get involved with. It's really up to the homeowner. Lumber trucks can travel fairly rough roads. I mean, it would be nice if it was stone, but that there's an expense to do all that. So there's a trade off from the owner what how well he wants his road maintained, and how much he wants to spend. And I can't really give you the correct answer for that every business owner will look at it differently. So that's really between the owner and the county what they think the surface should be.

**Allen:** Not only the surfaces but width of the road driveway, we're talking about after it passes a commercial entrance is 10 to 12 feet ok?

**Snell:** Yeah. It again, it will depend on how often he thinks he's going to have traffic. And if you think so have trucks only just coming in once or twice a day or do you think they're going to have a couple several every hour, but whether they need to pass each other or not. And that's really what your limiting factor would be on your width. I I You know, I don't know, the lumber industry enough to tell you what a good width is for a lumber truck. I would trust the industry itself to help the owner to tell him what the width should be like. It's kind of outside my expertise for what size A road for lumber truck should be. I mean, on the expressway, we use 12 feet as a minimum lane width.

**Beiler:** Yeah, I'd like to comment on that. So if if our main roads have like 11 12 feet, why wouldn't that be satisfactory? For a driveway?

**Bickford:** I'm fine with as long as you put, I would say go for 14 or 15 feet width, and then, as Mr. Allen suggested, do put a couple pull off just in case you do have to have a trucks come on same time.

**Beiler:** Yeah that would be fine.

**Bickford:** If you have an emergency, If would assume that he would stop everybody from going in and or at least go on out if you could. until that emergency vehicle gets in anyway.

**Beiler:** So they have lights and sirens.

**Bickford:** Are you fine with 15 with pull off a couple pull offs?

**Beiler:** Yeah, I could work with that.

**Bickford:** Any other? That was your main question.

**Beiler:** Yeah. That was the main thing we need clarify, needed clarify. clarification on. And I think we got some answers on that. Now, number four, I had some questions as well. The hours of operation says would be 7am to 4pm. Monday through Friday. Is that a condition that has to be very closely followed?

**Bickford:** Well, if we put it in here, yes. What do you want?

**Beiler:** All I want is the flexibility of it, let's say I have an emergency order somebody barn burns down or something. And I'm cutting to meet a deadline, you know, pressed for time. And I don't need to stop at 4pm. They need the lumber in the morning. would I be in violation if I would work after four o'clock is my question?

**Bickford:** Is that something? Are you are you asking to change the time? Or the dates? Or both?

**Beiler:** Yes, in a sense. I mean, could Saturday be included? Sunday We're not we're not going to talk about working on Sunday. But yeah. Could Saturday be included?

**Bickford:** Yeah, absolutely. That's why I'm asking you. What do you need? We're not trying to restrict you so much. We got to put something in here.

**Beiler:** Yeah, I mean, I'd be fine with normal hours of operation would be, which would leave me a little bit of flexibility. This hours of operation would or should kind of ties me down.

**Gooden:** Mr. Chairman.

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

**Gooden:** Weren't those? I just have a question for Nicci weren't those hours and times put in based on his comment?

**Edmondston:** His comments last month after the introduction was that he starts at seven o'clock. He works about six hours, but he takes a break in the morning. And then in the afternoon, I counted for those and extended to 4pm. Because six hours would have been about one o'clock. So to account for a couple of hours a break. I went a little bit further to 4pm. Y'all talked about Monday through Friday, you asked him specifically about Saturdays, and he said no Saturdays, but if that is changed, and operation needs to be something different.

**Gooden:** And that's what I thought was in the minutes. That's why I was asking because I am working with this iPad. I'm trying to find it. And there again, that's what we put it based on what you had said.

**Beiler:** My normal hours of operation, Yes. And I'm not asking for every week I want to work from crack of dawn until 10 o'clock at night, six days a week. That's not what I'm asking. I'm just asking if there's any flexibility on that seven to four Monday through Friday. In other words, if I'm working okay, it's five minutes after 4am am I in violation? Is my question.

**Edmondston:** If your permit is issued for a specific time on a specific date, yes, you would be in violation. We do not come constantly to monitor that. But eventually we would receive a call I'm guessing from a neighbor. That's typically how we find out or from someone a concerned citizen. But your condition this permit is specific that's why the conditions are imposed the way that they are. We've been very fortunate. The citizens of the county who've asked for special use permits have operated on a very high code of ethics. And we have not had an issue. This is your chance to have that conversation with the planning commission to ensure that the operating hours that you want are included in this permit. But the expectation is that the whatever is decided and discussed that those are your hours of operation. If you find that those hours of operation do not meet your quota, then you would be asked to file a new special use permit application to amend or adjust your current application.

**Beiler:** Yeah, well, if that's the case. Yeah, I guess I can't really agree to that condition. It's going to, it's going to bind me. It's going to tie me up too much. I mean,

**Allen:** What do you want to see?

**Bickford:** 7Am to 6PM?

**Beiler:** That would be safer. That's going to be my normal. Sure. My normal hours of operation? Yes. seven to four. I'm fine with that but just like I asked, it will just....

**Bickford:** What Nikki was trying to say was just asked for a little bit. This is your time to ask for more. It doesn't mean you have to work that long just means that you got the ability.

**Beiler:** The flexibility of yeah, exactly.

**Bickford:** So how about seven to six, Monday through Saturday?

**Beiler:** That would be a lot safer.

**Bickford:** Okay. You got that Nicci?

**Edmondston:** Yes, sir.

**Allen:** You going to work the whole day Saturday or just half a day?

**Beiler:** I probably won't work Saturday. But you know, what, if I want to, you know,



**Allen:** I just want to ask; we just want to have it in writing. You don't have to work it.

**Bickford:** And you said you had another? Two more I think you said.

**Beiler:** I think those were the main ones. Maybe we should go back to the driveway a little bit. As far as the sawmill is concerned? I think we're done with that. But excuse me, if I'm jumping ahead a little bit. But then there's the school thing that's proposed for tonight, if I understand correctly, that's proposed as the new driveway would be going to the school.

**Allen:** They are going to use the same driveway, yes.

**Beiler:** And Mr. Smucker is not here. Tonight, I had a death in the family. And Johnathan King is going to represent him. But I just wanted to bring up a few things. There's some concern that the new driveway, if and when that new driveway is going to go in. You understand what I'm saying? In other words, they'd like to get their school up and have it running by all this, whatever. What if the new drive was not there? One of the questions that was going to come up tonight,

**Bickford:** Yeah, that would be, what I would suggest is put that on hold right now. Because that's the next case. And you'll be taken Mr. Smuckers place. Let's finish you first. Okay. And then then we'll do that.

**Beiler:** Well, what I wanted to clarify, with that driveway, is, at this point, I'm not in a big rush to go put that new driveway, I want to focus on cutting my own timber, we understand the conditions, I would have two years, if I get issued a special use permit to put that into action. That makes sense. So like I said, I'm not going to be too much in a hurry, I've got my own timber to cut. And, you know, maybe I'll just kind of pick away at the driveway, maybe cut some trees and you know, put a little gravel down and kind of take my time on it, which puts the school in a bind, because they were proposing to use that new driveway by the end of August And what I'm saying is, it's not going to happen by the end of August. That's the only reason I'm bringing that up.

**Bickford:** Right. And I appreciate that. But we're getting the two applications mixed and crossed and you don't want to do that. We understand that, but I do appreciate you telling us but that will be addressed. Will we do that after the public comment.

**Beiler:** Yeah, I understand that. So yeah, excuse me if I speak out of turn, but I just felt while we're talking about that entrance, or that driveway, and it's going to be my driveway maybe should be talking about it. If you have any further questions on that, when while you're on their case, I mean, I could try to answer

**Bickford:** Any other questions for the applicant here? Mr. Beiler you may sit down sir or do you have something else?

**Beiler:** Okay. So basically, in a nutshell, you're not going to require any engineer drawings for the driveway. After it's....

**Bickford:** After Vdot.

**Beiler:** Okay and wouldn't be any restrictions other than the width.

**Bickford:** If this moves through us it will be a condition or at least a request that you have to have the letter before the Board of Supervisors meeting so they can verify that letter.

**Beiler:** Letter for the building?

**Bickford:** Yeah.

**Beiler:** Another question, I don't know if this is in your department or not, as far as constructing the driveway. I was told there would be some restrictions to that. In other words, I wouldn't be able to do it myself. I have a dozer. I mean, do you see any problems?

**Bickford:** Not as far as the driveway itself. We've already specified the width on that and you've agreed to now the entrance, you'll have to have to work with.

**Beiler:** Vdot for that.

**Bickford:** Correct.

**Edmondston:** When he's installing the driveway, if it's over a half an acre, it would require an erosion and sediment control permit. And that does require responsible land disturber. And there and their permit number for that it stays under one acre. It avoids DEQ review, or doesn't necessitate a DEQ plan,

**Bickford:** Don't know what being the width of that road and distance. What did you say a half acre? Not sure if you're going to even have that.

**Edmondston:** I don't know what it is. I'm just saying that if it does constitute that amount.

**Beiler:** Your saying under a half an acer is fine.

**Bickford:** of surface area.

**Edmondston:** It wouldn't require an ENS permit.

**Bickford:** Being that part of the main part the road is already existing should assume as grandfathered in. Correct. It's already there, spouse's lane.

**Edmondston:** For spouse's lane or for route 20.

**Bickford:** Oh, no, no.

**Edmondston:** He supposed to tie in past Sprouses Lane according to what's everyone's conversation was last month, all the way into his personal driveway.

**Bickford:** Yeah he's got to go around the lot.

**Beiler:** Im going around and tieing back in to Spouses lane.

**Bickford:** What I'm saying is he ties in in with the existing road, it goes to the sawmill which is already all there hes just going improve it a little bit.

**Edmondston:** If it's under half an acre, that won't require

**Bickford:** Probably not going to have any problem. Just be aware of that.

**Beiler:** Anything else I should be aware of?

**Bickford:** Not anything that I know of. Think we've discussed all of it.

**Beiler** Do you have any more questions?

**Edmondston:** Mr. Beiler. The only other thing that I have is that you brought up the name of Smuckers not here tonight. And the John King is here. In the application packet it does state that if you're going to appoint a special power of attorney to discuss your case, it has to be notarized and filled out it was not notarized. So you are as the landowner still have the ability to present the case for the school house. You'll be here again. Yes, sir.

**Bickford:** You'll be back up here shortly.

**Beiler:** All right. Thank you ladies and gentlemen.

**Bickford:** It falls on us Commission What would you like to do? He's agreed to the conditions with some minor changes.

**Allen:** And guess we change. Number four from seven o'clock to six o'clock. And add Saturday.

**Bickford:** The driveway is now not 30 feet but 15. But requiring some pull offs. And think that was really the only two changes. .

**Allen:** Think that was all.

**Bickford:** And the requirement to have the letter from the engineer.

**Allen:** Do we need to put that in?

**Edmondston:** I put that for 15<sup>th</sup> condition. Yes, sir

**Allen:** All right. So I'll make , well, you want to close the public hearing.

**Bickford:** It's already closed.

**Allen:** I'm sorry. I'll make a motion that we move it on to the Board of Supervisors with approval. And to change number condition four from six to seven and add Saturday. Condition five, changing from 30 to 15 feet on the driveway with pull offs wherever needed. And number 15 You put on.

**Edmondston:** Your certification letter of certification.

**Allen:** Number 15.

**Edmondston:** The only other change that will make is that signage, no truck traffic at the private Sprouses Lane.

**Bickford:** Which we talked about.

**Allen:** So then he would need a no truck on that road and a main entrance into this road he would have to put up two signs.

**Shumaker:** Number six, Steve Snell said that the owner would be responsible for applying for signage for v dot but it would not necessarily be approved does that change our language and number six?

**Edmondston:** May want to think about if it's not approved by vdot we do have in an A one signage is permitted if it's of course out of the right of way that it's eight-foot-tall, eight-foot-wide yet an eight by eight, permitted by right signage in any one.

**Allen:** That's the biggest?

**Edmondston:** That's the biggest it's not illuminated.

**Shumaker:** And that would be on his property. Because I think our intention with number six was to give traffic on 20 notification of a commercial entry so on the land would be too late at that point.

**Allen:** Yeah I see the same thing; you would need a sign out there earlier.



**Shumaker:** If you're coming from 20 South approaching Dillwyn by the time you get to Darby town you would need a sign before there.

**Edmondston:** That may be a question for Mr. Snell, to ensure that design standards are met when it's implemented. I don't know what that signage,

**Bickford:** I would assume that they could provide him some information on acceptable signs.

**Shumaker:** Right. I guess my question is, if it's not approved, this condition would be dissolved. Would is that right?

**Edmondston:** Once we receive a report back from vdot that they didn't adopt the signage.

**Bickford:** Any clarification on that?

**Edmondston:** Mr. Snell, are you available?

**Snell:** Yes.

**Edmondston:** The question before you now, we have a condition the Planning Commission has a condition regarding signage. And you had stated that it would be on the owner to design a sign and submit that sign to beat out for acceptance. Will you be working with Mr. Beiler to ensure it meets the design standards for signage? It would be the hopes of the planning commission this evening. That this would be something that would be recognized and approved by vdot.

**Snell:** Yes, look like there's a there's a manual, he wouldn't actually design the sign it would be. It's in MUTCD, which is the federal government's standard for traffic signal signs. So he would have to pick one that matches the use in there. Then, at least in terms of being on the public road, though, the limitation would be traffic would look at it and they wouldn't want if there's already a lot of signs out there. They don't want to make it cluttered with too many signs. If there aren't many, they would be fine with it. But if there's already a lot of signs, they would go out there and look at it and see if it's practical to install it. He may be responsible for the cost.. That's what I'm talking about in terms of getting someone to go out there and put it up. But the sign will be dictated by me MUTCD standard.

**Edmondston:** Is that something that you could review, Mr. Beiler could review now so that he would know.

**Snell:** He could look it up and see who would install the signs?

**Edmondston:** He could come by the office. I'm happy to help him Miss McManus I hear your comments. I'm sorry, Mr. Snell.

**Snell:** Yeah, I mean, in terms of he could we I don't know the cost of put up a sign because I don't put them up. We do have a sign shop. That put signs up all the time. Maybe the chance that the sign shop would put it up and are busy, but typically, it would just be a permit. And he would pay to have it put up that's sort of like the same way subdivisions put up street signs.

**Allen:** So that would be on the state property instead of his property.

**Snell:** Yeah. If it's like a trucks entering sign, it would be on within the right away. But not for the private entrance where you have no no truck traffic that would be on his property. He could pick any sign he wants from for that. As long as it conveys a message because it would be out outside the right away.

**Bickford:** Any other? Still waiting for a second.

**Allen:** Yeah. All right. So motion been made anyone want to second.

**Crews:** Second.

**Supervisor Allen moved, Commissioner Crews seconded, and was unanimously carried by the Commission to move 22-SUP300 on to the Board of Supervisors with changes.**

**Bickford:** I have a second any further discussion? Think we got everything covered? All right, all in favor Raise your right hand all opposed at the same time. Passes we move forward to the Board of Supervisor, sir. All right. That brings us to school.

**Edmondston:** Yes, sir. This case 22 SUP 301. Landowners Aaron Beiler and the applicant is Amos Smucker. This is located at 257 Sprouses lane and Dillwyn and the applicant does wish to obtain a special use permit for the purpose of operating a private school a one room schoolhouse. Of course, this is the same property that we discussed in case 22 sup 300. Tax map 124 parcel 12. zoning ordinance does not permit a private school as a permitted by right use in an A one district. However, within this a one district a private school may be permitted by the Buckingham County Board of Supervisors by special use permit following recommendation by the Planning Commission. In accordance with this ordinance and the Code of Virginia. Mr. smacker, of course, has submitted his special use permit application for review. The conditions before you this evening are 11. There were other areas that were discussed last month with the introduction. But there was no movement to move that forward to conditions because there were other vdot questions to be addressed. Some of the things that were discussed were the students to be transported to and from the schoolhouse by a passenger van or car and no truck traffic to utilize commercial entrance from 8am to 830 or 3pm to 330 due to school traffic and that would it was the thinking that those times would coincide with drop off and pickup of the children to ensure their safety.

**Bickford:** Any commissioners have questions before I do the public hearing to the African to decide. Yeah, the

**Allen:** Biggest thing we will have to figure out is will the school be able to operate without the new driveway

**Bickford:** Well, that would be answered by the highway representative but what I wanted to do is go ahead and get to public hearing first and then we'll go right into that. All right. I'm going to ask to go ahead with public hearing open that

**Edmondston:** We do have two individuals signed up Teresa McManus will be first and Ivan Petersheim will be second

**Teresa McManus:** Have you ever been to Mr. Beliers farm and have you ever seen how big his driveway was? Do you know that his driveway used to be a business driveway for the speedway? They had trucks and trailers coming in with their mopeds and everything else that they did there. You remember that? I mean you do. He has vans come down to pick them up. They are the Amish. They don't drive too Farmville they have someone pick them up. They have vans and cars. I've helped them out. They're my friends. They want to put a school in. Do you blame them? Have you been to our school lately? Any of them? The girls are half naked. You know? I see it all the time. I'm appalled, this man again, trying to pursue happiness with his family. He wants to educate his kids in a good Godly manner. And we're going to legislate him to death. Let's put permits on him and permits on permits on him. Why in God's name does he have to use a business driveway? his driveway is fine. I come in and out it. The people who pick him up come in and out of it. Everyone comes in and UPS man we're going to now make him and FedEx go down the other way. Where does it end? Where does it end? Why can't we have people have businesses or schools and educate their children properly? Where does it end? Think about it.

**Edmondston:** Ivan Petersheim

**Ivan Petersheim:** Good evening Planning Commission I don't know what I'm going to talk tonight, but I put my name under the school hearing here I am I guess I'll comment about well, where time is of the essence for the new driveway. And to use the old driveway would be practical as Teresa said, the motor sports track. A lot of people in and out with that driveway all grandfathered in same thing, but one room schoolhouses, I grew up in a one room schoolhouse, which this would be 30 scholars average 25 30. And notice where vdot said they can't restrict the business. How Mr. Snell said it is for they can't restrict the business in it in a driveway. The correct me if I'm wrong on that. I know. Wherever school is, it might not be in the category of business, but have the discussion on that.

**Bickford:** That everyone Nicci? All right. I'll close the public hearing. And turn it back over to the commissioners. I think the first thing Danny said and now we'll talk to the highway representative.

**Allen:** Yeah. If you can answer the question about the school, will the school be able to start without the new road put in?

**Snell:** No, the school needs the second entrance, whether they put it in or the logging industry puts it in. Because there is not adequate sight distance at the current entrance. The purpose of the sight distance is if someone's driving down the highway at the speed limit with 55 I believe there would at the speed limit, they have time to react hit the brakes and stop before they get to the point where that road is. And right now they're short about 40 or 50 feet, which means they would travel through the bus about 50 feet. If the bus pulled out and they didn't they did not swerve which most people don't swerve it would be even worse if someone was driving above the speed limit. So we cannot allow the existing entrance to be used for any type of use that involves people other than people that live on the road.

**Bickford:** Mr. Snell they have their children going to be transported by van. Does that change anything they will not be coming in on buggies?

**Snell:** It doesn't just because the risk. It's the assumption people make when they go to businesses that they have the safe entrance that meets the standard that we try to meet throughout the county. Course existing businesses don't meet that because they're in a different era. But any new businesses have to meet the current safety standards that's expected from all users. So whether it's a van or it's even individuals dropping people off in their own cars, the fact that you have a public use per se it's people other than the people that actually live there that we need that safe stuff sight distance down the road. Another thing is as time goes, you always get new people using this intersection to be new to the school new to the area. And for them they don't know Oh, this is a dangerous intersection. So I have to go extremely quickly. Now we don't really want to create those situations if we can avoid them in this case, we do not want to create that all especially for a school

**Bickford:** Okay, one other quick question I think I know the answer but I'm asking anyway. They want to start school at the end of August if the access entrance has not been developed at that point. If they opted to put when the children came to in the morning, and in the evening, they actually paid flagman. Would that suffice for the highway department?

**Snell:** Say that again, please.

**Bickford:** I'm sorry, sir.

**Edmondston:** Repeat that part where you're asking about the permit for daily flagging, I guess two permits a day morning,

**Bickford:** If the commercial entrance wasn't finished. And they wanted to use the existing Spouses Lane entrance in if they opted to pay flagman in the morning, when one or two vans came in. And in the evening, when they left. Would that suffice for the highway department?



**Snell:** Um, you know, we haven't done that. Even though we do allow that for temporary entrances. That you can flag do a flag operation, or have police, I would have to bring that up the chain to see we would allow it would definitely be limited to the duration. As I said, it's usually that's a temporary entrance condition that using during construction that we allow that. So it's kind of going outside the norm. So I can't give you an answer right now, I would say most likely, we would not allow it. Because it's kind of a slippery slope with you allow one you allow everyone to use flagmen. But if you submitted, I can talk to a traffic engineer, it may be more likely that they would prefer a police officer there like you see on some churches, where they have the lights going. But I could discuss it. But I can't give any guarantees at this moment.

**Bickford:** How long would you need to find out the answer for that?

**Snell:** I think it would take about two to three weeks to for everyone to get together and talk that out. Make sure we've gone as high up as we need to go for that.

**Bickford:** Okay. Thank you, sir. Any other?

**Allen:** Yeah, I got, I got one more question you say this is for public use. If you look it up on this request, its the operation of a private school? With private school would that make a difference on the driveway?

**Snell:** No, all public uses means is that you're inviting people that do not live on your property to come to your property. It's, we call it the public you some people call it commercial use, but that confuses people. It's really what we call a commercial use. The public uses a layman's term, just to understand that you are inviting other people other than just the people that live on that street. You're inviting people that either belong to a larger community or to a church group or are paying to go there. So that that's when it becomes public access.

**Bickford:** Any other questions for Mr. Snell. Mr. Beiler, do you want to come forward? And we'll talk a little bit

**Beiler:** Yeah im back.

**Bickford:** You heard the answer that from Mr. Snell. I assume you would like him to proceed to find out if my question about flag man. I don't want him to go to the trouble if y'all if you weren't willing to do that. If commercial entrance wasn't completed in time

**Beiler:** Yeah, I'm just guessing the flagman thing wouldn't be an option. You know, on our end I guess I can't speak for everybody. But I do. I do have some questions. There was mentioned about school buses. There won't be any. Did you clarify that with him? There won't be any school buses. And the way it is now we're transporting our students to and from school now with vans. So what would be the difference just reversing that they're coming to school and leaving school versus they're leaving our homes now and going to school and coming back home with the vans not traffic, the amount of traffic's not going to change

**Bickford:** You're asking me a question that VDOT representative needs, you need to ask him.

**Beiler:** Is he on?

**Snell:** Yes. So the mode of transportation does not matter. You could say, I don't have a bus. And I don't have a van and everybody's driving their own car. It's still a commercial entrance that people are using, that they don't want to assume a risk that maybe you're willing to take. They want a safe entrance. And I mean, that's our duty to provide that for them. So whether it's a bus or private car or a van or even a horse and buggy, the answer would be the same.

**Beiler:** Another point I'd like to bring out, we have church services at our homes. And we look at the schools as part of our church. So every time we have church services on Sprouses lane, are we in violation?

**Edmondston:** Churches are permitted in a one. I think the purpose of or part to address Mr. Beiler's question is tonight the application for a private school house falls under special use permit it is not a by right activity when a special use permit application is received. That is where the Planning Commission and the Board of Supervisors is tasked to maintain the integrity of this district and the safety of all citizens and anyone who may visit that particular area that was applied for something outside of a buy right use. That is why the driveway entrance is heavily reviewed. This is not something that's by right the Church activity is by right and an A one, you have made your application for a private school, Mr. Beiler.

**Beiler:** So you wouldn't be able to look at that as part of our church.

**Edmondston:** Your application states that as a private school, it is for a certain period of time, it does not indicate that as part of your worship services.

**Beiler:** Basically, what it comes down to is, in order for any SUP gets issued, it's got to have a VDOT approved entrance.

**Edmondston:** The traffic impact determination is a part of every application whether it's special use permit or a zoning map amendment, which is a request to rezone a property.

**Beiler:** So is there any differences for a commercial entrance at a private school?

**Edmondston:** As you heard the definition tonight from vdot Mr. Snell the definition for commercial or public use is when there's anyone invited other than those that reside at the particular address. So whether you're utilizing it for a private school, you're operating a sawmill, or you have a storefront, you're inviting people to that particular or the area is open for someone or anyone who note who does not reside at that area. Mr. Snell, you may want to address the public and commercial once again this evening.

**Snell:** Yeah, so commercial entrance is required anytime you have what you would call a business so, it whether it's industrial or commercial or institutional, so this is an institutional business. So, it needs a commercial entrance. That's the actual vdot definition.

**Beiler:** There wouldn't be any difference. School or whatever it is, it's all it's all the same.

**Bickford:** Right, that's what he's saying.

**Beiler:** Would Mr. Snell have any other suggestions? If we want to try to move forward with that school on that property, other than, there's no other option except the flag man and the new, possible entrance?

**Bickford:** Well, they did mention that you could see if you could work with a county to have a police officer in the morning with lights on and a police officer in the evening when the children leave. That was another option. I don't know. I guess you'd have to talk to the sheriff's department in regards to that, and see what they're, I'm not privy to that. I don't know what to tell you. But you could question and see if what they would do and what kind of cost it would be.

**Snell:** Yeah, without an approved commercial entrance. You really could not use that property for any type of business. Typically, schools will get a temporary building, whether it's a church or A home or something that has a good entrance and just use that until they meet the requirements at the desired location. That doesn't help you a lot. But that's what a lot of small schools do. They'll have a temporary location for a year or two, and then move into their new building when it's built up to the current specifications.

**Beiler:** I'd like to mention one other thing. We had been working with Mr. Edwards on this. And they're always kind of been the question about, you know, if we're going to do that new entrance, and that's the question we had for Mr. Edwards. I did and Mr. Smucker did as well. And what we gathered from him was that we'd be fine to use Sprouses lane. So that's kind of why it's progressed to here. Because we didn't think we're going to have any concerns with using Sprouse lane. Yes, we had the new entrance, you know, possibly coming in. And you know, we'll use that as a last resort. So when Mr. Smucker went to Mr. Edwards for a signature on that, that Nicci needs for her, you know, her application. Mr. Edwards wasn't willing to, to do that.

**Bickford:** Well, all I can tell you is the decision has been made by the highway department that both in the packages we got that they recommend the schoolhouse not be built, unless the commercial not allowed to be open unless a commercial entrance is built. So I can't address what would you and Mr. Edwards talked about because I wasn't there

**Beiler:** Just kind of explaining that right.

**Bickford:** I understand that but this is this is what we are being told, and they have the control of it, or authority?

**Edmondston:** Well, we do have the traffic impact determination from the October 6 from v dot. And the addendum states a commercial operation of any kind, inviting the public to use this inference is not allowable. So I mean, we we've had an impact determination since October 6, about the sawmill and this states that anything else would not be allowed.

**Beiler:** What was the date on that?

**Edmondston:** October 6,

**Beiler:** And it was after that date that we had been working with Mr. Edwards on that.

**Edmondston:** Mr. Snell, would you like to address the comments by Mr. Beiler this evening.

**Snell:** Yes, I did talk to Mr. Edwards. Earlier today about this, the school and the sawmill. And he stated to me that he's always told the owners that they needed a commercial entrance. He's typically very straightforward, man. So the only thing I could imagine there was miscommunication. Because as far as I can tell from talking to him. There was never a doubt about meeting the commercial entrance.

**Bickford:** We can only make a decision on information we've given and how a department said you have to use a commercial entrance.

**Beiler:** Yeah, okay. All right. Well, I'm not in position to, you know, say what we want to do, as far as that. But there was another question number four. You're requiring a commercial solid waste container. That that would have to be on site at the at the proposed new school? Is that what it's referring to?

**Bickford:** That's usually the way it's done. Yes.

**Edmondston:** And this condition is standard for every special use permit.

**Bickford:** Its just for trash they will pick it up once a week.

**Beiler:** Has that changed? Or? I'm not aware of that our other schools use that. I mean,

**Edmondston:** they should be adhering to that condition. You can further have conversation with Lynn Hill. He's the director of solid waste here at the county.

**Beiler:** So that would be a requirement that...?

**Edmondston:** For all of this special use permit? Yes, sir.

**Beiler:** It wouldn't be ok to just use the local liquid dump, like out there at Dillwyn we would have to...



**Bickford:** You would have to have it. Well, you'd have to talk to Mr. Hill, he would be able to tell you, I guess it would be his decision is based on how much debris, trash that you would generate.

**Edmondston:** On the solid waste ordinance. It does state that any business that operates at the site of waste, and that would require you to have your own dumpster.

**Bickford:** You can talk to him. And he might be able to shed some light on that part.

**Beiler:** Would it be appropriate for me to turn around and ask my friends if they have any questions? Being I'm not really sure. Yeah.

**Bickford:** Being that Mr. Smucker is not here and understand having a loss in the family. You've got some information that you weren't expecting that you have to use a commercial entrance. We don't have to make a decision tonight. And we can table this until next month, give you a chance, hopefully Mr. Smucker be here up on time to talk and come up with questions and direction you might want to go. Does that make sense to you?

**Beiler:** Yeah. But I guess what it really boils down to if you can't, If VDOT can't allow us to use Sprouses lane. You know, we're probably done, you know, for that site?

**Bickford:** Well, I'll tell you, that's an even a better reason to table this. And if that is the decision you make just let Nicci know. And you'd just what you'd withdrawal the application. Mr. Smucker would withdrawal the application.

**Beiler:** I wouldn't have to make that decision right now.

**Bickford:** No, that why I've given you this. I want to give you an opportunity to have more leeway, to make decisions.

**Beiler:** Okay. Another question. If we as the school, we use an alternative site. I mean, just to refresh my memory, how long is the process to you know, go to go through an SUP?

**Edmondston:** Approximately four months. I will need an application to be on the April agenda by Friday, April 1. That's the deadline for April agenda. It'll be in four days.

**Beiler:** All right. Well, at this point, all I can say is we'll have to table. I can't say were going to have that new driveway in you know, I know. I'd say want to table.

**Bickford:** Very good sir. If you make a decision with withdrawing the application, just let Nicci know.

**Edmondston:** I think Mr. Snell is going to ask the question about the flaggers. Twice a day. He was going to ask, if a permit application is made, he was

**Bickford:** well, I would like just in case him to go proceed on that. But if you make a decision, as soon as you all make a decision if you decide not to do the school there and withdraw let Nicci know so Mr. Snell won't be doing the work that he did, you know, get to try to get the answer from other people. If you don't mind, appreciate it.

**Beiler:** Anything else?

**Bickford:** No. Nicci I see we have no new business.

**Edmondston:** Not this month. No, sir.

**Bickford:** Okay, brings us to your correspondence and reports.

**Edmondston:** Building Permits are included for your information. And I don't have anything further a zoning administrator this evening.

**Bickford:** That brings us to our commission matters. Before we do the voting on a new chairman or vice chair, do any others have anything that you want to speak on other than that? Any of the commissioners got anything. Nicci do you want me to let you handle that? So like the process we started from at beginning?

**Edmondston:** Sure. So this evening, I'll take over and handle nominations from the floor for the office of Chairman currently, Mr. Bickford is our Vice Chair, I will add to this. This meeting once again that we do so much appreciate the steadfast service from Mr. Pat Bowe, who passed away about a month ago. And we do miss his leadership and guidance. I know he served many years on the planning commission. So making this change is no small feat, but I know that he'd be happy for business to continue, so to speak. So at this time, do we want to do Chairman first or vice chairman first?

**Bickford:** Go ahead and do the chairman.

**Edmondston:** So at this time, we would take nominations from the floor for the position of chairman.

**Allen:** Id like to nominate John Bickford for chairman.

**Gooden:** Second.

**Edmondston:** Discussion? Show of hands for the vote John Bickford for Chairman. Unanimous. Well, Chairman Bickford I will turn this over to you.

**Supervisor Allen moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to nominate John Bickford as Chairman for 2022**

**Bickford:** Thank you. Alright, so now, next order of business is Vice chair. Do we have a nomination committee for Vice Chair?

**Shumaker:** I'd like to nominate Mr. Steve Dorrier.

**Allen:** Second.

**Bickford:** Any other nominations All in favor Raise your right hand for Mr. Dorrier for Vice Chair. Thank you. All right. If we have no other business for commissioners, do I have a motion to adjourn?

**Commissioner Shumaker moved, Supervisor Allen seconded, and was unanimously carried by the Commission to nominate Steve Dorrier as Vice Chairman for 2022.**

**Allen:** So move.

**Gooden:** Second.

**Bickford:** Okay, we got all in favor raise your right hand. Passes unanimously.

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

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

ATTEST:

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

\_\_\_\_\_  
John Bickford  
Chairman

**Buckingham County Planning Commission  
Notice of Public Hearing  
Monday, April 25, 2022  
Buckingham County Administration Building  
13380 W. James Anderson Hwy.  
Buckingham, Virginia  
7:00 p.m.**

The Buckingham County Planning Commission will hold a public hearing on Monday, April 25, 2022 to hear public input regarding the following:

**Proposed Amendment to Zoning Ordinance: Sign Placement for Notice of Public Hearings**

The meeting will begin at 7:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex at 13380 W. James Anderson Hwy, Buckingham, Virginia 23921. You must sign up to speak. **Sign up time is between 6:30 p.m. and 6:55 p.m.**

A copy of the material for the above referenced hearing is available for review in the Office of the Buckingham County Zoning Administrator; 13380 West James Anderson Highway, P.O. Box 252, Buckingham, Virginia, 23921, on regular business days of Monday through Friday from 8:30 A.M. to 4:30 P.M.

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





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

5. Construction for the School shall begin within two (2) years of the time that the approval by the Board of Supervisors becomes final and non-appealable or this Special Use Permit shall become null and void.

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

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

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

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

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

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

**\*\*Other possible conditions discussed, but require VDOT input, include:**

-Students to be transported to and from School House via passenger van or car.

-No truck traffic to utilize commercial entrance 8am-8:30am or 3pm-3:30pm due to School traffic

# **Buckingham County Planning Commission**

**April 25, 2022**

**Administration Building**

**7:00 PM**

## **Introduction of Case 22-SUP302**

**Owner/Applicant:** Landowner     Dominick Lamonte, Jr  
1833 Mulberry Grove Road  
Buckingham VA 23921

Applicant     Erin Reid Lamonte  
1833 Mulberry Grove Road  
Buckingham VA 23921

**Property Information:** Tax Map 93, Parcel 12, containing approximately four acres, located at 1867 Mulberry Grove Road Buckingham VA 23921, Maysville Magisterial District.

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

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

**Background/Zoning Information:** This property is located at 1833 Mulberry Grove Road Buckingham VA 23921 in the Maysville Magisterial District. The landowner is Dominick Lamonte, Jr and the applicant Erin Reid Lamonte. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast and Six Dry Camping Campsites as Permitted by Right Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Campground/Campsite obtain a Special Use Permit.

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

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to, including but not limited to 12 VAC 5-450-VDH Rules and Regulations Governing Campgrounds.
2. The facility shall meet all safety requirements of all applicable building codes
3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.

4. Only trailers classified as Recreational Vehicles or self-contained camping unit and with current registration shall be allowed.
5. No campground structure shall be erected within 50' of adjoining properties without adjacent landowners written permission.
6. The Sheriff's Office shall be notified three weeks prior to any event inviting or expecting 300 or more persons.
7. The property shall be kept neat and orderly.
8. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
9. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
10. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
11. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
12. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
13. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
14. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

May 23, 2022 7pm?



## SPECIAL USE PERMIT APPLICATION CHECKLIST

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

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

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

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

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

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

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

**Fees:** ☒ YES ☐ NO

**Deed:** ☒ YES ☐ NO

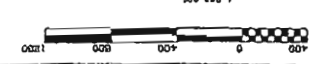
**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

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

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

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

1. Vicinity Map – Please show scale: YES NO N/A
2. Owner and Project Name: YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES NO N/A
4. Property lines of existing and proposed zoning district lines: YES NO N/A
5. Area of land proposed for consideration, in square feet or acres: YES NO N/A
6. Scale and north point: YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: YES NO N/A
8. Easements and encumbrances, if present on the property: YES NO N/A
9. Topography indicated by contour lines: YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES NO N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES NO N/A no mature tree lines
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 Single family home
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



T A X      R E C E I P T      -      Y E A R      2 0 2 1      -      2nd H A      Ticket #:00048480002      @

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

Date      :      12/02/2021  
Register:      KS2/KS1  
Trans. #:      14075  
Dept #      :      RE202102  
ACCT#      :      5046

REAL ESTATE 2021			Previous	
RT 649 - 5 MI NW OF	93	12	Balance \$	234.52
BUCKINGHAM 4 AC	Acres:	4.000		
Land:	21000	Imp:	69200	Principal Being Paid \$ 234.52
				Penalty \$ .00
				Interest \$ .00
GRIFFIN BRUCE HASTINGS				Amount Paid \$ 234.52
1409 OLD BETHANY RD				*Balance Due
PAMPLIN VA 23958				as of 12/02/2021 \$ .00

Check# BKAM 962929010 \$ 62804.04

Pd by BB&T MORTGAGE & CORELOGIC  
ANY BALANCE DUE DOES NOT INCLUDE PENALTY AND INTEREST.      (DUPLICATE)

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#2021-765

BOOK 482 PAGE 755

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**Title(s) of Document:** Deed of Trust

**Date of Document:** April 20, 2021

**Grantor's (Trustor's) name:** Dominick LAMONTE, Jr

**Grantee's (Beneficiary's) name:** Truist Bank

**Trustee name(s):** Melinda A. Clayton

**Prepared By:** Iris BUDULYCZ, 111 Millport Circle, Greenville, SC 29607

**Return To:** Karen S Moore, Absolute Title & Settlement, LLC, 1540 Confederate Blvd, 2nd Floor,  
Appomattox, VA 24522

**RPC / Parcel ID #:** 93-12

**Consideration of Deed:** \$87,494.00

**Actual Value of the Property Conveyed:** \$92,000.00

**The Tax Map Reference #:** \_\_\_\_\_

**Brief Legal Description:** \_\_\_\_\_

**Code section under which any exemption from recordation taxes is claimed:**  
\_\_\_\_\_

**Return To:** Karen S Moore, Absolute Title & Settlement, LLC  
1540 Confederate Blvd  
2nd Floor  
Appomattox, VA 24522

**Tax Map Reference  
Number:** \_\_\_\_\_

**RPC/Parcel ID Number:**  
93-12

**Prepared By:** Iris BUDULYCZ  
Truist ML Post Closing  
111 Millport Circle  
Greenville, SC 29607

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## Purchase Money Deed of Trust

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MIN 100159969255863055

The following information, as further defined below, is provided in accordance with Virginia law:

This Deed of Trust is given by Dominick Lamonte, Jr, married, as Borrower ("*trustor*"), to Melinda A. Clayton 8200 Greensboro Dr, Suite 1000, Mclean, VA 22102, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. as beneficiary.

**Definitions.** Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "*Security Instrument*" means this document, which is dated April 20, 2021, together with all Riders to this document.

(B) "*Borrower*" is Dominick Lamonte, Jr, married. Borrower is the trustor under this Security Instrument.

(C) "*Lender*" is Truist Bank. Lender is a state non-member bank organized and existing under the laws of Virginia. Lender's address is 1001 Semmes Avenue, Richmond, VA 23224.

(D) "*Trustee*" is Melinda A. Clayton. Trustee (whether one or more persons) is a Virginia resident and/or a United States- or Virginia-organized corporation or other permissible entity. Trustee's address is 8200 Greensboro Dr, Suite 1000, Mclean, VA 22102.

(E) "*MERS*" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "*Note*" means the promissory note signed by Borrower and dated April 20, 2021. The Note states that Borrower owes Lender Eighty seven thousand four hundred ninety-four and 00/100 Dollars (U.S. \$87,494.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than May 1, 2051.

(G) "*Property*" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "*Loan*" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "*Riders*" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(J) "*Applicable Law*" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "*Community Association Dues, Fees, and Assessments*" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "*Electronic Funds Transfer*" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "*Escrow Items*" means those items that are described in Section 3.

(N) "*Miscellaneous Proceeds*" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "*Mortgage Insurance*" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "*Periodic Payment*" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "*RESPA*" means the *Real Estate Settlement Procedures Act* (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, RESPA refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "*Successor in Interest of Borrower*" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

**Transfer of Rights in the Property.** The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this

Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County [Type of Recording Jurisdiction] of Buckingham [Name of Recording Jurisdiction]: See Exhibit A

which currently has the address of 1867 Mulberry Grove Rd [Street] Buckingham, Buckingham [City/County], Virginia 23921 [Zip Code] ("*Property Address*");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "*Property*." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**Uniform Covenants.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.**

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments



due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "*Funds*") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "*Escrow Items*". At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and

reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "*extended coverage*," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the

term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-

day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

**6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security



Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "*captive reinsurance*." Further:

(A) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(B) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower

and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "*Opposing Party*" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "*Interest in the Property*" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "*Loan Servicer*") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.



Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "*Hazardous Substances*" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "*Environmental Law*" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "*Environmental Cleanup*" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "*Environmental Condition*" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

**Non-Uniform Covenants.** Borrower and Lender further covenant and agree as follows:

**22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure

Schedule A**Tax Map: 93-12**

All of that certain lot or parcel of real estate together with any and all improvements thereon and the privileges and appurtenances thereunto appertaining, situate, lying and being in the Maysville Magisterial District of Buckingham County, Virginia, containing four (4) acres, more or less, abutting and lying on the northern side of Highway No. 649, abutting and lying on the western side of a private road running from said Highway No 649 to the residence now or formerly of Hugh Crews and Jeff Crews, and adjoining the lands now or formerly of John W. Crews on the north and west from which the said four acres hereby conveyed was taken; and is definitely described by a survey and plat thereof made by Emmett D. Gillispie, a certified land surveyor, on November 6, 1954. Reference is hereby made to the aforesaid plat for a more full and complete description of the real estate herein conveyed and the metes and bounds description thereon is incorporated in and made a part of this deed by reference the same as if written out herein.

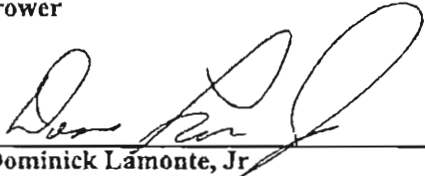
Being the same property conveyed unto Dominick Lamonte, Jr., by Deed dated April 19, 2021 to be recorded in the aforesaid Clerk's Office immediately preceding the recordation of this Deed of Trust.

035 Rec Fee	<u>300</u>	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	<u>21875</u>	
Co. R. Tax	<u>792</u>	
Transfer	<u>2800</u>	The foregoing instrument with acknowledgement
Clerk	<u>25</u>	was admitted to record on <u>April 21</u> 20 <u>21</u>
Lib.(145)	<u>525</u>	at <u>9:00</u> A.M. in D.B. <u>482</u> Page(s) <u>755-771</u>
T.T.F.	<u>2000</u>	Teste: JUSTIN D. MIDKIFF, CLERK
Grantor Tax	<u>35167</u>	BY: <u>J. Luchen</u> , DEPUTY CLERK
036 Proc. Fee		
Total \$		

**NOTICE: THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY CONVEYED.**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

**Borrower**


  
\_\_\_\_\_  
Dominick Lamonte, Jr. Seal

**Acknowledgment**

Commonwealth of Virginia

County of Appomattox

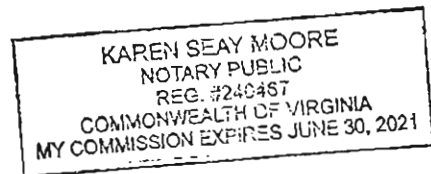
This instrument was acknowledged before me on April 20, 2021 by Dominick Lamonte, Jr.

  
\_\_\_\_\_  
Notary Public

Karen Seay Moore  
(Print Name)

My commission expires: 6/30/2021

Notary Registration Number: 240467



Loan Origination Organization: Truist Bank  
NMLS ID: 399803

Loan Originator: Michelle Good  
NMLS ID: 432508

**APPLICATION FOR A SPECIAL USE PERMIT**

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

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

Special Use Permit Request: Airbnb

Purpose of Special Use Permit: To provide short term lodging for visitors.

Zoning District: Agricultural Number of Acres: 4

Tax Map Section: 93 Parcel: 12 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Maysville

Street Address: 1807 Mulberry Grove Rd. Buckingham  
Directions from the County Administration Building to the Proposed Site: Head north toward US-100E,

Turn left onto US-100W for 2 miles, Turn right onto VA-50N for 1 mile, Turn right onto Rte 602 for 1.5 miles, Turn left onto Rte 609 for 0.4 turn right.

Name of Applicant: Dominick & Erin Lamonte

Mailing Address: 1833 Mulberry Grove Rd. Buckingham Va 23921

Daytime Phone: \_\_\_\_\_ Cell Phone: 434-841-4593

Email: DayDay328@msn.com Fax: \_\_\_\_\_

Name of Property Owner: Dominick Lamonte Jr.

Mailing Address: 1833 mulberry Grove Rd. Buckingham Va 23921

Daytime Phone: \_\_\_\_\_ Cell Phone: 434-534-1441

Email: Dlamonte0810@gmail.com Fax: \_\_\_\_\_

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

Signature of Applicant: Erin Lamonte Date: 3/7/2022

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: Reid, Viola Gregory & Floyd W.

Mailing Address: 225 Slate River Mill Rd. Buckingham Va 23921

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

Tax Map Section: 93 Parcel: 11 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Crews, Sallie Spencer

Mailing Address: 11657 Mulberry Grove Rd. Buckingham Va 23921

Physical Address: 11657 Mulberry Grove Rd. Buckingham Va. 23921

Tax Map Section: 92 Parcel: 43 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Jones Seth R & Jessica R Jones

Mailing Address: 14728 W James Anderson Hwy Dillwyn Va 23936

Physical Address: 1989 Mulberry Grove Rd Buckingham Va 23921

Tax Map Section: 93 Parcel: 10 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Jones Seth R

Mailing Address: 1989 Mulberry Grove Rd. Buckingham Va 23921

Physical Address: 1989 Mulberry Grove Rd Buckingham Va 23921

Tax Map Section: 93 Parcel: 13 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Reid Viola Gregory & Floyd W  
Mailing Address: 225 Slate River Mill Rd. Buckingham Va 23921

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

Tax Map Section: 108 Parcel: 1 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 4<sup>th</sup> day of MARCH, year 2022,

I DONALD LAMONTE JR. 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 )

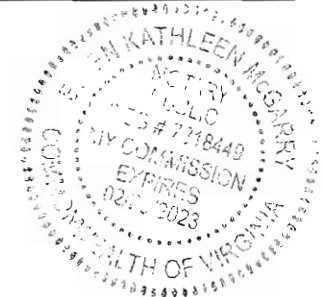
NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF VA

Subscribed and sworn to me on the 4<sup>th</sup> day of March  
of the year 2022. My Commission expires on 2/28/2023.

Notary Public Signature: [Signature]  
Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 4<sup>th</sup> day of MARCH, of the year 2022,

I DOMINICK LAMORTE JR (printed name of owner)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

*[Signature]*

NOTARY PUBLIC

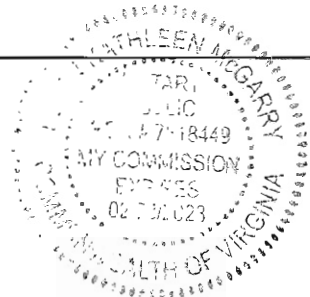
COUNTY OF Buckingham STATE OF VA

Subscribed and sworn to me on this 4<sup>th</sup> day of March,

of the year 2022. My commission expires 2/28/2023.

Notary Public Signature: *[Signature]*

Stamp:



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

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

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

The property has a 2 bedroom, 1 bath home and a  
small shed.

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

This property was deeded to John W. Crews in 1926. Then in 1954  
was sold to my great aunt and uncle Earl and Evelyn Griffin. In 1997  
it was gifted to Bruce H. Griffin. My husband and I purchased it April 2021

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: Erin Reid Lamonte Date: 3/7/2022

Printed Name: Erin Reid Lamonte Title: \_\_\_\_\_

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: \_\_\_\_\_

Location: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

### For VDOT use only:

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

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

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

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

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

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

*Existing entrance is suitable for proposed use.*

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

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

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

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

Printed Name: *Charles D. Edwards* Date: *3/16/22*



## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC

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

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

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

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

Stamp:

## **WRITTEN NARRATIVE**

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

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

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

# Special Use Permit Application Narrative

Erin Lamonte

Thank you so much for the opportunity to present my vision to you. My name is Erin Reid Lamonte and my husband is Dominick Lamonte Jr. We are excited about helping grow the community of Buckingham.

I have lived here on Mulberry Grove Rd. most of my life. My husband is from Louisiana but since moving here in 2007 has quickly become a part of the community and made a name for himself in the logging/trucking industry. My family and I have deep roots here in the Mt. Vinco area. My grandfather Rouse Gregory built my home and the home next door to me that we just purchased.

I am a stay-at-home mom to our five beautiful children and also run a successful business sharing all-natural health supplements. In a little under two years, I made it to the top of the company. That allowed us to purchase what will hopefully be our next business adventure.

I have always been passionate about and had a huge heart for hospitality. Friends and family know our door is always open for a visit and a good meal. We intended to purchase this property to give our extended family a place to stay while visiting Virginia. Since then, I have realized they are not the only ones who run into trouble with finding somewhere to stay around here. We have numerous family and friends come every year to visit our mountains, dig into Virginia's history and float our rivers. Sadly, most have to drive to surrounding towns for hotel lodging.

It's not just our family and friends though. Since Covid-19, people are traveling differently. They are looking for new ways and places to vacation. They are also being mindful of safety, exposure, and social distancing. My vision is to provide a safe family-friendly country cottage experience so visitors can enjoy what I call "home on the farm" ... a little piece of Buckingham.

We have spent the last 8 months working to turn our new little house (a house you have probably passed without noticing) into a modern rustic farmhouse with tons of curb appeal. With lots of family farmland surrounding the parcel and the most beautiful sunset over the mountains to enjoy while sitting on the front porch swing, it's now the perfect country vacation home people are looking for. The following sections give a detailed in-depth description of the relationship our project has with Buckingham County's Comprehensive Plan.

## 1. Land Use

We will use the home for short-term housing used by visitors in our area. There is also an RV electric hookup run to the field to accommodate one RV and six dry camping sites. We will be limiting it to families who have been vetted by a vacation rental platform (Airbnb or Vrbo) to ensure people who come to stay have adequate financial resources. Just 6 minutes from

Buckingham, visitors can use our updated cottage as a home base to explore all that Buckingham county has to offer. The property has plenty of open space to accommodate horse trailers, boats, and other things visitors might want to bring with them for a country vacation.

## 2. Community Design

Because it is unlikely that any hotels or large rental properties will be built in the area, this is a way to bring people into the area while maintaining the scenic quality of the landscape. Visitors can come to enjoy the festivals and community events without impacting the peaceful quality of life we all currently enjoy. Also, they will need gas and groceries while they are here.

## 3. Cultural Resources

Buckingham county has historical and cultural resources that people can enjoy when they come to stay. The Historic Village at Lee Wayside) with Jefferson's courthouse, the historic Buckingham County Hotel, Civil War Monument, England House, Housewright Museum are all appealing attractions for visitors interested in the civil war and historic Virginia. The James River State Park and Appomattox-Buckingham State forest have an abundance of opportunities for people who hike, bike, or are equestrians. Hikers can enjoy Lee's Retreat Civil War Trails and the Civil Rights in Education Heritage Trail, the Virginia Birding and Wildlife Trail, or the Civil Rights in Education Heritage,

## 4. Economic Development

Short-term rentals and camping bring a positive economic impact to the county by providing additional income through tax revenues. This will also bring in additional revenue to the area by adding to our family income. I am already a successful small business owner but this will diversify our revenue stream. Additionally, visitors will be purchasing from local restaurants, gas stations, and tourist attractions.

## 5. Environment

This won't have any impact on the environment.

## 6. Fire and Rescue, Law Enforcement

The property is located near the Dillwyn community and the newly enhanced Glenmore Rescue Squad. In case of emergencies, people will be able to get any help they need.

## 7. Housing

This is a temporary housing solution that will help to diversify housing in the community. Short-term leasing has the potential to be extremely lucrative because the rentals can be higher than a long-term rental. This offers a lot of flexibility and we can adjust the rates. We can set minimum-night stays for high-demand dates (weekends, holidays, special events) and black-out dates. We live right next door to the property, so we will make sure the visitors are people who will add to, rather than detract from, our community.

## 8. Libraries

The property is only 14 minutes from the new Buckingham County Public Library, which is an additional attraction for people.

## 9. Parks and Open Spaces

This will not impact parks and open spaces, except possibly bring more use to the area by new families.

## 10. Potable Water

The water for the property is on-site.

## 11. Sewage

The sewage for the property is on-site.

## 12. Schools

This will not impact schools in the area.

## 13. Telecommunication

Visitors will have good phone service because the local cell tower is only 10 minutes away. We will offer a good internet connection for visitors. People looking for a quiet place to read or write or work will be able to enjoy all the remote access they have in a larger community.

## 14. Transportation

The location is ideal. Visitors can enjoy the peace and quiet of country living, just a few miles away from highways 602, 56, and 60. So it is a place to rest but also very easy to find and convenient for accessing local attractions, trails, parks, and cultural resources. It is a short easy drive to Appomattox, Charlottesville, and the James River.

## 15. Solid Waste

The property is 3-5 minutes from our solid waste and recycling facilities. We will have two industrial size cans and haul out our visitor's trash with our family trash.



## 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: *Levin P. Smith*

Date: 3/7/22

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

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

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

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

### **Example Timeline:**

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

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

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

## T A X     R E C E I P T

Ticket #:00001410001 @@

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

Date        : 3/22/2022  
Register: TC4/TC1  
Trans. #: 09189  
Dept # : SPUSE  
Acct# :

SPECIAL USE PERMIT - ZONING  
93    12

Previous  
Balance \$ .00

Principal Being Paid \$ 200.00  
Penalty \$ .00  
Interest \$ .00

LOMONTE DOMINICK

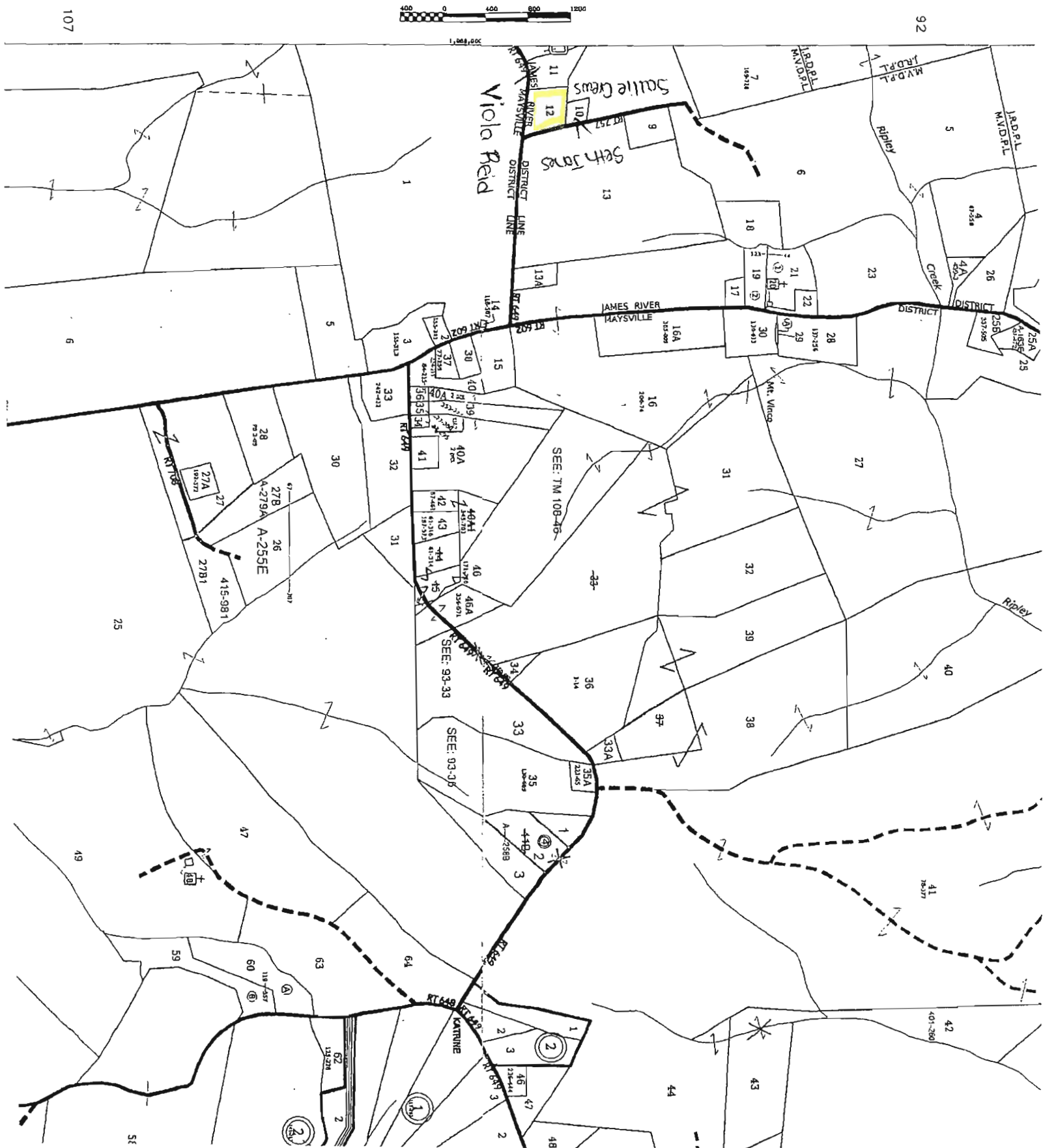
Amount Paid \$ 200.00

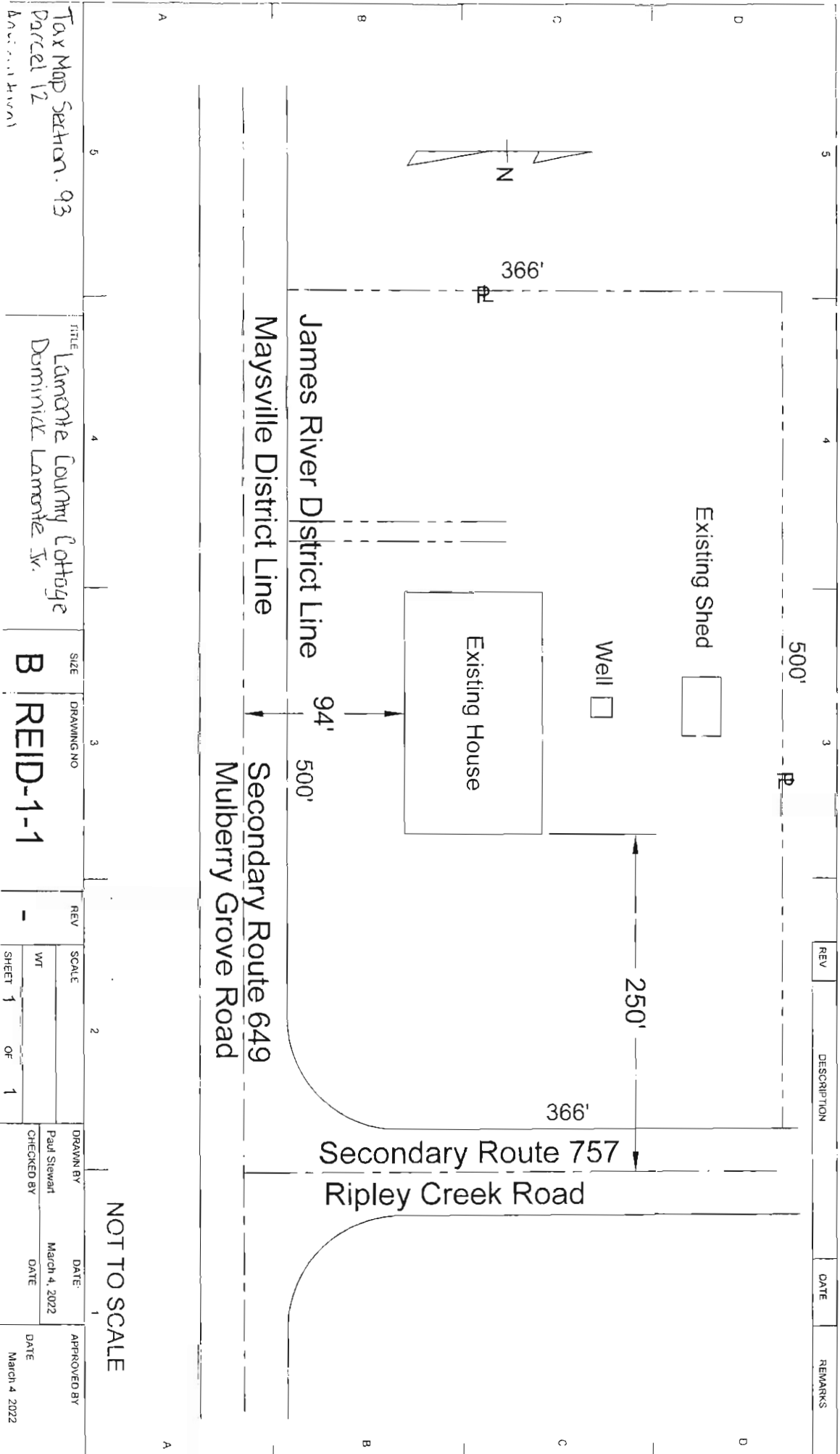
\*Balance Due \$ .00  
Cash 200.00

Pd by LOMONTE DOMINICK

BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 3/2022

-----





NOT TO SCALE

Tax Map Section 93  
Parcel 12  
Dominick Lamonte

TITLE  
Lamonte Courmy Cottage  
Dominick Lamonte IV

SIZE  
B  
DRAWING NO  
REID-1-1

REV  
-

SCALE  
WT  
SHEET 1 OF 1

DRAWN BY  
Paul Stewart  
CHECKED BY  
DATE  
March 4, 2022

APPROVED BY  
DATE  
March 4 2022



# **Buckingham County Planning Commission**

**April 25, 2022**

**Administration Building**

**7:00 PM**

## **Introduction of Case 22-SUP303**

**Owner/Applicant:** Landowner Roy and Janice Turner  
429 Maple Top Lane  
Buckingham, VA 23921

Applicant Roy and Janice Turner  
429 Maple Top Lane  
Buckingham, VA 23921

**Property Information:** Tax Map 34 Parcel 34 9.976 acres, Tax Map 34 Parcel 33 70.304 acres, Tax Map 34 Parcel 34 Lot A 10.039 acres, Tax Map 34 Parcel 34 Lot B 7.287 acres, all located at 429 Maple Top Lane Buckingham VA 23921, James River Magisterial District.

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

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating an AirBnB Bed and Breakfast, Campsites, and Event Center (Events to include, but not limited to weddings, reunions, festivals, concerts, crafting, arts, celebrations of life with up to 1,500 attendees). The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** The properties are located at 729 Maple Top Lane Buckingham VA 23921 in the James River Magisterial District. The landowners and applicants are Roy and Janice Turner. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast, Campsites, and Event Center as Permitted by Right Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Campground/Campsite and Event Center obtain a Special Use Permit. The submitted application and narrative are attached.

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

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to, including but not limited to 12 VAC 5-450-VDH Rules and Regulations Governing Campgrounds.
2. The facility shall meet all safety requirements of all applicable building codes

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

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

4. Only trailers classified as Recreational Vehicles or self-contained camping unit and with current registration shall be allowed.

5. No campground structure shall be erected within 50' of adjoining properties without adjacent landowners written permission.

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

7. The property shall be kept neat and orderly.

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

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

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

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

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

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

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

What are the wishes of the Planning Commission?

Set a hearing, date and time?

May 23, 2022 7pm?

## SPECIAL USE PERMIT APPLICATION CHECKLIST

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

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

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

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

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

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

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

**Fees:** YES NO

**Deed:** YES NO

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

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

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

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

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



**APPLICATION FOR A SPECIAL USE PERMIT**

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

DATE OF APPLICATION: 3-16-22

Special Use Permit Request: Air BNB & Dry Camping - Event Venue

Purpose of Special Use Permit: Air BNB & Dry Camping  
Event Venue

Zoning District: 7.2acres, 10 ACRES, 9.976, 70.3 Number of Acres: \_\_\_\_\_

Tax Map Section: 34 Parcel: 34 Lot: B Subdivision: \_\_\_\_\_ Magisterial Dist.: JAMES R. WER

Street Address: 34 33

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

Name of Applicant: Roy & Janice Turner

Mailing Address: 429 Maple Top LN Buckingham, VA 23921

Daytime Phone: 434 238 2312 Cell Phone: 434 238 0974

Email: Jturner@hwa.com Fax: \_\_\_\_\_

Name of Property Owner: Sam

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

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

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

Signature of Owner: Janice A. Turner Date: 3-16-22

Signature of Applicant: Janice A. Turner Date: 3-16-22

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: Royd Janice Turner

Mailing Address: 429 Mapletop Lane Buckingham

Physical Address: 34-32, 34-31, 34-34B

Tax Map Section: 34 Parcel: 37 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: ANTHONY NOSS

Mailing Address: 428 Mapletop Lane Buckingham

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

Tax Map Section: 34 Parcel: 10 Lot: A Subdivision: \_\_\_\_\_

3. Name: AMY MILUCHAN

Mailing Address: PSC 3 BOX 3457 / APO, AP 96266

Physical Address: 34 36

Tax Map Section: 34 Parcel: 35 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 16 day of March, year 2022

I James Turner & Roy Turner 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)

James A. Turner Roy J. Turner  
(owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

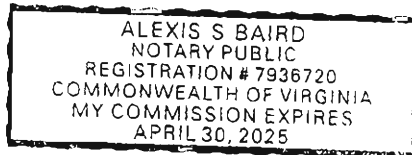
STATE OF Virginia

Subscribed and sworn to me on the 16 day of March

of the year 2022. My Commission expires on April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 16 day of March, of the year 2022,  
I JANICE TURNER & ROY TURNER (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)

Janice A Turner Roy L Turner

NOTARY PUBLIC

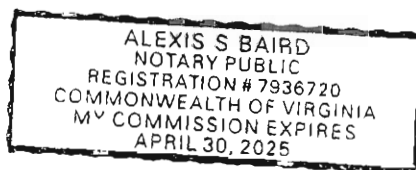
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 16 day of March,

of the year 2022. My commission expires April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



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

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

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

~~0~~ Cabin  
Glamping tent  
Dry CAMPING Sites  
BARN

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

NONE

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: Janice A Turner Date: 3-16-22

Printed Name: Janice A Turner Title: OWNER



## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Roy & Janice Turner

Location: Rt 604, Buckingham County

Proposed Use: Air B+B

### For VDOT use only:

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

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

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

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

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

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

The existing entrance is suitable for the  
proposed use.

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

Signature of VDOT Resident Engineer: [Signature]

Printed Name: Charles D. Edwards Date: 3/17/22

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC

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

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

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

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

Stamp: \_\_\_\_\_

## **WRITTEN NARRATIVE**

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

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

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

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

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

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

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

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

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

*Janice A. Dunn*  
*3/16/2022*

I am Janice Sum lived in  
Budungham Co my whole life. Reside at  
429 Maple Top Ln along the scenic & beautiful  
James River. My request before you is to  
obtain a special Use Permit to  
operate a Air BNB, Dry Camping sites,  
& a Event venue.

Accommodations to include, Proposal  
6 Dry Camping sites per parcel  
1 Cabin currently with possible plans to expand  
Event venue to include, but not limited to  
Weddings, reunions, festivals, concerts,  
crafting, arts, Celebration of Life,  
for up to 1,500 attendees.

Thank you

Janice A Sum

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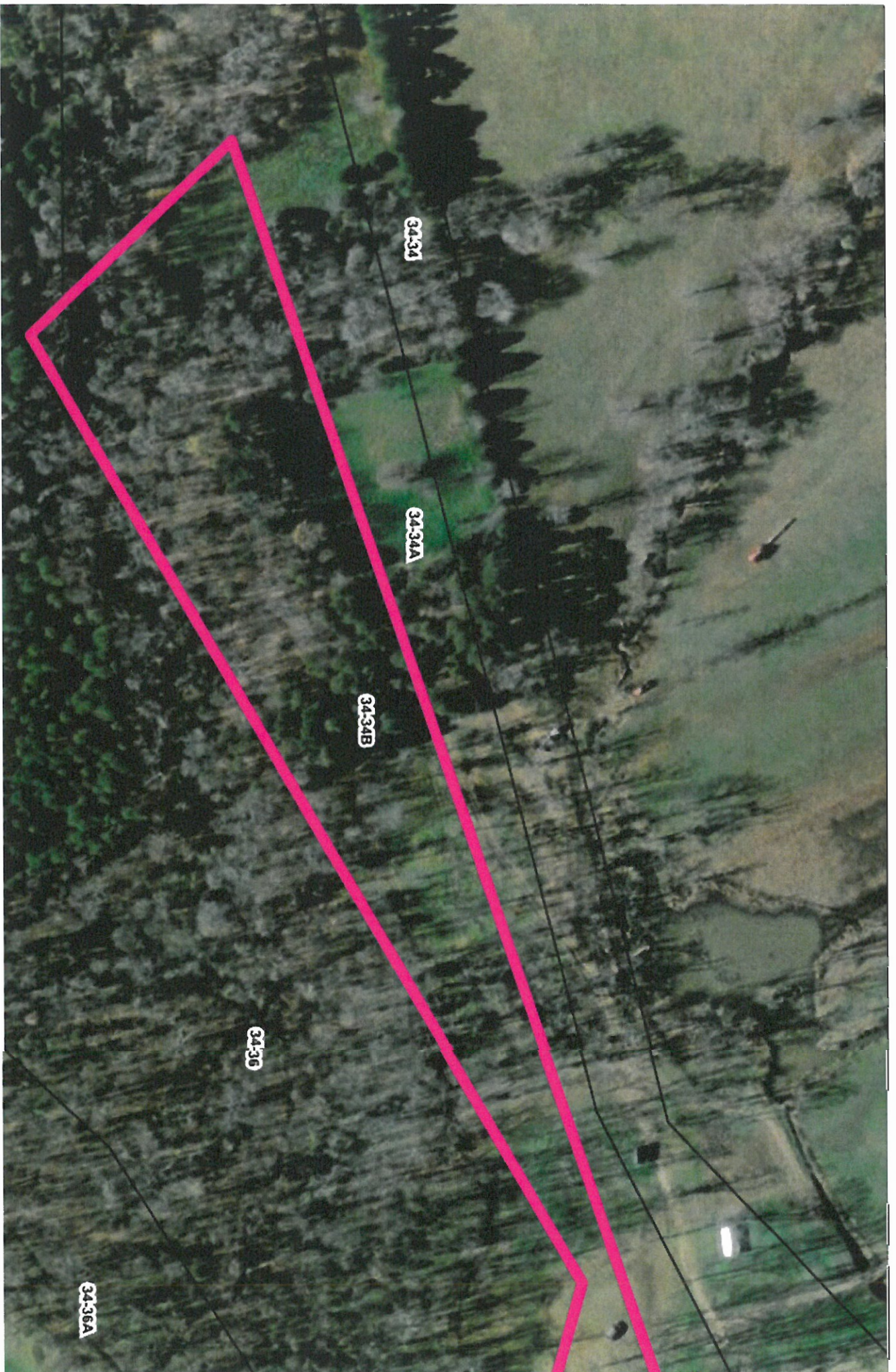
### **Example Timeline:**

- |             |  |
|-------------|--|
| 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.  |
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34-34

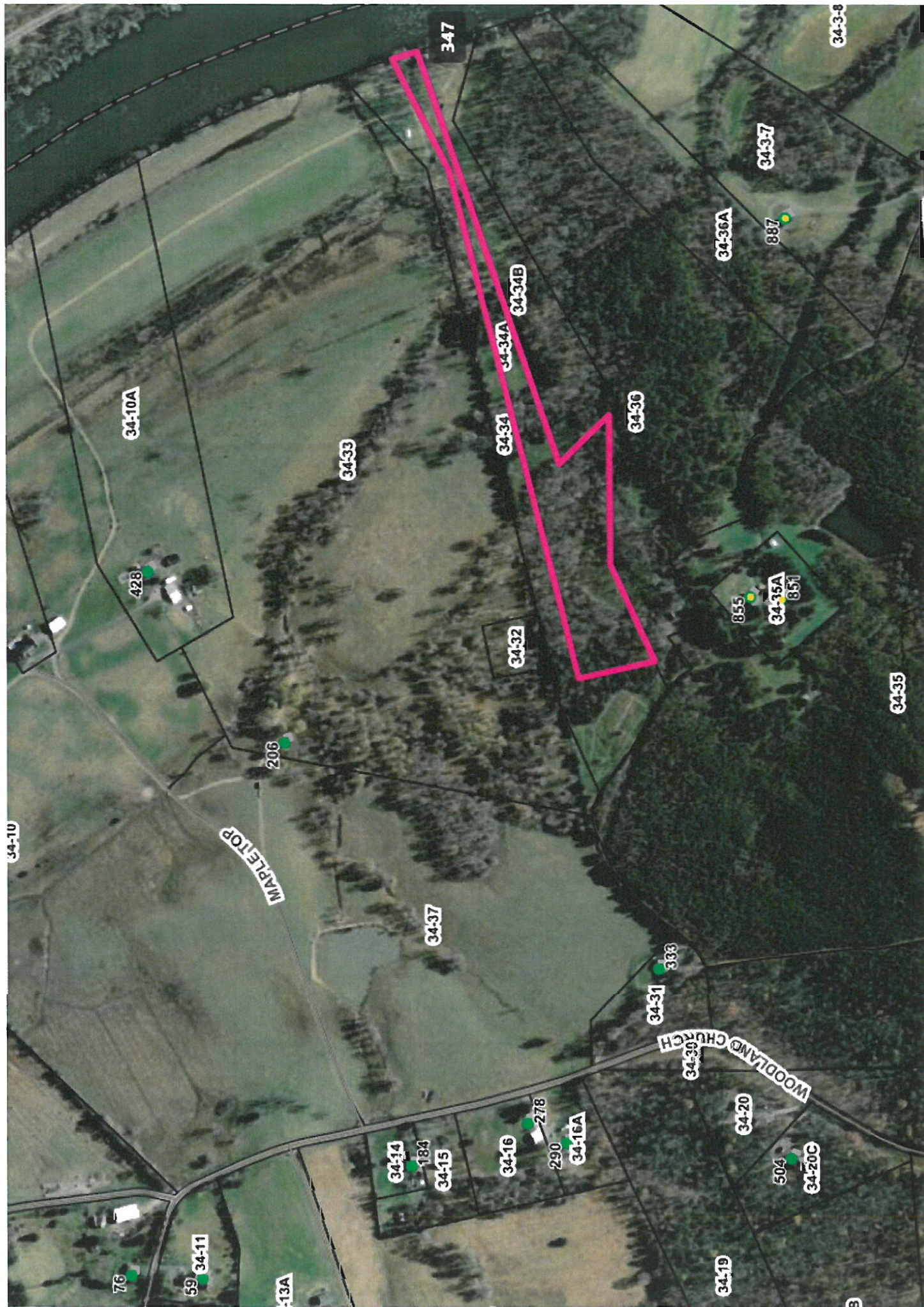
34-34A

34-34B

34-35

34-36A







## T A X R E C E I P T

Ticket #:00001460001 @@

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

Date : 4/20/2022  
Register: KS2/KAS1  
Trans. #: 01901  
Dept # : SPUSE  
Acct# :

SPECIAL USE PERMIT - ZONING  
34-34B/34-34A/34-34/34-33

Previous  
Balance \$ .00

Principal Being Paid \$ 200.00  
Penalty \$ .00  
Interest \$ .00

TURNER ROY &  
TURNER JANICE

Amount Paid \$ 200.00

\*Balance Due \$ .00

Pd by TURNER ROY S & JANICE A Check 200.00 # TRUIST 6000  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2022

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**Buckingham County Planning Commission**

**April 25, 2022**

**Administration Building**

**7:00 PM**

**Introduction Case 22-SUP304**

**Owner/Applicant:** Landowner John Yoder  
2750 Ranson Road  
Dillwyn VA 23936

Applicant John Yoder  
2750 Ranson Road  
Dillwyn VA 23936

**Property Information:** Tax Map 65, Parcel 13, containing approximately 154 acres, located at 2750 Ranson Road Dillwyn, VA 23936, Slate River Magisterial District.

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

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating a Sawmill. The Applicant is asking the Planning Commission to recommend a Public Hearing date to hear this request.

**Background/Zoning Information:** This property is located at 2750 Ranson Road Dillwyn VA 23936, Slate River Magisterial District. The landowner and applicant is John Yoder. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Commercial Sawmill as a Permitted by Right Use Agricultural A1 Zoning District. However, Within the A-1 Agricultural District, a Commercial Sawmill may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. The submitted application and narrative are attached.

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

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.

4. Hours of operation would be 6am to 6pm, Monday through Saturday.
5. Operation of the sawmill shall begin within two (2) years of the time that the approval by the Board of Supervisors becomes final and non-appealable or this Special Use Permit shall become null and void.
6. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
7. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
8. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
9. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
10. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
11. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
12. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

To hold a Public Hearing, set date and time?

May 23, 2022 7pm?

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

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

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

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

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

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

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

**Fees:** ☒ YES ☐ NO

**Deed:** ☒ YES ☐ NO

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

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

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



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

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

**APPLICATION FOR A SPECIAL USE PERMIT**

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

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

Special Use Permit Request: for a commercial Sawmill

Purpose of Special Use Permit: is To operate a Commercial  
Sawmill

Zoning District: Slate River Number of Acres: 154

Tax Map Section: 65-13 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 2750 Ranson Road

Directions from the County Administration Building to the Proposed Site: Go West, Right on

Hall Rd. Right onto slate River Mill Rd left onto St. Andrews Rd, Right onto  
Ranson Rd, TO PROPERTY on R. ght.

Name of Applicant: John E. Yoder

Mailing Address:

541 Aliens Lake Road, Dillwyn VA 23936

Daytime Phone: 434-505-4035 Cell Phone: X

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

Name of Property Owner: John E Yoder

Mailing Address:

541 Aliens Lake Rd Dillwyn VA 23936

Daytime Phone: 434-505-4035 Cell Phone: X

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

Signature of Owner: John E Yoder Date: 3-29-22

Signature of Applicant: John E Yoder Date: 3-29-22

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: Jones Stanley L & Debra A

Mailing Address: 2759 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-2A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Warner Willie D & Barbrea E

Mailing Address: 2733 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-3 : Also 65-4 Subdivision: \_\_\_\_\_

3. Name: Chambers Makeisha M

Mailing Address: 2711 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Lewis Eliza A

Mailing Address: 819 high School RD Buckingham VA 23921

Physical Address: 1

Tax Map Section: 65-8 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Jones Wilhelmina Loretta

Mailing Address: 17 Warner PL Dillwyn VA 23936

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

Tax Map Section: 65-10 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Chambers Joe N Jr. & Katie L

Mailing Address: 2816 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-11, & 65-12 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Bingman Craig

Mailing Address: 2833 Corso Dr Powhatan VA 23139

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

Tax Map Section: 65-14 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Green Gwenda Faye Patterson c/o Micheal Darryl Nixon

Mailing Address: 2017 Sahde Hunter Ln Maidens VA 23102

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

Tax Map Section: 65-15 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Raglands Cherry Lane Estate LLC

Mailing Address: 6509 S Constitution Rte Dillwyn VA 23936

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

Tax Map Section: 65-17 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Jones Emma & Molly Perkins Heirs, c/o Caruso Brown

Mailing Address: 218 Barnsdale RD Charlottesville VA 22911

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

Tax Map Section: 65-21 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Gough Joseph L & Katie

Mailing Address: 2554 Spencer RD Dillwyn VA 23936

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

Tax Map Section: 64-34 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Dibble Neal Jr & Nannil J

Mailing Address: 2460 Spencer RD Dillwyn VA 23936

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

Tax Map Section: 64-1-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Davis Edna T & Tyrone

Mailing Address: 4635 Harwich Dr Waldorf MD 20601

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

Tax Map Section: 64-1-2 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Breneman Derek M

Mailing Address: 2398 Spencer RD Dillwyn VA 23936

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

Tax Map Section: 64-1-3 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Sprangler Samuel G III

Mailing Address: P.O. Box 310 Scottsville VA 24590

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

Tax Map Section: 64-1-4 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Johnson Shawn D

Mailing Address: 208 Bedford Rd Waynesboro VA 22980

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

Tax Map Section: 64-1-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Churchill Sarah A

Mailing Address: 1334 High View DR Charlottesville VA 22901

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

Tax Map Section: 64-2-12 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Maxey Robert S Jr

Mailing Address: 822 Well Water Rd Scottsville VA 24590

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

Tax Map Section: 80-4 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 28<sup>th</sup> day of MARCH, year 2022,

I John E. Gorder hereby ~~make~~ <sup>AFFIRM</sup> 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)

John E. Gorder

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

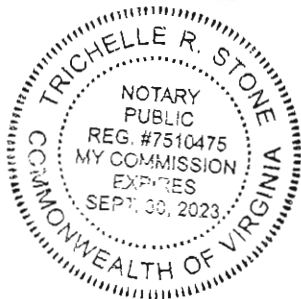
STATE OF Virginia

Subscribed and sworn to me on the 28 day of MARCH

of the year 2022. My Commission expires on Sept. 30, 2023.

Notary Public Signature: Trichelle R. Stone

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 28<sup>TH</sup> day of MARCH, of the year 2022,

I John E Yoder (printed name of owner)  
hereby ~~make oath~~ affirm 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)

John E Yoder

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 28 day of march

of the year 2022 My commission expires 9/30/23

Notary Public Signature: Trichelle R Stone

Stamp:



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

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

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

6 Year old Pine trees with approximately  
30 Acres cleared, As of March 2022 A  
House is being Built for The residence of The Applicant

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

Has been in possession of Timber Companies  
Since 1983

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

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

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

If yes, please explain any impact:

Owner/Applicant Signature: John E Yoder Date: 3-29-22

Printed Name: John E Yoder Title: Landowner

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: John Yoder

Location: Ranson Road (Route 659), 1.7 miles west of Route 20

Proposed Use: Sawmill, single-family residences (5 maximum)

**For VDOT use only:**

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

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

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

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

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

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

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

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

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

## Nicci Edmondston

---

**From:** Andy Klepac <aklepac@handp.com>  
**Sent:** Tuesday, March 29, 2022 9:10 AM  
**To:** Snell, Steve  
**Cc:** Nicci Edmondston  
**Subject:** RE: Yoder Sawmill  
**Attachments:** VDOT Page from SUP Application.pdf

Hi Steve,

I spoke with Nicci, and she clarified the County process for me; I've attached the VDOT form from the SUP for VDOT to complete.

Thank you!

Andy Klepac, PE  
Project Manager



ENGINEERING & SURVEYING SINCE 1973  
INSPIRED | RESPONSIVE | TRUSTED

2524 Langhorne Road, Lynchburg, VA 24501  
Cell: 434-221-2121  
Email: [aklepac@handp.com](mailto:aklepac@handp.com) | Web: [handp.com](http://handp.com)

**From:** Andy Klepac  
**Sent:** Wednesday, March 23, 2022 1:28 PM  
**To:** 'Snell, Steve' <steve.snell@vdot.virginia.gov>  
**Subject:** Yoder Sawmill

Hi Steve,

We are helping John Yoder with an SUP application for a sawmill on Ranson Road, TM 65-13. The entrance has been designed to accommodate tractor trailers, and both intersection sight distance (with some minor grading) and stopping sight distance requirements can be met at the proposed entrance location (see attached). The entrance will primarily be used for the sawmill, though there may be a maximum of (5) house parcels on the 154 acre property in the future. If that development happens, the R/W to serve them will be private – not a public roadway – and will utilize the proposed entrance.

John intends to submit his packet in time for the April 26<sup>th</sup> Planning Commission. I noticed there was a VDOT form included in the SUP packet; I wasn't sure what coordination was required with you all ahead of time. If the SUP is approved, we will then of course prepare and send the full entrance design, calcs, etc.

Thanks!

Andy Klepac, PE  
Project Manager

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: \_\_\_\_\_

Location: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

### For VDOT use only:

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

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

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

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

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

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

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

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

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



## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC /  
County of \_\_\_\_\_ State of \_\_\_\_\_

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

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

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

Stamp:

## **WRITTEN NARRATIVE**

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

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

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

## **Project Narrative: Yoder Sawmill**

1. **Land Use:** The proposed project includes construction of a sawmill on Parcel 65-13 on Ranson Road. The property is zoned A-1 and is owned by John Yoder. The anticipated hours of operation are 7 AM to 5 PM, Monday through Friday, though the operating days and hours may vary.
2. **Community Design:** Not applicable to this project.
3. **Cultural Resources:** No cultural resources were identified on the subject parcel.
4. **Economic Development:** Not applicable to this project.
5. **Environment:** A vegetative buffer will be maintained on the east and west side of the development to provide visual and sound buffering. Erosion control and stormwater management will be provided in accordance with State and local requirements.
6. **Fire and Rescue, Law Enforcement:** Fire and rescue vehicles will have adequate space to access and circulate within the proposed development.
7. **Housing:** There may potentially be (5) single-family houses on the 154 acre property in the future. If that development happens, the right-of-way to serve them will be private – not a public roadway – and will utilize the proposed entrance.
8. **Libraries:** Not applicable to this project.
9. **Parks and Open Spaces:** Not applicable to this project.
10. **Potable Water:** Any required potable water will be provided by onsite private wells.
11. **Sewage:** Any required sewage treatment will be provided by onsite septic systems.
12. **Schools:** Not applicable to this project.
13. **Telecommunications:** Not applicable to this project.
14. **Transportation:** The proposed entrance will be designed to accommodate tractor trailers, though anticipated truck volumes are low. Over 610' of intersection sight distance will be provided both left and right. Over 500' of stopping sight distance will be provided both left and right.
15. **Solid Waste:** Not applicable to this project.

## 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: John E Gedde

Date: 3-29-22

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

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

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

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

### **Example Timeline:**

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

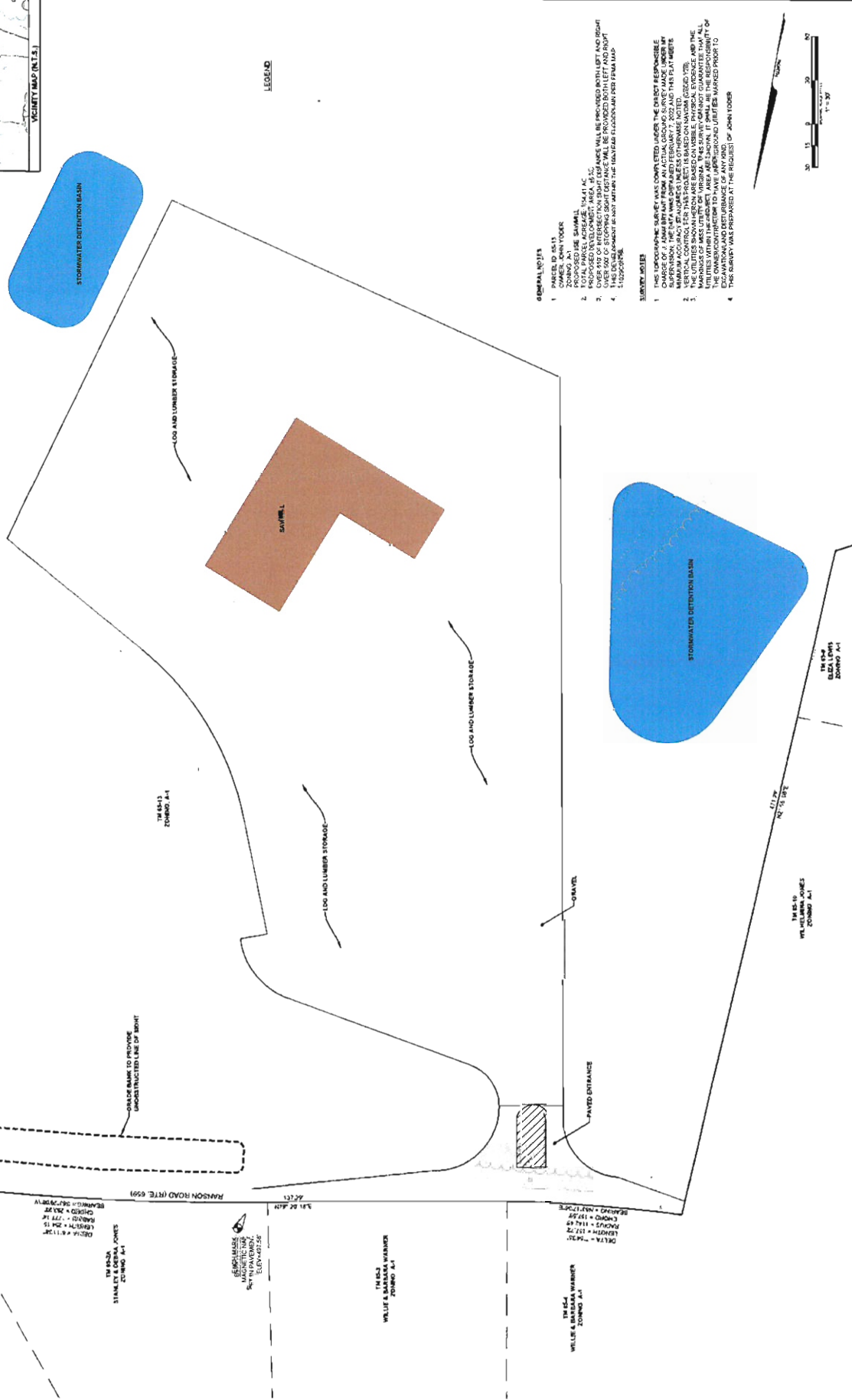
The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

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

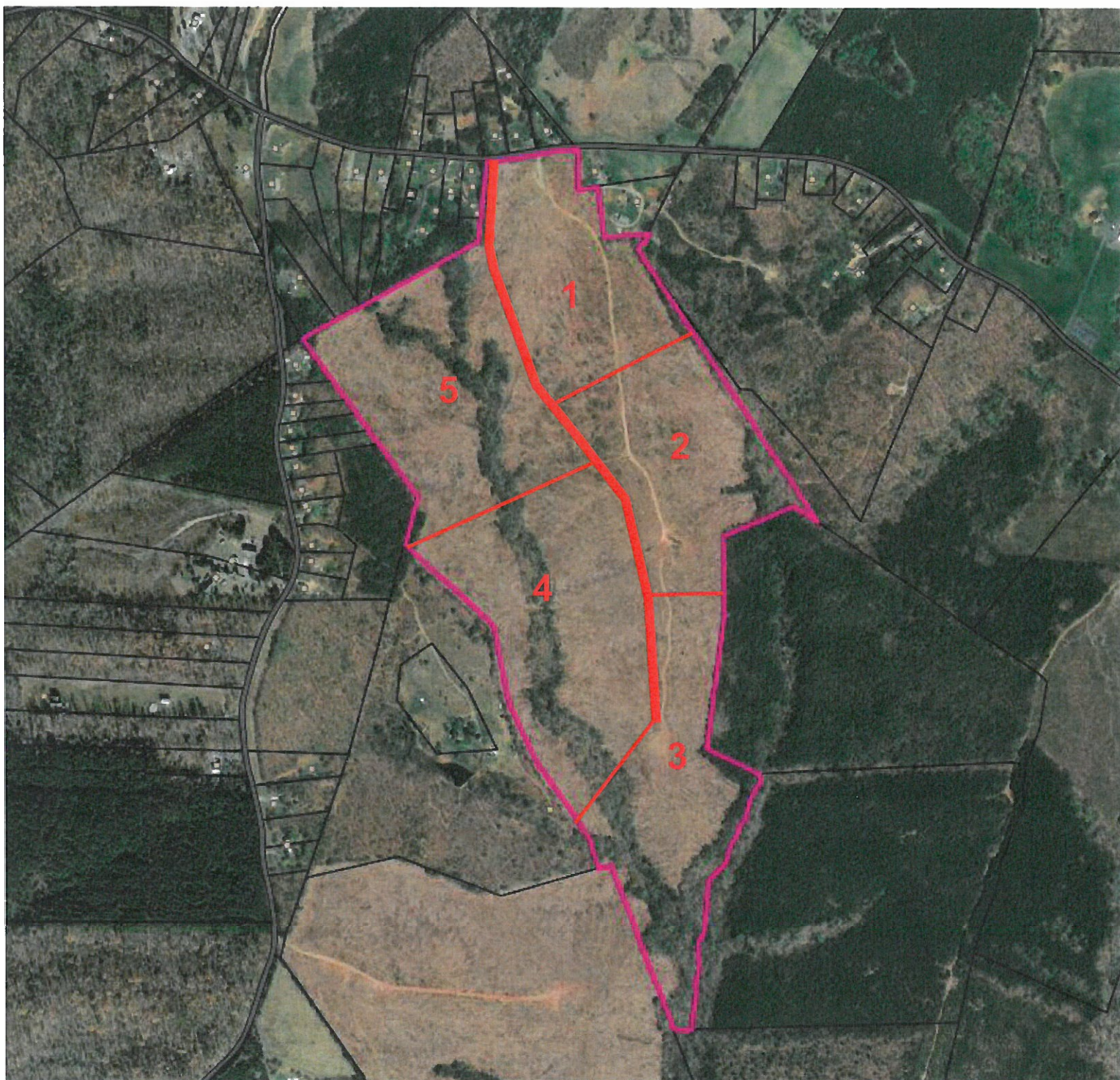
**HURT & PROFIT**

SUP  
SUBMITTAL

**HURT & PROFFIT**  
SHEET NO  
**1 OF 1**  
REV







## Nicci Edmondston

---

**From:** Andy Klepac <aklepac@handp.com>  
**Sent:** Thursday, February 17, 2022 4:32 PM  
**To:** Nicci Edmondston  
**Cc:** Adam Bryant  
**Subject:** RE: John Yoder Property - TM 65-13  
**Attachments:** John Yoder Property.pdf

Good afternoon Nicci,

Thank you for the input! Just to double check, something along the lines of the attached would be acceptable? I'm not sure if the road and lots will be configured like this, but the general idea is to serve them off of the 50' private R/W. Each lot would have a minimum of 300' frontage on the private R/W.

Sorry to belabor the question...we are about to start the boundary work for the subdivision, and it would be very embarrassing for us if we did the work, got to the actual plat submittal, and the concept wasn't feasible.

Thank you!

Andy Klepac, PE  
Project Manager



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2524 Langhorne Road, Lynchburg, VA 24501  
Cell: 434-221-2121  
Email: [aklepac@handp.com](mailto:aklepac@handp.com) | Web: [handp.com](http://handp.com)

**From:** Nicci Edmondston <nedmondston@buckinghamcounty.virginia.gov>  
**Sent:** Monday, January 31, 2022 8:39 AM  
**To:** Andy Klepac <aklepac@handp.com>  
**Cc:** Adam Bryant <abryant@handp.com>  
**Subject:** RE: John Yoder Property - TM 65-13

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Andy,

Good morning!

Yes, I met with John Yoder and his plan is to apply for a Special Use Permit to operate a commercial sawmill. Any information pertaining to the subdivision would be found in the deed and this could be obtained from the Circuit Court Clerk's Office, 434.969.4734.

The proposed subdivision is allowable as long as the lots are between 20 and 39.9 acres with deeded 50' R/W to serve as access to the other four lots. Minimum road frontage is 300ft for any parcel seven acres and above.

Please reach out to me with any further questions or concerns.

Nicci

*Nicci Edmondston*

Zoning Administrator/Economic Development



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

**From:** Andy Klepac [<mailto:aklepac@handp.com>]  
**Sent:** Wednesday, January 26, 2022 5:10 PM  
**To:** Nicci Edmondston <[nedmondston@buckinghamcounty.virginia.gov](mailto:nedmondston@buckinghamcounty.virginia.gov)>  
**Cc:** Adam Bryant <[abryant@handp.com](mailto:abryant@handp.com)>  
**Subject:** John Yoder Property - TM 65-13

Hi Nicci,

Hope you are doing well! We were contacted by John Yoder, who wants to do a 5-lot subdivision of TM 65-13 (154 acres). He also wants to build a sawmill, and we will be helping him with the SUP, VDOT documentation, and E&S/Stormwater – but we first wanted to make sure there weren't any issues with the subdivision. He said he met with you, so hopefully this all agrees with your discussion.

Adam Bryant (copied) will be doing the survey and plat. He and I reviewed the County's ordinance and the subdivision seems doable, but we wanted to confirm before we got into it too far.

The sawmill and John's house would be on one lot, and he wants to do a private R/W to serve the other 4 lots. As we understand 5-2-5 and 5-3-1, this would be allowable if the lots are at least 20 acres. Section 5-4 doesn't note a minimum frontage for A-1 – is there a minimum we would need fronting on the private street?

Please let us know if we misinterpreted anything, or if there are any particular concerns you have with what John intends to do.

Thanks!

Andy Klepac, PE  
Project Manager



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2524 Langhorne Road, Lynchburg, VA 24501

Cell: 434-221-2121

Email: [aklepac@handp.com](mailto:aklepac@handp.com) | Web: [handp.com](http://handp.com)

This email and any files transmitted with it may contain confidential information and is intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system.



#2022-236

Record and return to: Tyler W. Hochstetler

**PREPARED BY:**

**TERRI ATKINS WILSON, VSB #24985**

Consideration: \$339,500.00

Assessed Value: \$212,900.00

**TERRI ATKINS WILSON, P.C.**

117 North Main Street

Farmville, VA 23901

434-392-1422

Title Insurance Company:

none

TM #65-13

THIS DEED made and dated this 9<sup>th</sup> day February, 2022,  
by and between **ELAM F. ESH** and **RUTH E. ESH**, Husband and Wife,  
hereinafter called Grantors, and **JOHN YODER, TRUSTEE OF, AND**  
**FOR THE YODER FAMILY REVOCABLE TRUST UNDER A TRUST AGREEMENT**  
**DATED SEPTEMBER 22, 2021**, hereinafter called Grantee, whose  
address is 541 Allens Lake Road, Dillwyn, VA 23936.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS  
(\$10.00) and other good and valuable consideration, the receipt  
of which is hereby acknowledged, the Grantors do hereby GRANT,  
BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH  
COVENANTS OF TITLE, unto the Grantee, all the following  
described real estate, to-wit:

SEE SCHEDULE "A" ATTACHED

This conveyance is made subject to all recorded easements,  
conditions, restrictions and reservations appearing of record  
which affect the said property.

This conveyance is made to the said Trustee for the  
uses and purposes set forth herein and in the Trust  
Agreement dated September 22, 2021.

Full power and authority are hereby granted to the

to protect and conserve the

DATED SEPTEMBER 22, 2021, hereinafter called Grantee, whose address is 541 Allens Lake Road, Dillwyn, VA 23936.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee, all the following described real estate, to-wit:

SEE SCHEDULE "A" ATTACHED

This conveyance is made subject to all recorded easements, conditions, restrictions and reservations appearing of record which affect the said property.

This conveyance is made to the said Trustee for the uses and purposes set forth herein and in the Trust Agreement dated September 22, 2021.

Full power and authority are hereby granted to the Trustee, and their successors, to protect and conserve the property; to sell, contract to sell and grant options to purchase the property, and any right, title, or interest therein on any terms; to exchange the property or any part thereof for any other real estate or personal property



upon any terms; the convey the property by deed to any grantees, with or without consideration; to mortgage, pledge or otherwise encumber the property or any part thereof; to lease, contract to lease, grant options to lease and review, extend, amend and otherwise modify leases on the property on any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title, or interest whatsoever in the property or any part thereof.

No party dealing with the Trustee, or their successors, in relation to the property in any manner whatsoever, and (without limiting the foregoing), no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustees shall be obliged to:

- (a) See to the application of any purchase money, rent, or money borrowed or otherwise advanced on the property.
- (b) See that the terms of the Trust have been complied with;
- (c) Inquire into the authority, necessity, or expediency of any act of the Trustees; and
- (d) Be privileged to inquire into any of the terms of the Trust Agreement creating said Trust.

The Grantors covenant that they have the right to convey such lands to the Grantee; that they have done no act to encumber such lands; that the Grantee shall have quiet possession of such lands free from all encumbrances; and that they will execute such further assurances of such lands as may be requisite.

WITNESS the following signatures and seals:

Commonwealth of Virginia  
 County of Buckingham  
 Tax Map #65-13

## SCHEDULE "A"

ALL THAT CERTAIN TRACT or parcel of land located in Slate River Magisterial District, of Buckingham County, Virginia, containing 154.41 acres, more or less, and being more particularly shown and delineated as Parcel 2 on that certain plat of survey prepared by Robert L. Lum, C.L.S., dated May 20, 1983, revised November 1, 1983, which is recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 130, page 577, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property. The description contained in said textually herein contained.

BEING the same property conveyed to Elam F. Esh and Ruth E. Esh, Husband and Wife, by Deed from Blue Ridge Timber, LLC, a Delaware limited liability company, dated August 12, 2021, and recorded August 13, 2021, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 487, at page 203.

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

3.00  
~~848.75~~  
~~282.92~~  
 1.00  
 14.50  
 3.00  
 5.00  
 339.50  
 90.00  
 1518.17

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

The foregoing instrument with acknowledgement  
 was admitted to record on Feb. 14 2022  
 at 11:20 P M. in D.B. 493 Page(s) 410-413  
 Instrument # 2022-236  
 Teste: JUSTIN D. MIDKIFF, CLERK  
 BY: J. Yachen, DEPUTY CLERK

Elam F. Esh (SEAL)  
ELAM F. ESH

Ruth E. Esh (SEAL)  
RUTH E. ESH

STATE OF PENNSYLVANIA

COUNTY OF LANCASTER, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that ELAM F. ESH and RUTH E. ESH, whose names are signed to the foregoing instrument, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 9<sup>th</sup> day of February, 2022.

Commonwealth of Pennsylvania - Notary Seal  
Brian F. Masterson, Notary Public  
Lancaster County  
My commission expires August 20, 2023  
Commission number 1233858  
Member, Pennsylvania Association of Notaries

Brian F. Masterson  
Notary Public

My commission expires:

August 20, 2023

**Sender:** aklepac@handp.com  
**Sent Date/Time:** Wed, 23 Mar 2022 20:53:48 +0000  
**Received Date/Time:** 2022.03.23 13:54:00  
**Subject:** Project Narrative  
**Attached files:** Narrative.pdf

Hi John,

Please let me know if this project narrative looks good to you.

Thanks,

Andy Klepac, PE  
Project Manager

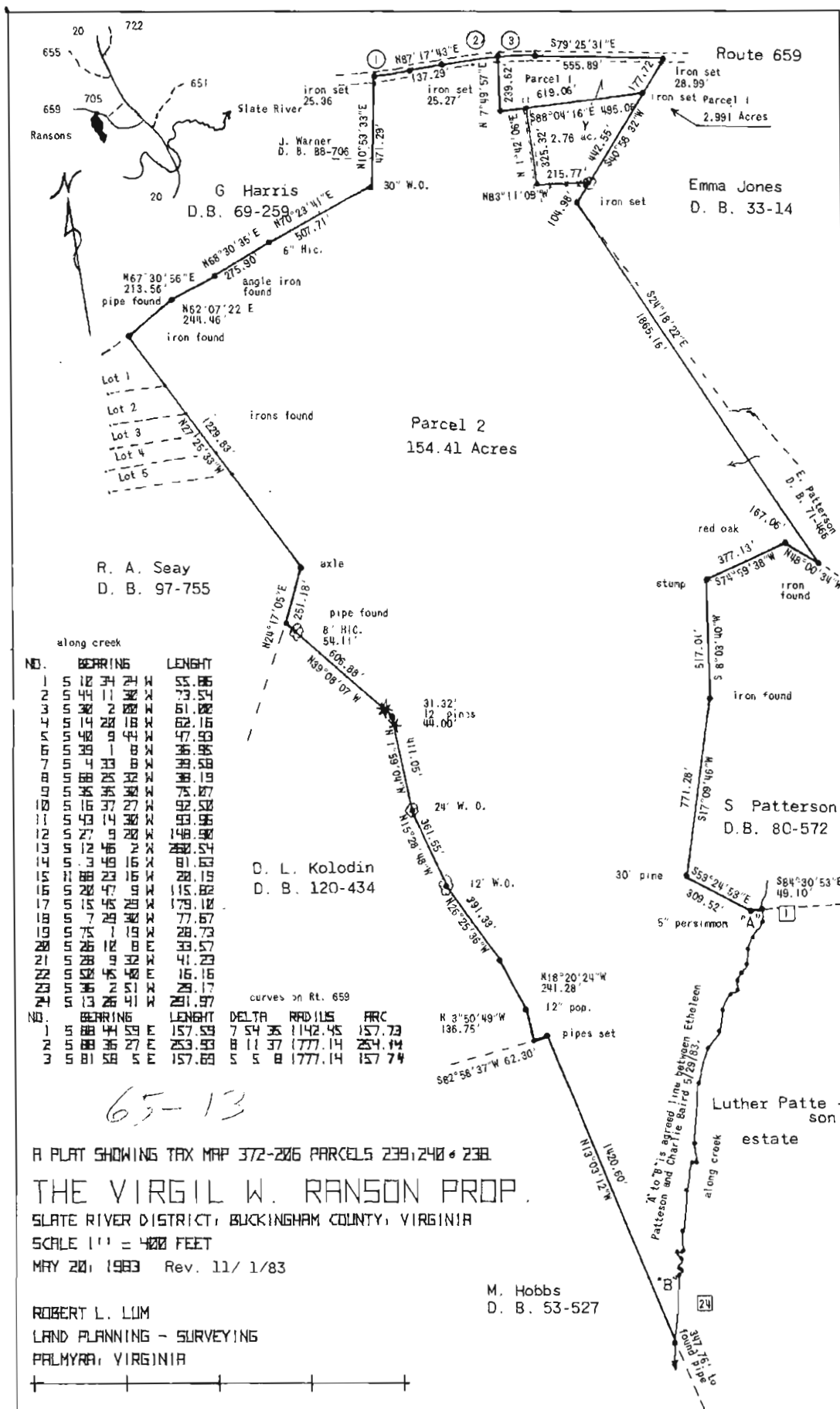


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2524 Langhorne Road, Lynchburg, VA 24501  
Cell: 434-221-2121  
Email: [aklepac@handp.com](mailto:aklepac@handp.com) | Web: [handp.com](http://handp.com)

Looks Great!

John



NO.	BEARING	LENGTH
1	S 12° 34' 24" W	55.86
2	S 5° 44' 11" W	73.54
3	S 30° 2' 00" W	51.02
4	S 14° 20' 18" W	62.16
5	S 40° 9' 44" W	47.93
6	S 39° 1' 8" W	36.95
7	S 4° 33' 8" W	39.58
8	S 68° 25' 32" W	38.19
9	S 35° 35' 30" W	75.87
10	S 16° 37' 27" W	92.58
11	S 43° 14' 30" W	93.96
12	S 27° 9' 20" W	148.90
13	S 12° 46' 2' W	282.54
14	S 3° 49' 16" W	81.63
15	S 11° 08' 23" W	28.19
16	S 20° 47' 9" W	115.82
17	S 15° 45' 29" W	179.12
18	S 7° 29' 30" W	77.67
19	S 75° 1' 19" W	28.73
20	S 26° 12' 8" E	33.57
21	S 28° 9' 32" E	41.23
22	S 50° 45' 40" E	16.16
23	S 36° 2' 51" W	29.17
24	S 13° 26' 41" W	291.97

NO.	BEARING	LENGTH	DELTA	RADIUS	ARC
1	S 88° 44' 59" E	157.53	7 54 36	1142.45	157.73
2	S 88° 36' 27" E	253.93	8 11 37	1777.14	254.14
3	S 81° 58' 5" E	157.69	5 5 8	1777.14	157.74

## T A X     R E C E I P T

Ticket #:00001420001 @@

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

Date : 3/29/2022  
Register: RR1/RR1  
Trans. #: 33258  
Dept # : SPUSE  
Acct# :

SPECIAL USE PERMIT - ZONING  
SPECIAL USE PERMIT  
MAP: 65-13

Previous  
Balance \$ .00

Principal Being Paid \$ 200.00  
Penalty \$ .00  
Interest \$ .00

YODER JOHN

Amount Paid \$ 200.00

\*Balance Due \$ .00

Pd by YODER JOHN E & MARY A                      Check      200.00    # FIRSTBK 5127  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 3/2022

-----



# **Buckingham County Planning Commission**

**April 25, 2022**

**Administration Building**

**7:00 PM**

## **Introduction Case 22-SUP305**

**Owner/Applicant:** Landowner Jonas Fisher  
1039 Banton Shop Road  
Dillwyn VA 23936

Applicant Jonathan King  
328 Johnson Station Road  
Dillwyn VA 23936

**Property Information:** Tax Map 95, Parcel 39, Lot A containing approximately 108.15 acres, located near 1039 Banton Shop Road Dillwyn, VA 23936, Maysville Magisterial District.

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

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating a Private School, One Room School House. The Applicant is asking the Planning Commission to hold a public hearing to hear this request.

**Background/Zoning Information:** This property is located near 1039 Banton Shop Road Dillwyn VA 23936, Maysville Magisterial District. The landowner is Jonas Fisher and the applicant is Jonathan King. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Private School as a Permitted by Right Use Agricultural A1 Zoning District. However, Within the A-1 Agricultural District, a Private School may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. The application and narrative are attached.

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

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.

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

5. Construction for the School shall begin within two (2) years of the time that the approval by the Board of Supervisors becomes final and non-appealable or this Special Use Permit shall become null and void.

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

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

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

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

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

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

What are the wishes of the Planning Commission?

Set a hearing date and time?

May 23, 2022 7pm?

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

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

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

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

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

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

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

**Fees:** ☒ YES NO

**Deed:** ☒ YES NO

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

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

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

☒ yes

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

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

**APPLICATION FOR A SPECIAL USE PERMIT**

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

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

Special Use Permit Request: operate a parochial Amish school

Purpose of Special Use Permit: one room parochial school

Zoning District: A-1 Number of Acres: 108.15

Tax Map Section: 95 Parcel: 39A Lot: 1.2 Subdivision: \_\_\_\_\_ Magisterial Dist.: Maysville

Street Address: Vacant

Directions from the County Administration Building to the Proposed Site: Rt 60 E. to 15 N

to Rt 20 west to <sup>left</sup> Rt 649 (Slate River Mill Rd) 1<sup>st</sup> right Rt 617  
(Banton Shop Rd) approx. 1 mi. on right

Name of Applicant: Jonathan Z King Jr

Mailing Address: 328 Johnson station Rd Dillwyn VA 23936

Daytime Phone: 434-390-8595 Cell Phone: \_\_\_\_\_

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

Name of Property Owner: Jonas S Fisher

Mailing Address: 1039 Banton Shop Rd Dillwyn VA 23936

Daytime Phone: 434-414-8222 Cell Phone: \_\_\_\_\_

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

Signature of Owner: Jonas S Fisher Date: 3-30-22

Signature of Applicant: Jonathan Z King Jr Date: 3-31-22

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: Jonas Fisher

Mailing Address: 1039 Banton Shop Rd Dillwyn VA 23936

Physical Address: same

Tax Map Section: 95 Parcel: 3 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: James Duncan

Mailing Address: 1602 West Hill Rd Richmond VA 23226

Physical Address: 703 Banton Shop Rd Dillwyn VA 23936

Tax Map Section: 95 Parcel: 6 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Pearl W Agee

Mailing Address: 1950 Well Water Rd Scottsville VA 24590

Physical Address: 533 Banton Shop Rd Dillwyn VA 23936

Tax Map Section: 95 Parcel: 7 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Brian Dickerson

Mailing Address: 10711 Qualla Rd Chesterfield VA 23832

Physical Address: vacant

Tax Map Section: 95 Parcel: 8 Lot: A Subdivision: \_\_\_\_\_



6. Name: Charles Welton

Mailing Address: 141 Bersch Ln. Arvonva VA 23004

Physical Address: 403 Banton Shop Rd Dillwyn VA 23936

Tax Map Section: 95 Parcel: 2 Lot: 1 Subdivision: \_\_\_\_\_

7. Name: Thelma Nicholas

Mailing Address: 375 Banton Shop Rd Dillwyn VA 23936

Physical Address: 375 Banton Shop Rd Dillwyn VA 23936

Tax Map Section: 95 Parcel: 2 Lot: 2 Subdivision: \_\_\_\_\_

8. Name: Harry Moss

Mailing Address: 13745 North Gayton Rd Richmond VA 23233

Physical Address: vacant

Tax Map Section: 95 Parcel: 9A Lot: A Subdivision: \_\_\_\_\_

9. Name: Weyerhaeuser Company

Mailing Address: 100 Professional Center Brunswick GA 31525

Physical Address: vacant

Tax Map Section: 95 Parcel: 39 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Weyerhaeuser Comp.

Mailing Address: 100 Professional Center Brunswick GA 31525

Physical Address: vacant

Tax Map Section: 80 Parcel: 17 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Loren Orange

Mailing Address: 2334 Deer Run Rd Farmville VA 23901

Physical Address: ~~Banton Shop~~ vacant

Tax Map Section: 95 Parcel: 1 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

12 ~~X~~ Name: Adam Eason

Mailing Address: 1400 W. Third St Farmville VA 23901

Physical Address: 1105 Banton Shop Rd Dillwyn VA 23936

Tax Map Section: 95 Parcel: 2 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 30<sup>th</sup> day of March, year 2022

I Jonathan King Jr. 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)

Jonathan J King Jr.  
( owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 30<sup>th</sup> day of March

of the year 2022. My Commission expires on 2/28/2023

Notary Public Signature: Ellen McGarry

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 30th day of March, of the year 2022

I Jonas Fisher (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)

Jonas J Fisher

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 30th day of March,

of the year 2022 My commission expires 2/28/2023

Notary Public Signature: Ellen McHenry

Stamp:



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

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

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

raw land / crop fields / timber

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

timber | farm use

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: Jonathan Z King Jr Date: 3-31-22

Printed Name: Jonathan Z King Jr Title: Applicant

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Jonathan Z King Jr

Location: Rt. 617 Banton Shop Rd

Proposed Use: Parochial School

### For VDOT use only:

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

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

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

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

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

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

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

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

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



## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC

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

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

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

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

Stamp:

## Written Narrative

1. One room Amish Parochial School
2. School size is 30'x42' which includes a 8'x20' porch
3. 3/4 acre fenced in playground area.
4. One teacher per school
5. Max students per school (35)
6. Our schools usually start around the last week of Aug and end 2nd or 3rd week of May
7. Ages of school children going to school is 5 yrs 10 months to 13 years
8. Hours of Operation 8:00 AM to 2:30 PM Mon-Fri
9. avg. of 3-4 vehicles per day

## **WRITTEN NARRATIVE**

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

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

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

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

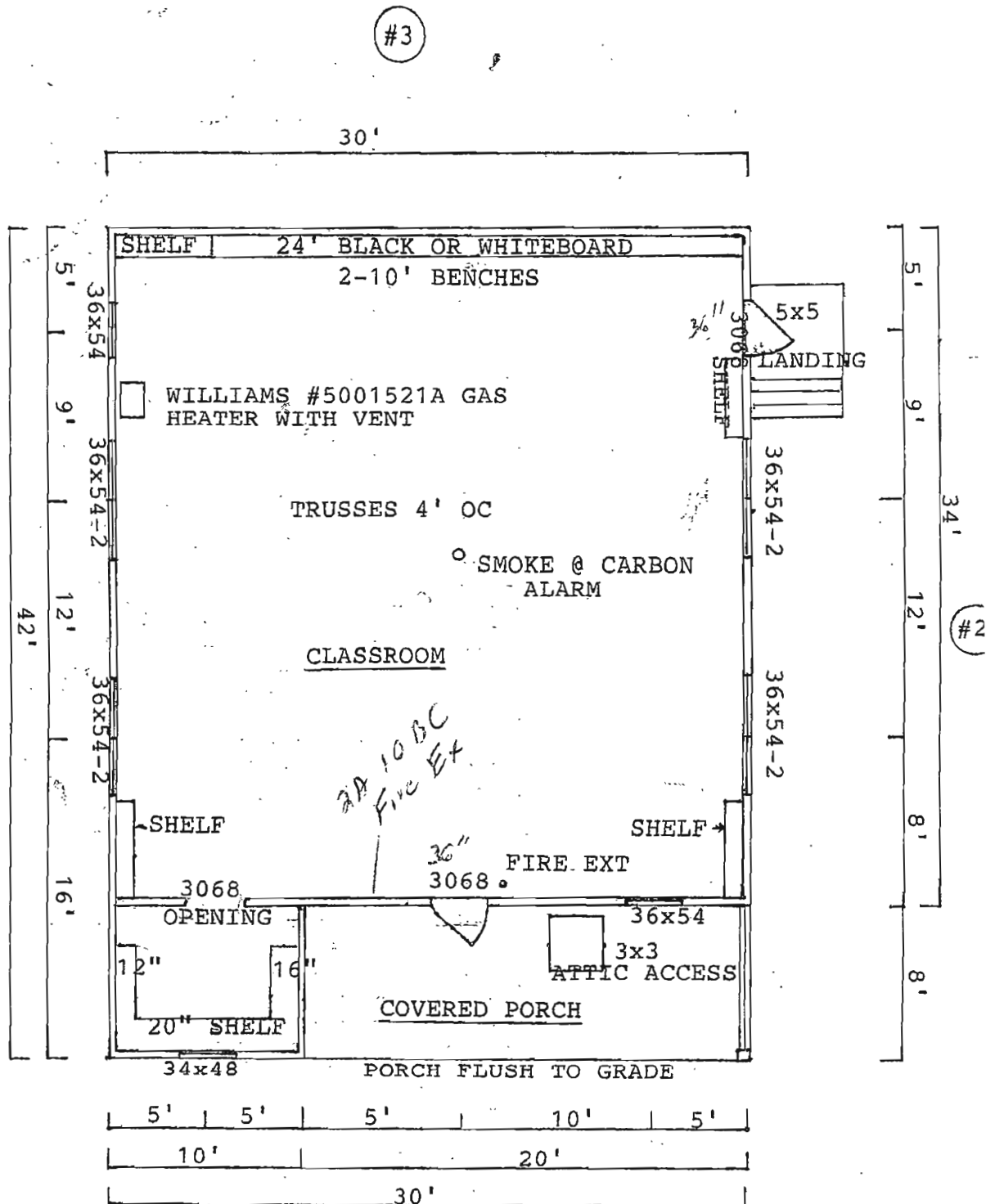
The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the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

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

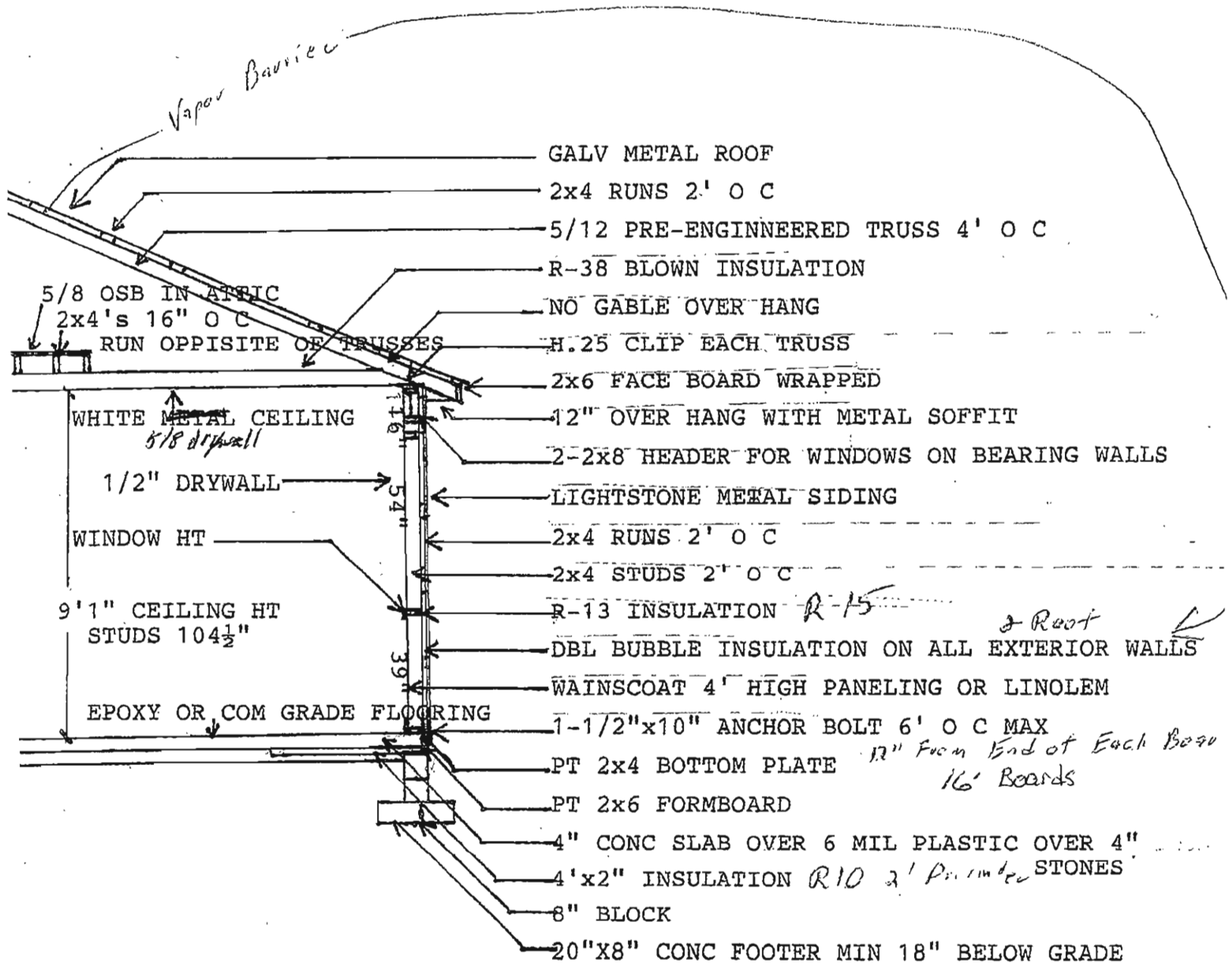
I have read, understand and agree to the above requirements.

Applicant/Owner: Jonathan Z King Jr

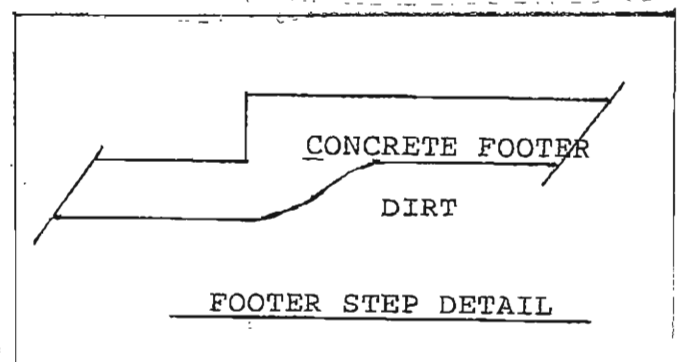
Date: 3-31-22



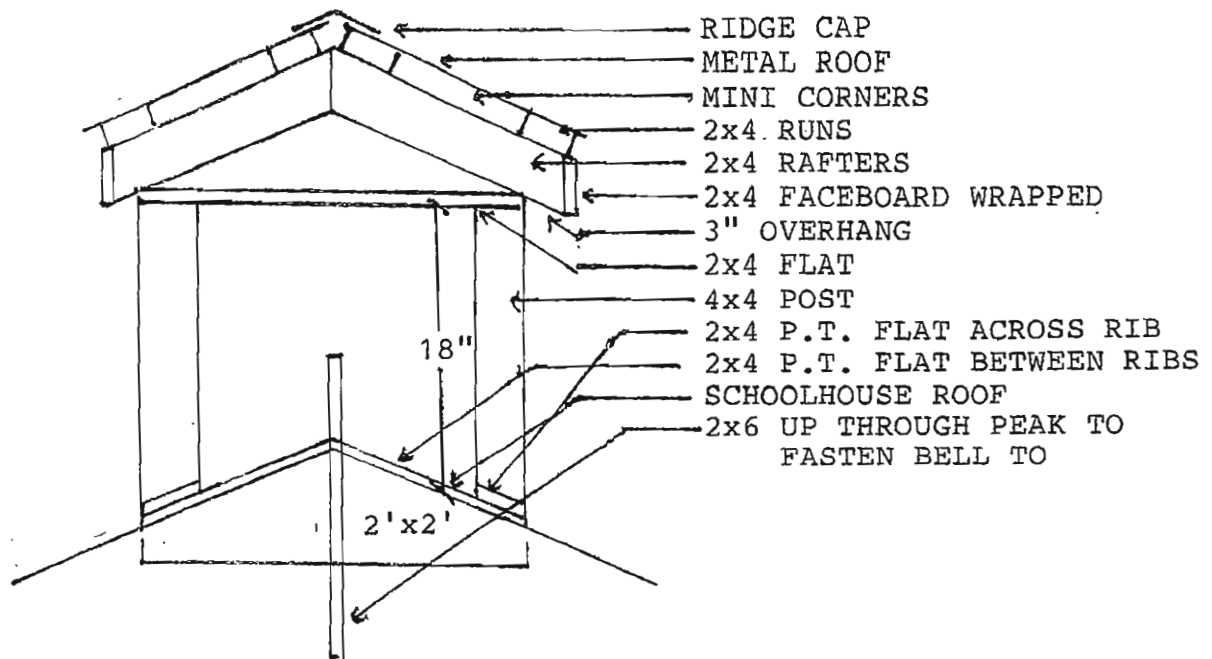
FLOOR PLAN  
SCALE 1/8"=1'



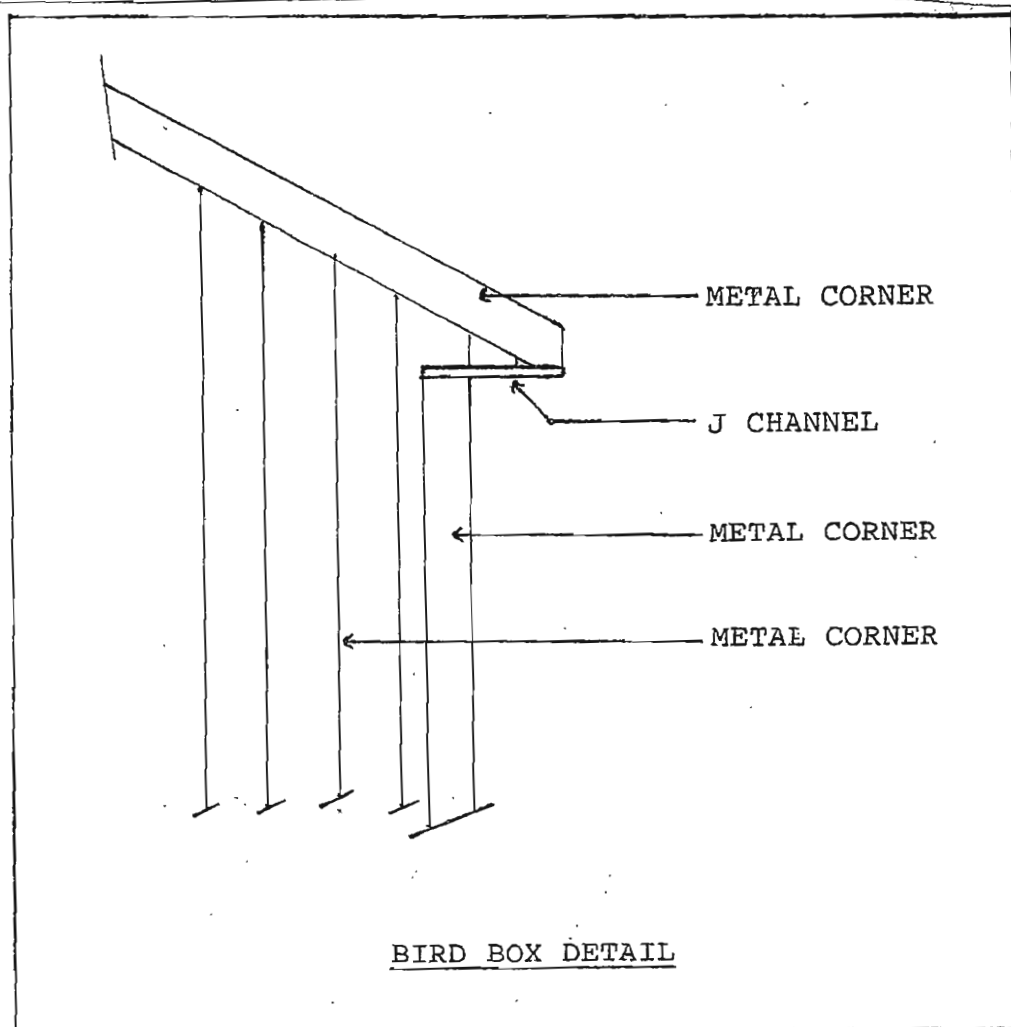
SCHOOL DETAIL

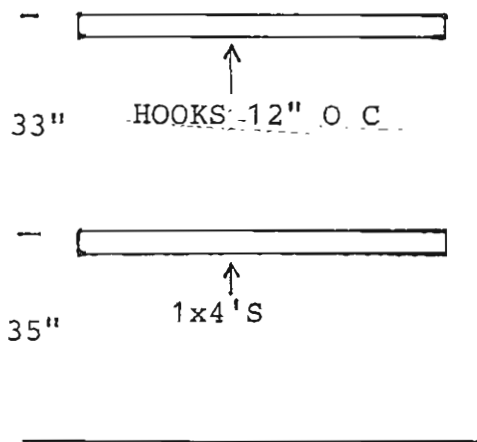




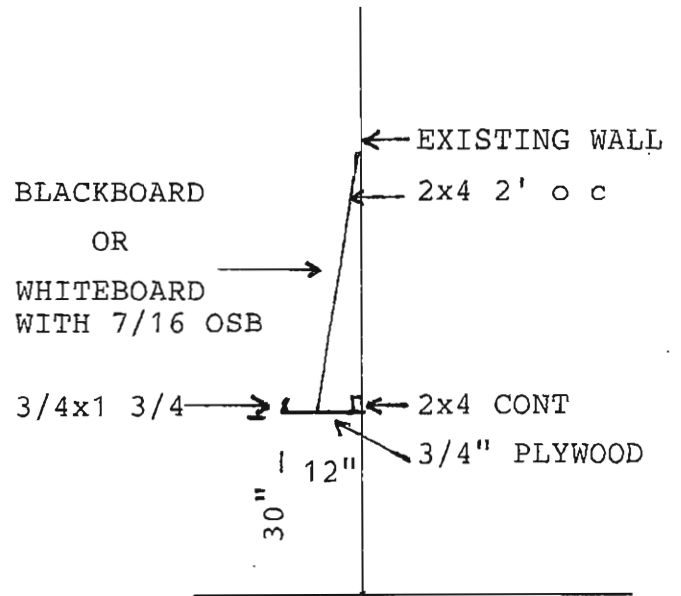


BELL TOWER DETAIL  
SCALE 1"=1'

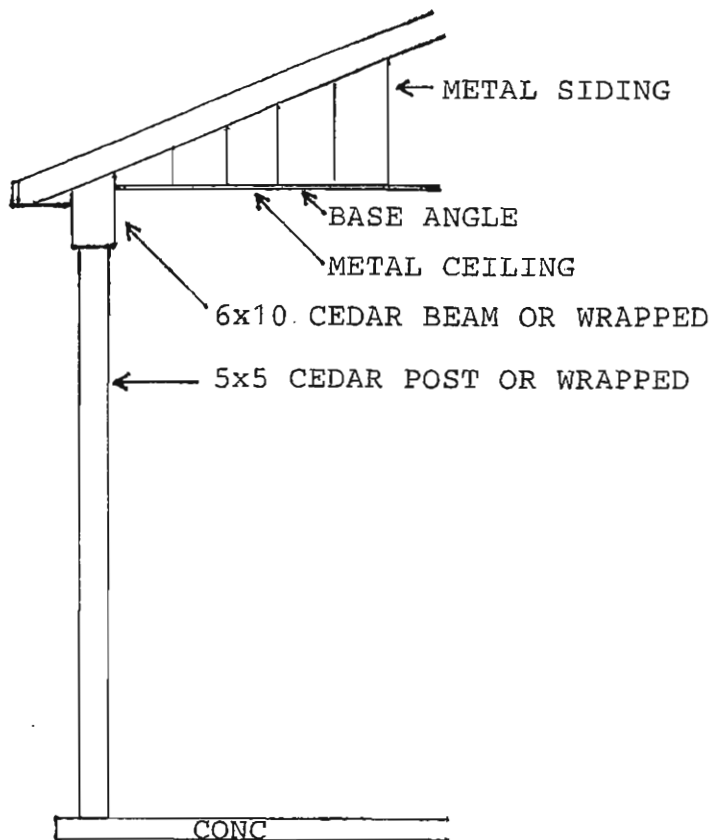




CLOTH HOOKS



BOARD DETAIL



PORCH DETAIL

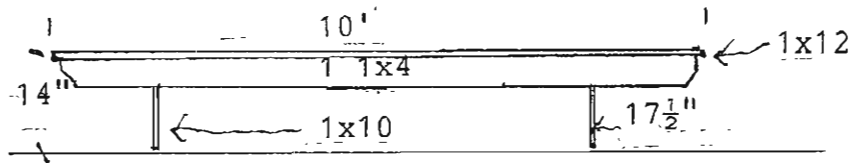
NOTES

EXTERIOR

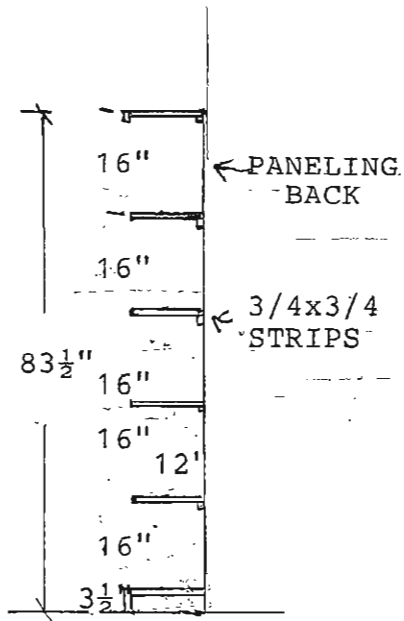
GALVANIZED ROOF  
 LIGHTSTONE SIDES  
 WHITE SOFFIT AND TRIM  
 CEDAR POST AND HEADER IF  
 AVAILABLE  
 CEDAR SHIPPLIPPED PROVY DOORS

INTERIOR

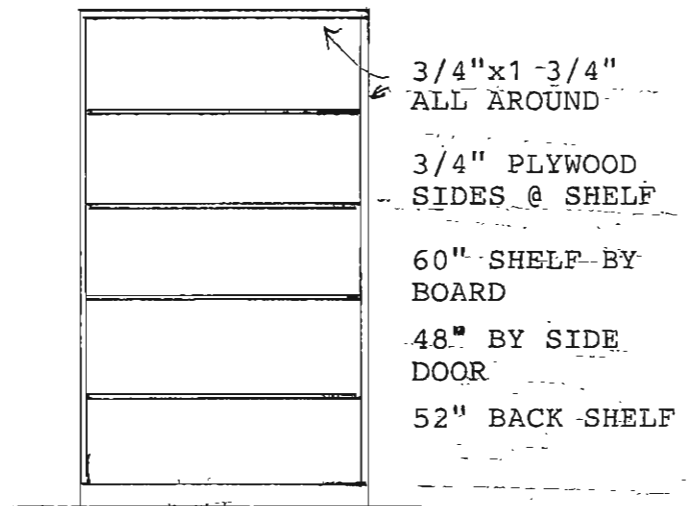
SIGNATURE GLOSS # HGSW4047  
 WALLS AND SHELF  
 DUNCAN CHESTNUT #HGSW2471  
 TRIM  
 GRAY EPOXY FLOOR WITH SPECKLES  
 FROM KINGS OR SHERWIN  
 OR COMMERCIAL GRADE VINYL  
 LAMINATE  
 LEVER LATCHES ON EXTERIOR  
 DOORS



2-10' BENCHES

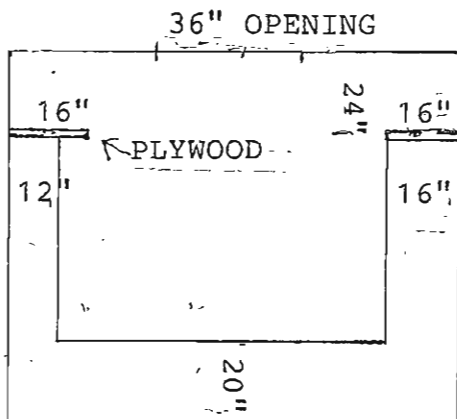


SIDE VIEW

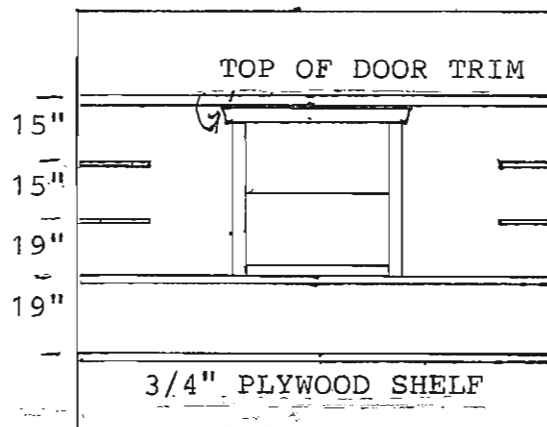


FRONT VIEW

SHELF IN CLASSROOM



TOP VIEW

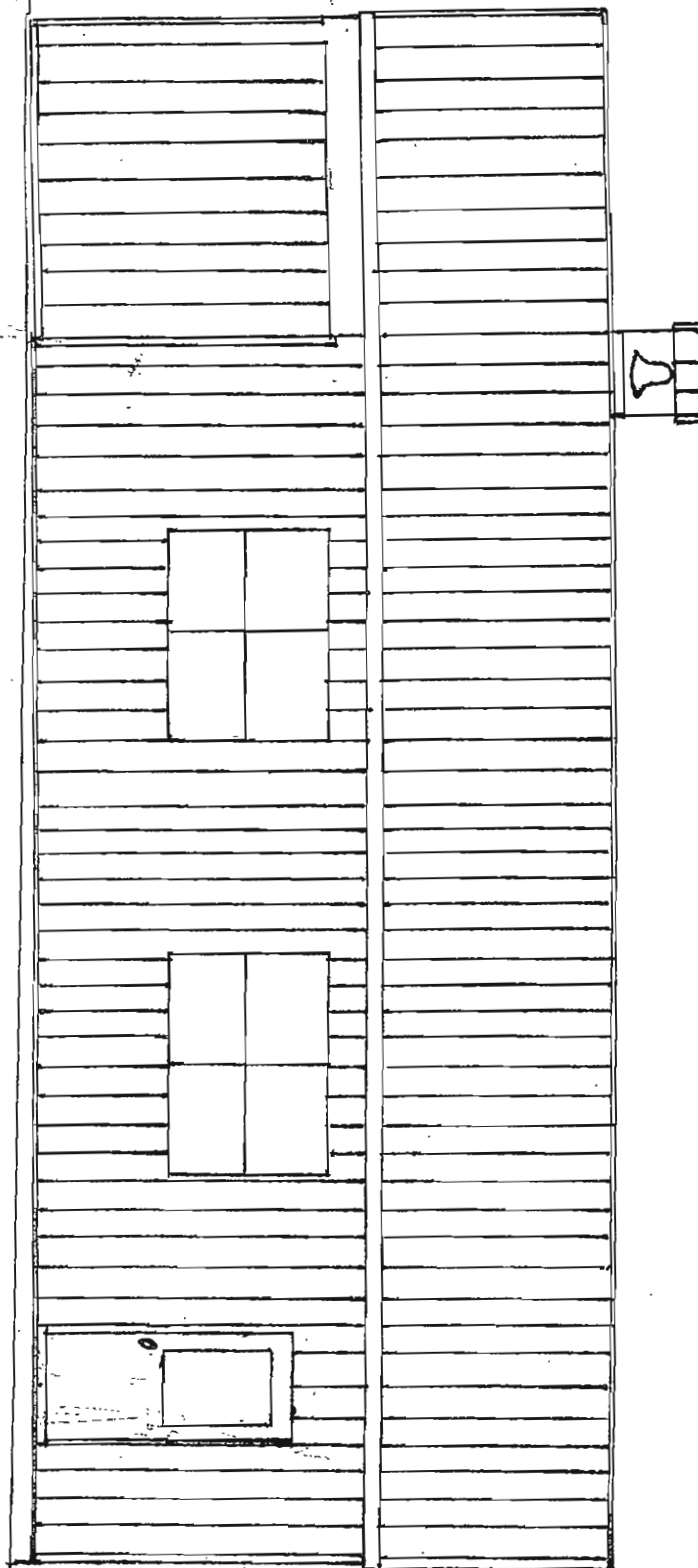


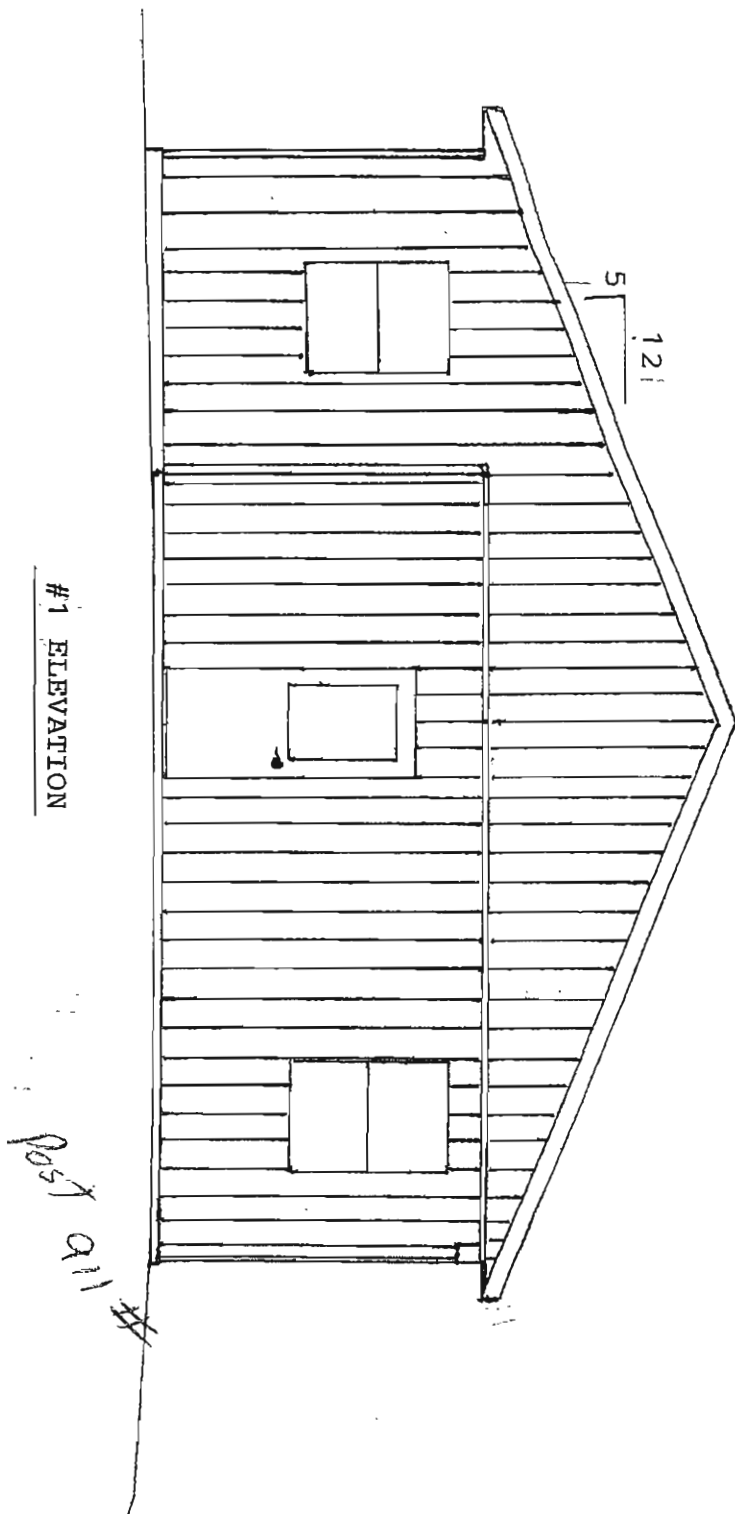
FRONT VIEW

SHELF IN STORAGE ROOM

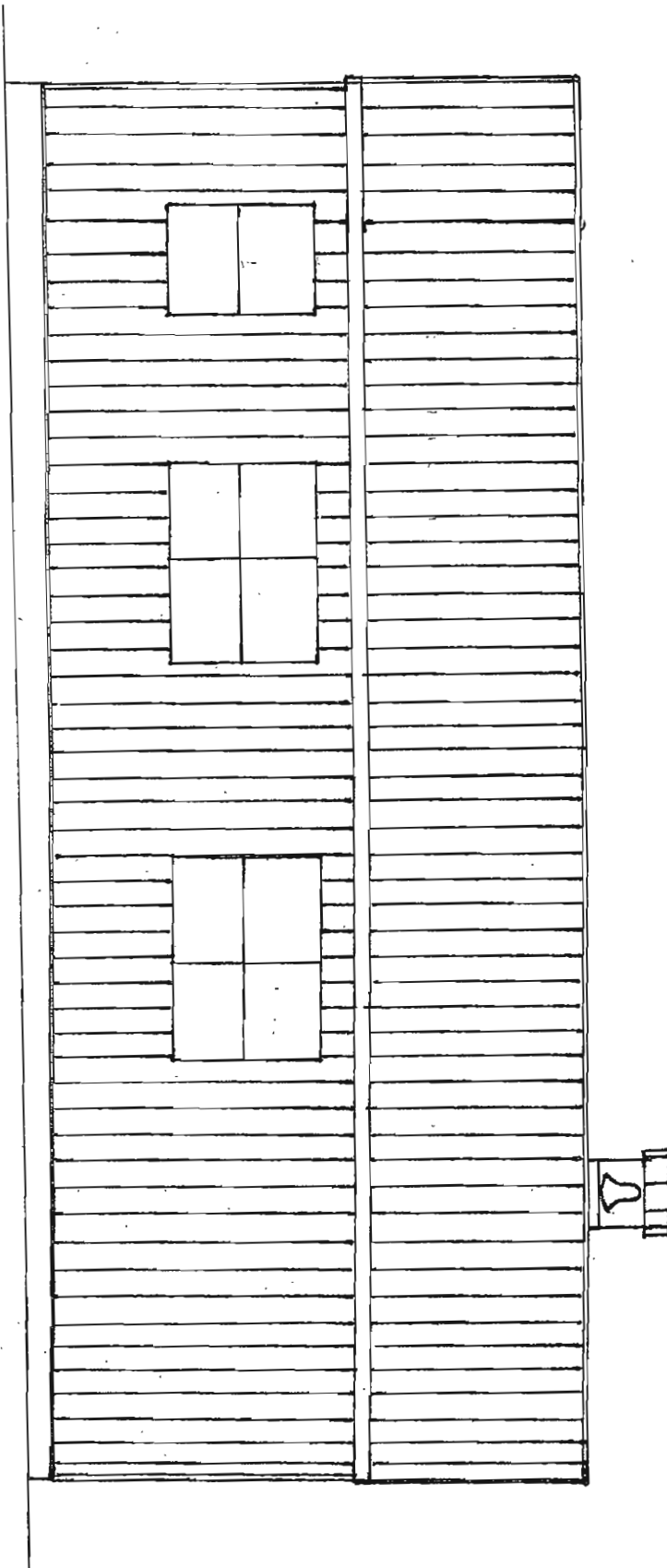
60A29

#2 ELEVATION

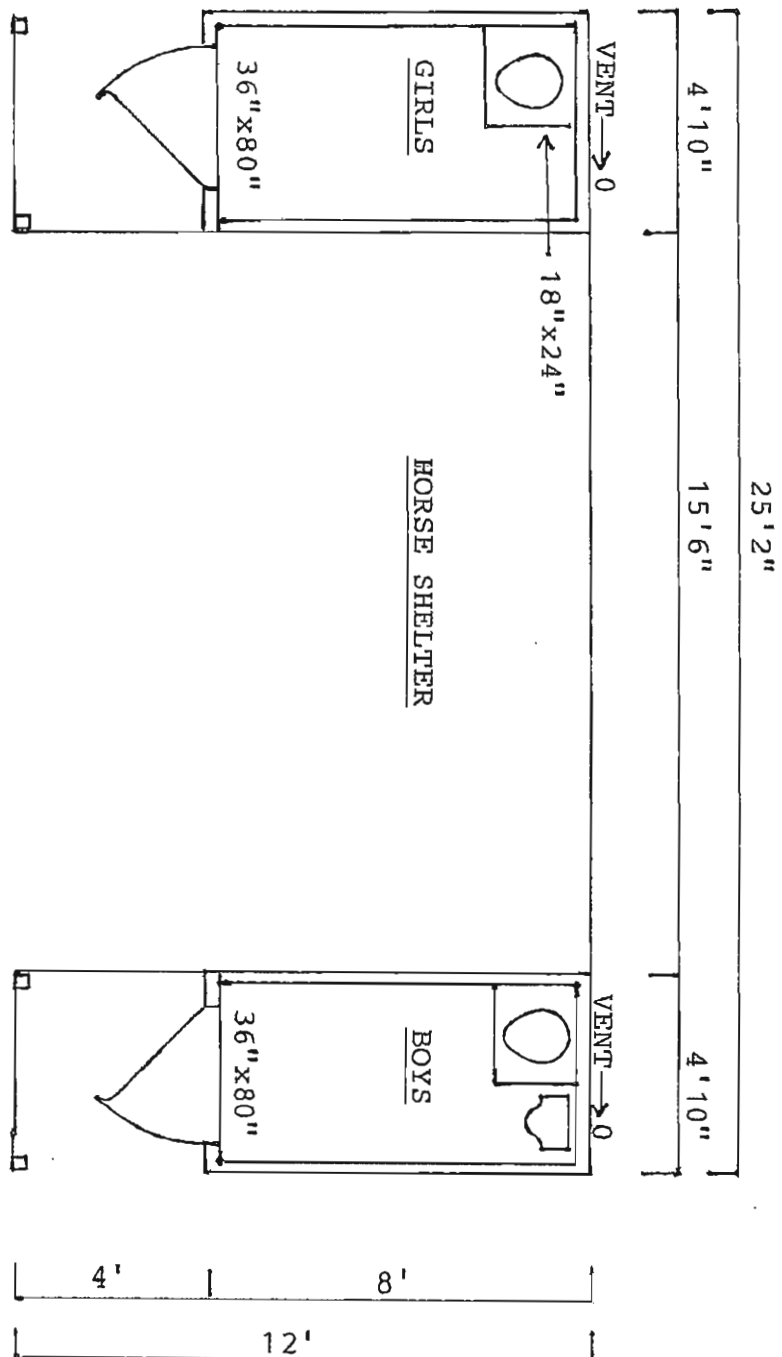




#4 ELEVATION

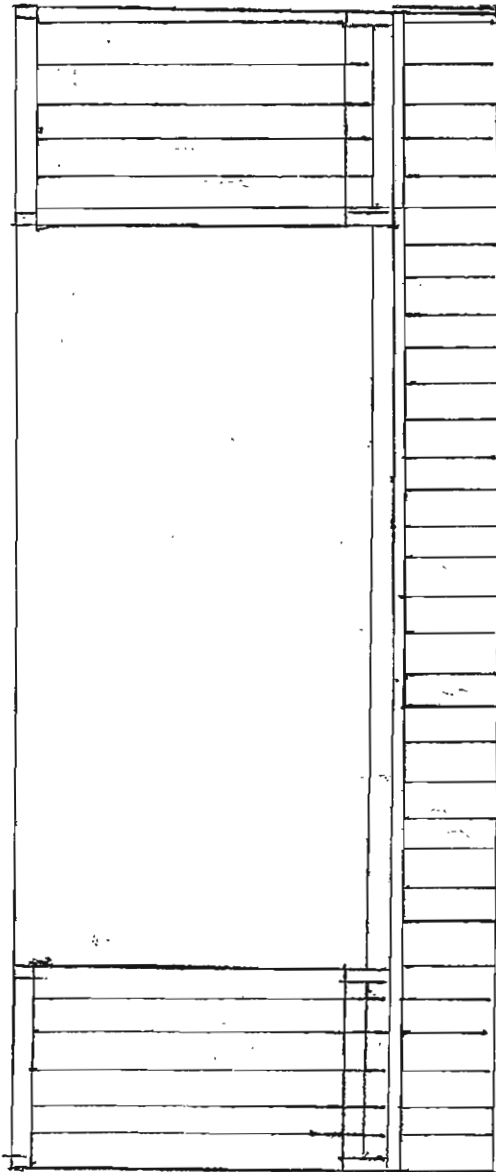






PRIVY FLOOR PLAN

PRIVY HORSEBARN ELEVATION



Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)	136887032
10055q	4	FINK	12	1	SCHOOL	

Diamond Truss Co. Inc. Cumberland VA 23040

8.220 s Nov 16 2018 MiTek Industries, Inc. Fri Apr 26 09:08:22 2019 Page 1  
ID: rBTptY GghF xhU76BOLA6xVzpst0-j1aYgVyS8yJ0ri4Xi1kbNur5IIVEq8SAEVL4qzMuUd

0-10-8 8-0-5 15-0-0 21-11-11 30-0-0 30-10-8  
0-10-8 8-0-5 6-11-11 6-11-11 8-0-5 0-10-8

Scale = 1.50 S

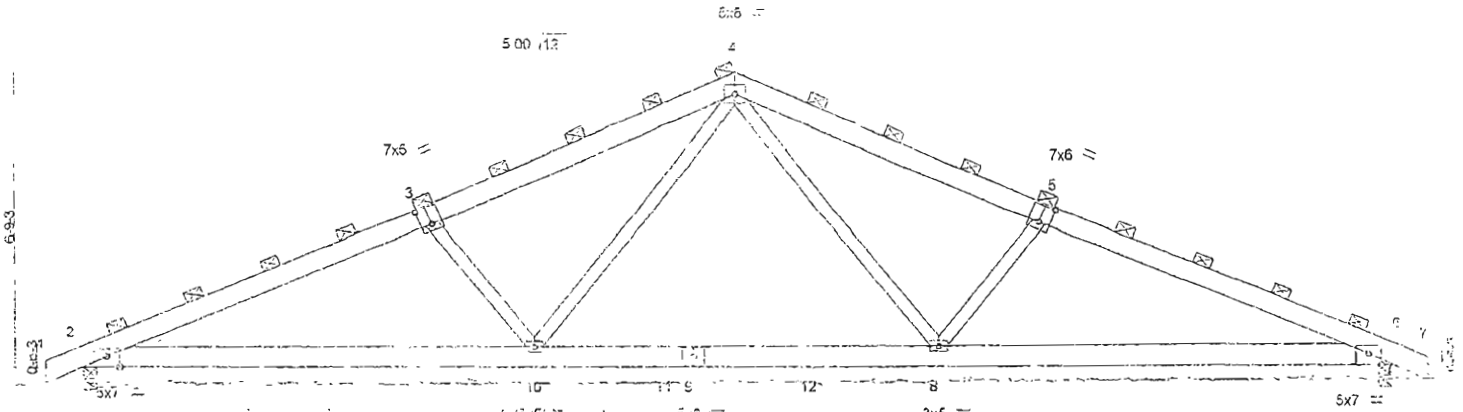


Plate Offsets (X,Y) --		[2:0-3-8,Edge], [3:0-3-0,0-5-0], [5:0-3-0,0-5-0], [6:0-3-8,Edge]							
LOADING (psf)		SPACING-	4-0-0	CSI.		DEFL.	in (loc)	I/defl	L/d
TCLL 20.0		Plate Grip DOL	1.15	TC 0.62		Vert(LL)	-0.21 8-10	>999	360
TCDL 6.0		Lumber DOL	1.15	BC 0.70		Vert(TL)	-0.36 8-10	>992	240
BCLL 0.0		Rep Stress Incr	NO	WB 0.42		Horz(TL)	0.10 6	n/a	n/a
BCDL 6.0		Code IRC2012/TP12007		Matrix-R		Wind(LL)	0.14 2-10	>999	240
						Weight: 185 lb		FT = 20%	

LUMBER-  
TOP CHORD 2x6 SP No.1  
BOT CHORD 2x6 SP No.1  
WEBS 2x4 SP No.1

BRACING-  
TOP CHORD 2-0-0 oc purlins (3-4-0 max.)  
(Switched from sheeted: Spacing > 2-8-0).  
BOT CHORD Rigid ceiling directly applied or 7-0-14 oc bracing.

REACTIONS. (lb/size) 2=2008/0-3-8, 6=2008/0-3-8  
Max Horz 2=233(LC 13)  
Max Uplift 2=687(LC 8), 6=687(LC 9)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 2-3=-3807/1212, 3-4=-3322/1119, 4-5=-3322/1120, 5-6=-3807/1213  
BOT CHORD 2-10=-1173/3365, 8-10=-558/2292, 6-8=-940/3365  
WEBS 3-10=-786/596, 4-10=-448/1126, 4-8=-449/1126, 5-8=-786/597

#### NOTES-

- Unbalanced roof live loads have been considered for this design
- Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=3.6psf; BCDL=3.6psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable enc' zone, cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 6.0psf.
- Two RT4 USP connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 2 and 6. This connection is for uplift only and does not consider lateral forces.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.



WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE 681-711, 712-713, 714-715 BEFORE USE.

Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSITPH Quality Criteria, CS3-89 and BCSI Building Component



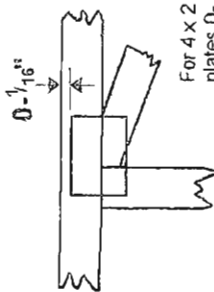
16023 Swingley Rings Rd

12 of 23

## Symbols

### PLATE LOCATION AND ORIENTATION

Center plate on joint unless x, y offsets are indicated.  
Dimensions are in ft-in-sixteenths.  
Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16\" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

\* Plate location details available in MitTek 20/20 software or upon request.

### PLATE SIZE

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

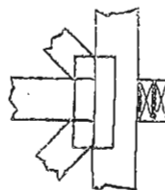
4 x 4

### LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or L bracing if indicated.

### BEARING



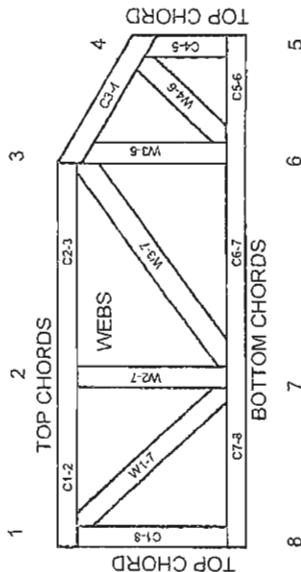
Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur.  
Min size shown is for crushing only.

### Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.  
DSB-89: Design Standard for Bracing.  
BCSI: Building Component Safety Information.  
Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

## Numbering System

6-4-8  
dimensions shown in ft-in-sixteenths  
(Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

### PRODUCT CODE APPROVALS

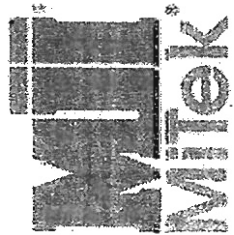
ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988  
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

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MitTek Engineering Reference Sheet: MIT-7473 rev. 10/03/2015

## General Safety Notes

### Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor 1 bracing should be considered.
3. Never exceed the design loading shown and never slack materials on inadequately braced tusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Kools and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes tusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.

# 2020-1659

BOOK 470 PAGE 842

This document prepared by:  
Patricia A. Taylor, Esq. (VSB #21659)  
Weyerhaeuser Company  
220 Occidental Avenue South  
Seattle, WA 98104

TAX ID# a portion of 95-39

Upon recordation return to:  
Bridge Trust Title Group  
2108 W. Laburnum Ave. Suite 110  
Richmond, VA 23227

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

CONSIDERATION \$319,522.00

#### SPECIAL WARRANTY DEED

THIS DEED is made as of April <sup>30<sup>th</sup></sup>, 2020 between WEYERHAEUSER COMPANY, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 ("Grantor"), and JONAS S. FISHER and BARBIE K. FISHER, husband and wife, with an address of 62 Springville Road, Quarryville, Pennsylvania 17566 ("Grantee").

#### WITNESSETH:

In consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys with Special Warranty of Title unto Grantee the following described property (the "Real Property"):

SEE EXHIBIT A ATTACHED

This conveyance is made subject to the matters contained herein and those matters set forth on EXHIBIT B attached.

WY/FISHER/T2020-21/tt

TOGETHER WITH, but without any warranty whatsoever, Grantor's right, title and interest in and to mineral rights appurtenant to the Real Property and all rights to explore for and extract such minerals not previously reserved or conveyed by Grantor's predecessors in title.

GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, RELATING TO THE CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION ANY WARRANTY RELATING TO THE CONDITION OF THE REAL PROPERTY, ITS SUITABILITY FOR GRANTEE'S PURPOSES OR THE STATUS OF THE PROPERTY'S MAINTENANCE OR OPERATION. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES THAT THE REAL PROPERTY MAY BE USED FOR ANY PURPOSE WHATSOEVER.

It being the intention of GRANTOR and GRANTEE that the Real Property be conveyed "as is", in its present condition and state of repair and that GRANTEE has made or caused to be made such inspection as they deem appropriate. GRANTEE, for themselves and their successors, heirs and assigns, hereby waives and releases GRANTOR from any and all contractual, statutory, common law, and/or other liabilities, obligations, claims or causes of action, known or unknown, that GRANTEE or their heirs and assigns may be entitled to assert against GRANTOR arising in whole or in part of, or relating or connected in any way to, the condition of the Real Property including, but not limited to any such liabilities, obligations, claims or causes of action based in whole or in part upon any applicable federal, state or local environmental law, rule or regulation or the environmental condition of the Real Property.

Grantor hereby covenants and agrees with Grantee, their successors and assigns, that Grantor will warrant and defend the Real Property against the lawful claims (unless otherwise noted above) of all persons claiming, by, through, or under Grantor, but not further or otherwise.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]





## EXHIBIT A

## LEGAL DESCRIPTION

## PARCEL 1

COMMENCING AT THE INTERSECTION OF STATE ROUTE NO. 649 (SLATE RIVER MILL ROAD) AND STATE ROUTE NO. 617 (BANTON SHOP ROAD) IN THE MAYSVILLE DISTRICT OF BUCKINGHAM COUNTY, VIRGINIA; THENCE, APPROXIMATELY 0.35 MILES, GENERALLY NORTH, ALONG STATE ROUTE NO. 617 TO THE BEGINNING AT A FOUND IRON (STATE PLANE COORDINATE N: 3740348.16 E: 11480432.82- GPS GRID NORTH VA SOUTH NAD 83 BASED ON NETWORK SURVEY WITH TOPCON HIPER\_SR RECEIVER) ON THE EASTERN RIGHT-OF-WAY, BEING 25' OUT OF CENTERLINE OF SAID ROAD; THENCE, WITH SAID ROAD R/W ALONG A CURVE TO THE LEFT- RADIUS=1732.00' LENGTH=217.16' DELTA=7°11'02" CHORD=217.02' CHORD BEARING=N 00°36'32"E TO A POINT; THENCE, N 02°59'00"W 36.03' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT- RADIUS=987.25' LENGTH=242.91' DELTA=14°05'51" CHORD=242.30' CHORD BEARING=N 04°03'56"E TO A POINT; THENCE, N 11°06'51"E 335.39' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT- RADIUS=1342.75' LENGTH=185.20' DELTA=7°54'09" CHORD=185.05' CHORD BEARING=N 15°03'55"E TO A POINT; THENCE, N 19°01'00"E 171.28' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=598.70' LENGTH=311.79' DELTA=29°50'20" CHORD=308.28' CHORD BEARING=N 04°05'50"E TO A POINT; THENCE, N 10°49'20"W 238.91' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT- RADIUS=670.90' LENGTH=297.24' DELTA=25°23'04" CHORD=294.81' CHORD BEARING=N 01°52'12"E TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=670.80' LENGTH=288.00' DELTA=24°35'57" CHORD=285.79' CHORD BEARING=N 02°15'46"E TO A POINT; THENCE, N 10°02'13"W 75.20' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT- RADIUS=1026.90' LENGTH=303.59' DELTA=16°56'20" CHORD=302.49' CHORD BEARING=N 01°34'03"W TO A POINT; THENCE, N 06°54'07"E 699.29' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=13370.70' LENGTH=327.89' DELTA=1°24'18" CHORD=327.88' CHORD BEARING=N 06°11'58"E TO A POINT; THENCE, N 05°29'49"E 348.75' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=233.50' LENGTH=66.72' DELTA=16°22'17" CHORD=66.49' CHORD BEARING=N 02°41'20"W TO A SET IRON REBAR ON THE RIGHT-OF-WAY, BEING 25' OUT OF CENTERLINE; THENCE, LEAVING SAID ROAD R/W N 55°59'51"E 382.14' TO A SET IRON REBAR; THENCE, N 65°12'58"E 175.00' TO A SET IRON REBAR; THENCE, N 45°00'00"E 101.28', CROSSING A WOODS ROAD, TO A FOUND PIPE; THENCE, S 69°50'30"E 1099.01', PASSING A SET IRON REBAR ON LINE AT 1074.59', TO A POINT "A" IN THE CENTER OF FLAT CREEK, FLOWING NORTHEASTERLY; THENCE, UP FLAT CREEK S 14°40'20"W 70.37', S 32°33'40"W 53.50', S 04°24'02"W 38.88', N 66°44'02"E 33.56', S 23°27'50"E 43.14', S 59°45'14"W 55.91', S 29°23'54"W 154.05', S 15°21'45"E 39.00', S 44°45'50"W 70.52', S 43°21'34"E 33.74', S 26°42'39"W 75.51', S 62°05'54"W 49.71', S 23°21'19"E 37.23', S 64°46'55"W 34.33', S 23°43'35"W 167.64', S 88°45'56"W 34.85', S 27°47'33"W 228.24', N 78°43'34"W 39.89', S 35°11'40"W 18.94', S 31°07'27"E 42.57', S 33°50'52"W 143.96', S 05°50'57"E 39.26', S 35°22'40"W 50.16', S 30°28'53"E 40.34', S 51°07'12"W 67.70', S 23°07'02"E 91.70', S 04°32'41"W 82.77', S 03°19'07"W 57.91', S 09°56'44"W 286.81', S 21°12'44"W 340.70', S 15°39'53"W 82.85', S 25°19'11"W 184.36', S 24°08'52"W 254.77', S 18°45'00"W 93.91', S 51°19'23"W 39.51', S 03°43'10"W 91.54', S 30°22'22"W 110.39', S 13°19'21"E 159.27', S 10°54'11"E 356.91', S 24°41'30"E 76.52', S 47°37'37"E 188.76', S 23°01'32"E 62.44', S 39°11'14"E 52.75', S 85°45'56"E 45.00', S 20°38'07"E 57.86' TO A POINT "B" IN THE CENTER OF FLAT CREEK; THENCE, S 73°59'56"W 1253.80', PASSING A SET IRON REBAR ON LINE AT 9.06', PASSING A FOUND IRON ON LINE AT 257.50' AND CROSSING A BRANCH TO THE FOUND IRON AT THE

BEGINNING ON THE EASTERN RIGHT-OF-WAY OF STATE ROUTE NO. 617, CONTAINING 102.918 ACRES, BEING PART OF TAX MAP NO. 95-39;

**PARCEL 2**

THENCE, COMMENCING AT THE SAME FOUND IRON, A TIE LINE N 08°15'49"W 348.65' TO THE BEGINNING AT A FOUND BENT IRON ON THE WESTERN RIGHT-OF-WAY, BEING 25' OUT OF CENTERLINE OF STATE ROUTE NO. 617; THENCE, N 44°00'12"W 93.61' TO A FOUND IRON IN OLD ROAD; THENCE, ALONG OLD ROAD N 01°09'15"W 224.63' TO A SET IRON REBAR; THENCE, ALONG OLD ROAD N 08°32'07"E 323.09' TO A SET IRON REBAR; THENCE, ALONG OLD ROAD N 05°45'51"E 372.26', CROSSING AN OUTLET ROAD, TO A SET IRON REBAR IN POPLAR STUMPHOLE; THENCE, ALONG OLD ROAD N 08°03'51"E 223.39' TO A SET IRON REBAR; THENCE, ALONG OLD ROAD N 06°44'45"E 128.09' TO A SET IRON REBAR; THENCE, ALONG OLD ROAD N 05°47'56"E 57.00' TO A 24" BLACK OAK; THENCE, ALONG OLD ROAD N 09°17'27"E 176.50', CROSSING AN OUTLET ROAD, TO A SET IRON REBAR; THENCE, ALONG OLD ROAD N 06°36'58"E 481.55' TO A POINT; THENCE, ALONG OLD ROAD N 06°36'58"E 64.85' TO A SET IRON REBAR ON THE WESTERN RIGHT-OF-WAY, BEING 25' OUT OF CENTERLINE OF SAID ROAD; THENCE, WITH SAID ROAD RIGHT-OF-WAY ALONG A CURVE TO THE LEFT- RADIUS=1076.90' LENGTH=97.62' DELTA=5°11'37" CHORD=97.58' CHORD BEARING=S 07°26'24"E TO A POINT; THENCE, S 10°02'13"E 75.20' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT- RADIUS=620.80' LENGTH=266.53' DELTA=24°35'57" CHORD=264.49' CHORD BEARING=S 02°15'46"W TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=720.90' LENGTH=319.39' DELTA=25°23'04" CHORD=316.78' CHORD BEARING=S 01°52'12"W TO A POINT; THENCE, S 10°49'20"E 238.91' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT- RADIUS=548.70' LENGTH=285.76' DELTA=29°50'20" CHORD=282.54' CHORD BEARING=S 04°05'50"W TO A POINT; THENCE, S 19°01'00"W 171.28' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=1392.75' LENGTH=192.09' DELTA=7°54'09" CHORD=191.94' CHORD BEARING=S 15°03'55"W TO A POINT; THENCE, S 11°06'51"W 335.39' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT- RADIUS=1037.25' LENGTH=160.54' DELTA=8°52'05" CHORD=160.38' CHORD BEARING=S 06°40'48"W TO THE FOUND BENT IRON AT THE BEGINNING ON THE WESTERN RIGHT-OF-WAY OF STATE ROUTE NO. 617, CONTAINING 5.232 ACRES, BEING PART OF TAX MAP NO. 95-39. THE TWO ABOVE PARCELS, PARCEL 1 (102.918 Ac.) AND PARCEL 2 (5.232 Ac.), TOTALLING 108.150 ACRES, OWNED BY WEYERHAEUSER COMPANY BY MERGER DEED RECORDED IN D.B.438 P.226 IN BUCKINGHAM COUNTY CIRCUIT COURT CLERK'S OFFICE, AS SHOWN ON PLAT BY DICKERSON SURVEYING LLC, SURVEYED BY MICHAEL RAY GOIN, LAND SURVEYOR, DATED MARCH 12, 2020.

EXHIBIT B

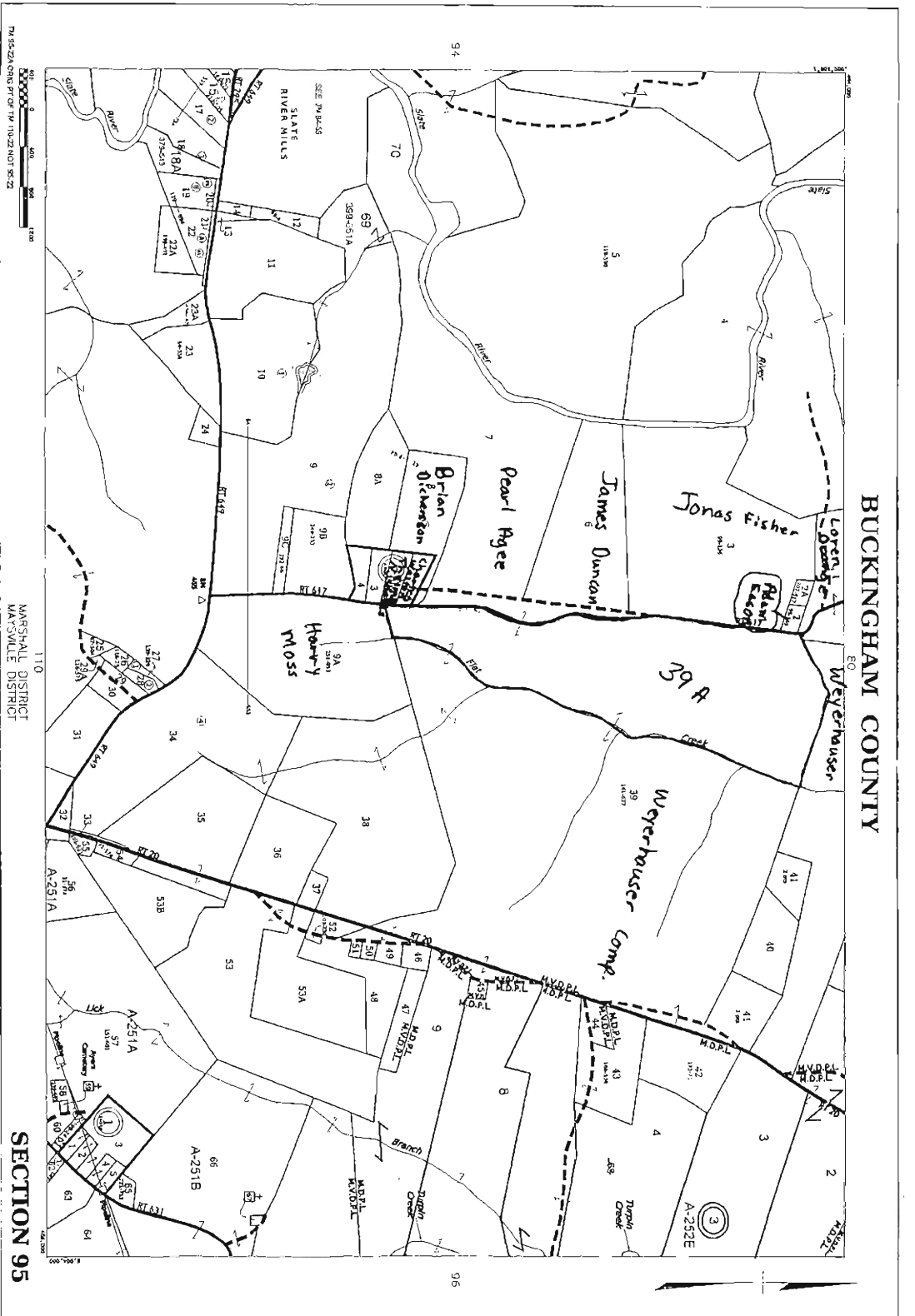
PERMITTED EXCEPTIONS:

1. Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the effective date hereof.
2. All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Real Property.
3. Any rights of the United States of America, the State of Virginia or others in the use and continuous flow of any brooks, streams, rivers or other natural water courses or water bodies within, crossing or abutting the Real Property, or title to submerged lands including, without limitation, riparian rights and navigational servitudes.
4. Title to that portion of the Real Property, if any, lying below the mean high water mark (as such mean high water mark may change from time to time) of abutting tidal waters.
5. All easements, rights-of-way, licenses and other encumbrances or matters of record affecting the Real Property.
6. All encroachments, overlaps, boundary line disputes, shortages in area, cemeteries and burial grounds and other matters not of record (including easements, rights-of-way and licenses) which would be disclosed by a current and accurate survey or inspection of the Real Property.
7. All existing public and private roads and streets and railroad and utility lines, pipelines, services lines and facilities on the Real Property.
8. Prior reservations or conveyances of mineral rights or mineral leases of every kind and character.
9. Any loss or claim due to lack of access to any portion of the Real Property.
10. Any loss or claim due to any indefiniteness or uncertainty in the legal description of the Real Property.

See plat Cab A Slides 284 D & E

035 Rec Fee	<u>3.00</u>	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	<u>749.00</u>	The foregoing instrument with acknowledgement
Co. R. Tax	<u>264.34</u>	was admitted to record on <u>5-4</u> <u>20 20</u>
Transfer	<u>1.00</u>	at <u>11:30</u> A.M. in D.B. <u>470</u> Page(s) <u>842-847</u>
Clerk	<u>41.50</u>	Teste: JUSTIN D. MIDKIFF, CLERK
Lib.(145)	<u>15.00</u>	BY: <u>Justin D. Midkiff</u> DEPUTY CLERK
T.T.F.	<u>320.00</u>	
Grantor Tax	<u>20.00</u>	
036 Proc. Fee	<u>1470.33</u>	
Total \$		

BUCKINGHAM COUNTY



D.B. 141 P. 528  
T.M. NO. 95-1

N 08°28'16"E  
388.48' = 166

SEE NOTE 7



STATE ROUTE NO. 617  
BANTON SHOP ROAD

30 ft. R/W  
D.B. 301 P. 220 &  
S.A.P. 8.6 P. 28-P. 31

JONAS S. &  
BARBIE K. FISHER  
D.B. 456 P. 809  
PLAT D.B. 389 P. 652  
T.M. NO. 95-3

1  
102.918 Ac.  
PART OF  
T.M. NO. 95-39

MEYERHAEUSER COMPANY  
D.B. 438 P. 226  
SEE D.B. 412 P. 924-  
PARCEL 15:  
1 OF 2 PARCELS  
MOLMAN 40444  
PLAT D.B. 161 P. 637  
T.M. NO. 95-39  
RESIDUE OF 208.412 Ac.  
BY TAX RECORD

RUTH F. DUNCAN &  
JAMES GREGORY DUNCAN  
D.B. 303 P. 850  
PLAT D.B. 303 P. 852  
T.M. NO. 95-6

2  
5.232 Ac.  
PART OF  
T.M. NO. 95-39

PEARL W. AGEE  
D.B. 137 P. 532  
T.M. NO. 95-7

DICKERSON  
D.B. 8 P. 210  
-8

N 08°15'49"W  
348.65' = tie

0.35 mi. to  
MAY 640  
State River  
Main Road

STATE PLANE  
COORDINATE-  
VA SOUTH  
N 37°40'34.16  
E 114°04'32.82

MOSS FAMILY TRUST  
D.B. 251 P. 853  
PLAT D.B. 206 P. 85  
T.M. NO. 95-9A

GEORGE CHAMBERS  
D.B. 53 P. 02  
T.M. NO. 95-38



SHEET 1 OF 2  
SINGLE LOT DIVISION &  
BOUNDARY LINE ADJUSTMENT

SCALE: 1 IN. = 300 FT.  
108.150 ACRES  
PARCELS 1 & 2  
SURVEYED FOR: JONAS FISHER

SOURCE OF TITLE: MEYERHAEUSER COMPANY  
D.B. 438 P. 226

MAYSVILLE DISTRICT BUCKINGHAM COUNTY  
VIRGINIA

MARCH 12, 2020



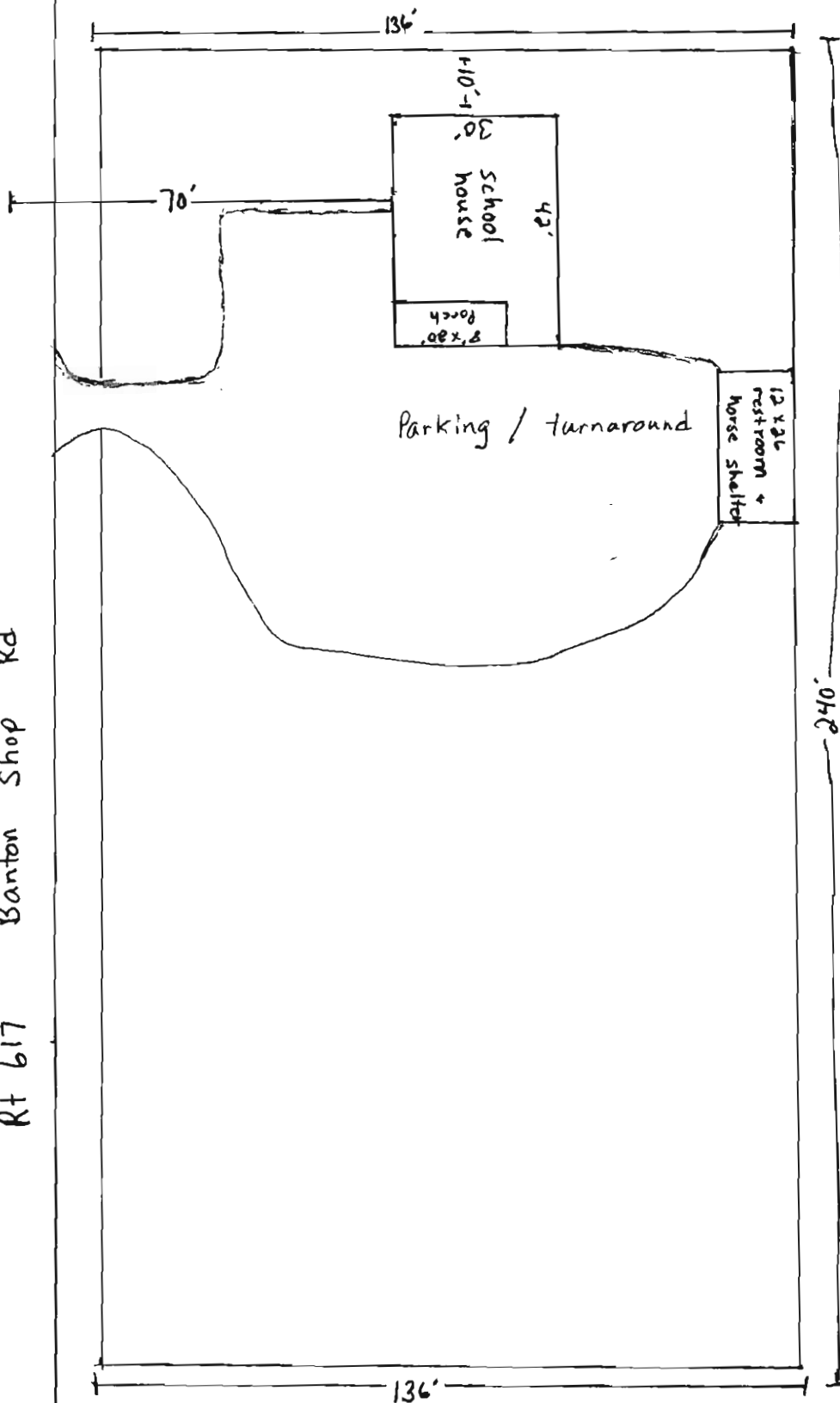
School on Banton Shop Rd

N ↑

scale 1" = 30'

total area 36'640 sq ft  
approx 3/4 ac.

Rt 617 Banton Shop Rd



3 board wood fence around lot

## T A X   R E C E I P T

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

SPECIAL USE PERMIT - ZONING  
95 39A

KING JONATHON

Ticket #:00001430001 @@

Date : 4/01/2022  
Register: TC4/TC1  
Trans. #: 10048  
Dept # : SPUSE  
Acct# :

Previous Balance	\$	.00
Principal Being Paid	\$	200.00
Penalty	\$	.00
Interest	\$	.00
Amount Paid	\$	200.00
*Balance Due	\$	.00

Pd by OLDER ORDER AMISH SETTLEMENT PRO Check 200.00 # BNCHMRK 3278  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2022

-----

This does  
NOT  
have VDOT  
sig.  
Told him it will  
likely be considered  
incomplete



1. That all federal, state and local regulations, ordinances and laws be strictly adhered to, including but not limited to 12 VAC 5-450-VDH Rules and Regulations Governing Campgrounds.
2. The facility shall meet all safety requirements of all applicable building codes
3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.

3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. Only trailers classified as Recreational Vehicles or self-contained camping unit and with current registration shall be allowed.
5. No campground structure shall be erected within 50' if adjoining properties without adjacent landowners written permission.
6. The Sheriff's Office shall be notified three weeks prior to any event inviting or expecting 300 or more persons.
7. The property shall be kept neat and orderly.
8. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
9. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
10. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
11. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
12. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
13. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
14. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

May 23, 2022 7pm?

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

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

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

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

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

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: YES ☒ NO \*NOT applicable\*

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

**Fees:** YES ☐ NO ☐

**Deed:** YES ☐ NO ☐



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

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

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

☒ 03/31/2002 - Spoke with NACCA. 15 Copies NOT NEEDED.

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

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

**APPLICATION FOR A SPECIAL USE PERMIT**

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

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

Special Use Permit Request: Rentail of barn as event  
space

Purpose of Special Use Permit: To operate an event venue

Zoning District: A-1 Number of Acres: 235.62

Part of,  
Tax Map Section: \_\_\_\_\_ Parcel: 41-11 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

(E911):  
Street Address: 781 Bransford Rd + 497 Bransford Rd

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

RT 677, 4 miles west of Arvonia

Name of Applicant: Laurens Prinsloo and Anne-Mare Prinsloo

Mailing Address: 497 Bransford Rd, Arvonia, VA, 23004

Daytime Phone: \_\_\_\_\_ Cell Phone: 919-803-9200

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

Name of Property Owner: same

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

Daytime Phone: 919-803-9201 Cell Phone: 919-803-9200

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

Signature of Owner: [Signature] Date: 4/1/2022

Signature of Applicant: [Signature] Date: 4/1/2022

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: BTG Pactual OEF Properties 2 LP

Mailing Address: C/O Property Tax Admin PO BOX 3349

Physical Address: Albany GA 31706

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 40-28 Subdivision: \_\_\_\_\_

2. Name: SAME AS ABOVE

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

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

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 40-29 Subdivision: \_\_\_\_\_

3. Name: SAME AS ABOVE

Mailing Address: "

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

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 53-6 Subdivision: \_\_\_\_\_

4. Name: Chambers Waverly

Mailing Address: C/O Gail Bordeaux 47 Dalamere St

Physical Address: Huntington, NY 11743

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 41-12 Subdivision: \_\_\_\_\_

6. Name: Lewis, Michelle J  
Mailing Address: C/O Michelle Jones-Lewis 2507 Tonoka Rd  
Richmond, VA, 23223  
Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 41-5 Subdivision: \_\_\_\_\_

7. Name: Johnson, Lesa Marie + Tiadanna

Mailing Address: PO Box 41, Arvania, VA, 23004

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

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 41-6 Subdivision: \_\_\_\_\_

8. Name: Randolph, Lottie B. Isaac P

Mailing Address: 1025 Bransford Rd Arvania, VA, 23004

Physical Address: Same

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 41-7 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 1ST day of APRIL, year 2022

I CHRISTIAN L. P. PENSLEY 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] [Signature]

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

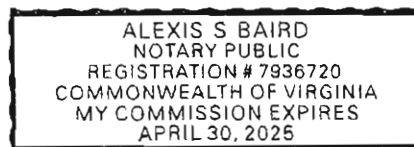
STATE OF Virginia

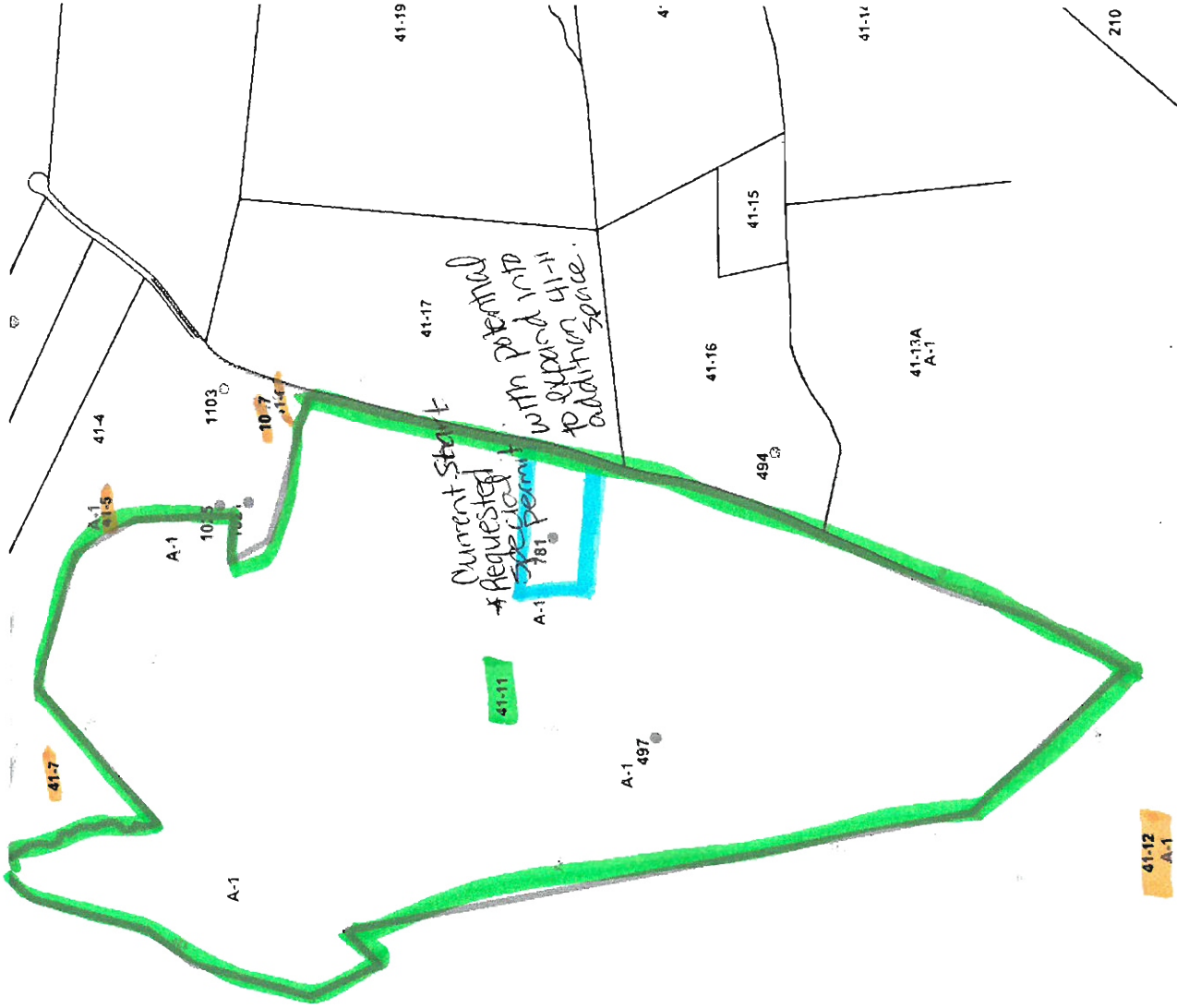
Subscribed and sworn to me on the 1 day of April

of the year 2022. My Commission expires on April 30 2025

Notary Public Signature: Alexis S. Baird

Stamp:





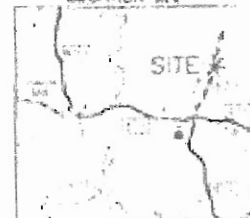


- NOTE: 1. THIS IS A BOUNDARY SURVEY. ALL  
DIMENSIONS, PERIMETERS AND  
AREAS ARE BASED ON THE  
FOLLOWING ASSUMPTIONS:
1. THE PLAT WAS MADE BY THE SURVEYOR  
ON THE BASIS OF A TRUE MERIDIAN.
  2. THE PLAT WAS MADE ON A CURRENT  
TRACED SURVEY MAP OF THE AREA,  
WITH THE CORRECT ADJUSTMENTS MADE.
  3. THE PLAT WAS MADE ON A TRUE  
SCALE OF 1" = 40'.
  4. THE PLAT WAS MADE ON A TRUE  
SCALE OF 1" = 40'.
  5. THE PLAT WAS MADE ON A TRUE  
SCALE OF 1" = 40'.
  6. THE PLAT WAS MADE ON A TRUE  
SCALE OF 1" = 40'.

# DICKERSON SURVEYING LLC

501 North Street, S.E., Suite 101  
Kennesaw, Georgia 30144  
404-522-1111  
dickersonsurveying.com

## LOCATION MAP



Course	Bearing	Distance	Course	Bearing	Distance
1	N 89° 58' 00" W	237.70'	1	N 89° 58' 00" W	237.70'
2	N 89° 58' 00" W	237.70'	2	N 89° 58' 00" W	237.70'
3	N 89° 58' 00" W	237.70'	3	N 89° 58' 00" W	237.70'
4	N 89° 58' 00" W	237.70'	4	N 89° 58' 00" W	237.70'
5	N 89° 58' 00" W	237.70'	5	N 89° 58' 00" W	237.70'
6	N 89° 58' 00" W	237.70'	6	N 89° 58' 00" W	237.70'
7	N 89° 58' 00" W	237.70'	7	N 89° 58' 00" W	237.70'
8	N 89° 58' 00" W	237.70'	8	N 89° 58' 00" W	237.70'
9	N 89° 58' 00" W	237.70'	9	N 89° 58' 00" W	237.70'
10	N 89° 58' 00" W	237.70'	10	N 89° 58' 00" W	237.70'

A TO B ALONG BRANCH		
Course	Bearing	Distance
1	N 89° 58' 00" W	237.70'
2	N 89° 58' 00" W	237.70'
3	N 89° 58' 00" W	237.70'
4	N 89° 58' 00" W	237.70'
5	N 89° 58' 00" W	237.70'
6	N 89° 58' 00" W	237.70'
7	N 89° 58' 00" W	237.70'
8	N 89° 58' 00" W	237.70'
9	N 89° 58' 00" W	237.70'
10	N 89° 58' 00" W	237.70'

C TO D ALONG BRANCH		
Course	Bearing	Distance
1	N 89° 58' 00" W	237.70'
2	N 89° 58' 00" W	237.70'
3	N 89° 58' 00" W	237.70'
4	N 89° 58' 00" W	237.70'
5	N 89° 58' 00" W	237.70'
6	N 89° 58' 00" W	237.70'
7	N 89° 58' 00" W	237.70'
8	N 89° 58' 00" W	237.70'
9	N 89° 58' 00" W	237.70'
10	N 89° 58' 00" W	237.70'

Course	Bearing	Distance
1	N 89° 58' 00" W	237.70'
2	N 89° 58' 00" W	237.70'
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6	N 89° 58' 00" W	237.70'
7	N 89° 58' 00" W	237.70'
8	N 89° 58' 00" W	237.70'
9	N 89° 58' 00" W	237.70'
10	N 89° 58' 00" W	237.70'

Course	Bearing	Distance
1	N 89° 58' 00" W	237.70'
2	N 89° 58' 00" W	237.70'
3	N 89° 58' 00" W	237.70'
4	N 89° 58' 00" W	237.70'
5	N 89° 58' 00" W	237.70'
6	N 89° 58' 00" W	237.70'
7	N 89° 58' 00" W	237.70'
8	N 89° 58' 00" W	237.70'
9	N 89° 58' 00" W	237.70'
10	N 89° 58' 00" W	237.70'

235.62 Ac.

STATE ROUTE 101  
BRAND RD

## BOUNDARY SURVEY

2024-10-10 10:00 AM

## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 1st day of April, of the year 2022

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

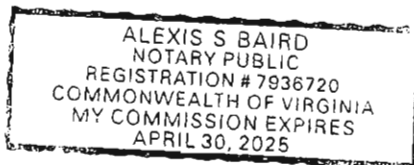
Signature of Owner: (to be signed in front of notary public)

[Signature] PRINCE

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 1 day of April  
of the year 2022. My commission expires April 30 2025.

Notary Public Signature: Alexis S. Baird  
Stamp:



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

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

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

Road frontage is mostly pasture for  
active cattle on premise. Shed house, barn  
and egg crib and Braosfad cemetery

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

historically family owned farm land  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Family burial plots  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please explain any impact:

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

Owner/Applicant Signature: [Signature] Date: 4/1/2022

Printed Name: CHRISTINA L. HARRIS Title: OWNER OWNER



### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Laurens + Anne-mare Pynsloo

Location: 781 Bransford Rd Arvonia, VA 23064

Proposed Use: Event Space Rental

For VDOT use only:

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

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

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

Does the ~~existing~~ entrance meet VDOT requirements for the proposed use?  
Yes ☒ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

Although the entrance currently is adequate for the proposed use, it is recommended to the owner to extend the culvert approx. 20' to the south to allow greater turning radius for his farm implements.

Signature of VDOT Resident Engineer: C.D. Edwards

Printed Name: Charles D. Edwards Date: 3/30/22



NOT Required

### SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC

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

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

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

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

Stamp:

## **WRITTEN NARRATIVE**

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

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

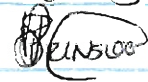
If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking,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

At the location listed as 781 Bransford Rd we have a family owned farm which current is not utilizing its potential. Due to the renovations on the Barn and additional improvements forth coming we are looking to host and rent out the barn and adjacent house/corn crib as event space for business functions, weddings and other such events. Due to minimal event space in the area we believe this will increase economic development in the area as well as support new business such as the bakery and hotel/motel locations near by.

We anticipate operational hours to be limited during the week with primary focus Thursdays - Sundays.

With minimal residential locations around the farm we believe its a great location to invite out of town guest with little to no disruptions to our city.

Property on 41-11 parcel has expansion possibility for Air B+B, dry camp siting, glamping, RV facilitating, and guest accommodations as the like

Owner: J. L. Lewis Christy L. P. Lewis  Anne-Maree Lewis

Date: 04/01/22

04/01/22.

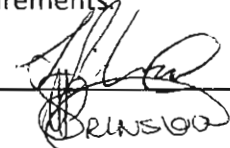
## SIGNAGE AT PROPERTY

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: CHRISTIAN L. P. PRINSLOO   
ANNE-MAREE PRINSLOO

Date: 04/01/2022

**Background/Zoning Information:** This property is located at 25766 N James Madison Highway New Canton, VA 23123. This property is currently zoned Agricultural A1, the landowners are Elam Stoltzfus, Emma Stoltzfus, Eli Stoltzfus, and Jacob Stoltzfus and the applicant is Piedmont Companies. Piedmont Companies seeks to build and operate a Family Dollar Tree on two acres, to be purchased. This proposal is located within the Gold Hill Village Center area which is characterized by a medical clinic, several small automotive-related business, convenience stores, a low-to- moderate income apartment complex, and several churches. The area is currently not served by public water and sewer. A larger residential component could greatly accentuate the nucleus of businesses that are beginning to form in this “Village Center.” As in other Village Centers, land-use policies that “cluster” residential and the neighborhood-serving commercial uses within this Village Center should be considered, provided that adequate water and sewer is available.

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

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

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

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

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

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

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

Fees: YES NO

Deed: YES NO

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

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

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

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

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



**APPLICATION FOR A ZONING MAP AMENDMENT**

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

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

Zoning Map Amendment: From Agricultural A1 to Commercial B1

Purpose of Zoning Map Amendment:

Build a Commercial Building

Zoning District: \_\_\_\_\_ Number of Acres: 2 (Must be subdivided)

Tax Map Section: \_\_\_\_\_ Parcel: 19-49 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist: \_\_\_\_\_

Street Address: 25766 N James Madison Hwy, New Canton, VA 23123

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

Name of Applicant: Fredmont Companies

Mailing Address:

2671 East Main St, Lincolnton, NC 28092

Daytime Phone: 704.736.4338 Cell Phone: 336.918.0489

Email: larbearden@bellsouth.net Fax: \_\_\_\_\_

Name of Property Owner: Elam Stottzfus, Emma Stottzfus, Eli Stottzfus, Jacob Stottzfus

Mailing Address:

25766 N James Madison Hwy, New Canton, VA 23123

Daytime Phone: \_\_\_\_\_ Cell Phone: 434.569.5917

Email: w/a Fax: \_\_\_\_\_

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

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

Please indicate to whom correspondence should be sent:

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

**APPLICATION FOR A ZONING TEXT AMENDMENT**

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

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

~~Zoning Text Amendment: \_\_\_\_\_~~

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: 25766 N James Madison Hwy, New Canton, VA 28123

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: Elam Stoltzfus, Emma Stoltzfus, Eli Stoltzfus, Jacob Stoltzfus

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

25766 N James Madison Hwy, New Canton, VA 28123

Daytime Phone: \_\_\_\_\_ Cell Phone: 434.569.5917

Email: N/A Fax: \_\_\_\_\_

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

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

Please indicate to whom correspondence should be sent:

☐ Owner of Property ☐ Contractor Purchaser / Lessor ☐ 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: Central VA Community Health

Mailing Address: 25892 N. James Madison Hwy, New Canton, VA 23123

Physical Address: 25892 N James Madison Hwy, New Canton, VA 23123

Tax Map Section: \_\_\_\_\_ Parcel: #69-41 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Central Virginia Health Service

Mailing Address: P.O. Box 220, New Canton, VA 23123

Physical Address: P.O. Box 220, New Canton, VA 23123

Tax Map Section: \_\_\_\_\_ Parcel: #69-45 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Elam G. Stoltzfus, Emma Stoltzfus, Jacob R. Stoltzfus

Mailing Address: 22 Fire Trail Rd, New Canton, VA 23123

Physical Address: 22 Fire Trail Rd, New Canton, VA 23123

Tax Map Section: \_\_\_\_\_ Parcel: #69-50 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Elam G. Stoltzfus, Emma Stoltzfus, Jacob R. Stoltzfus

Mailing Address: 22 Fire Trail Rd, New Canton, VA 23123

Physical Address: 22 Fire Trail Rd, New Canton, VA 23123

Tax Map Section: \_\_\_\_\_ Parcel: #84-2 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Larry B Wood

Mailing Address: 1790 Melita Rd, Arvonia, VA 23004

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

Tax Map Section: \_\_\_\_\_ Parcel: #84-1 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: W Curtis Wood & Courtney K-Co-TR of

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

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

Tax Map Section: \_\_\_\_\_ Parcel: #84-3 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Letka Shumaker, Davis L Et Al, Joy Hampton

Mailing Address: 25446 N James Madison Hwy, New Canton, VA 23123

Physical Address: 25446 N James Madison Hwy, New Canton, VA 23123

Tax Map Section: \_\_\_\_\_ Parcel: #08-41 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 21<sup>st</sup> day of February, year 2022

Albert Esquivel 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~~ North Carolina

COUNTY OF Lenoir

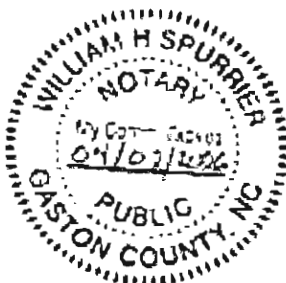
STATE OF North Carolina

Subscribed and sworn to me on the 22<sup>nd</sup> day of February

of the year 2022 My Commission expires on 04/02/2026

Notary Public Signature: [Signature]

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 25th day of March of the year 2022

I Ellen L. Stoltzfus (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)

Ellen L. Stoltzfus

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 25th day of March

of the year 2022 My commission expires 2/28/2023

Notary Public Signature: Ellen L. Stoltzfus

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 25th day of March, of the year 2022

I Ernest S. Stoltzfus (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)

Ernest S. Stoltzfus

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 25th day of March

of the year 2022 My commission expires 2/28/2023

Notary Public Signature: Wm W. Hall

Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 24<sup>th</sup> day of March, of the year 2022

I, E. B. Stitzel III (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)

E. B. Stitzel III

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 24<sup>th</sup> day of March  
of the year 2022. My commission expires 2/28/2023

Notary Public Signature:

Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 18<sup>th</sup> day of March, of the year 2022

I Jacob R. Stoltzhus (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)

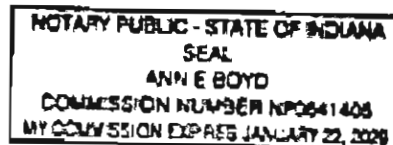
Jacob R. Stoltzhus

NOTARY PUBLIC  
COUNTY OF LAGLANDE STATE OF INDIANA

Subscribed and sworn to me on this 18<sup>th</sup> day of MARCH

of the year 2022. My commission expires January 22, 2025

Notary Public Signature: Ann E. Boyd  
Stamp:



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

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

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

Vacant Land  
\_\_\_\_\_  
\_\_\_\_\_

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

Farm Land  
\_\_\_\_\_  
\_\_\_\_\_

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: Edna G. Reed Date: Mar 25, 2022

Printed Name: Edna G. Reed Title: Owner

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

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

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

Unimproved Land  
\_\_\_\_\_  
\_\_\_\_\_

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

Unimproved Land  
\_\_\_\_\_  
\_\_\_\_\_

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: Emma S. Stubbins Date: 3-25-2022

Printed Name: Emma S. Stubbins Title: \_\_\_\_\_

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

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

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

Vacant Land  
\_\_\_\_\_  
\_\_\_\_\_

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

Farmland  
\_\_\_\_\_  
\_\_\_\_\_

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: Eli B. Staketa III Date: Mar 24, 2022

Printed Name: Eli B Staketa III Title: Owner

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

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

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

Vacant land.  
\_\_\_\_\_  
\_\_\_\_\_

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

Farm land.  
\_\_\_\_\_  
\_\_\_\_\_

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: N/A

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

Owner/Applicant Signature: [Signature] Date: 3-19-22

Printed Name: Tina R. Saldana Title: Owner

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

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

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

Vacant land  
\_\_\_\_\_  
\_\_\_\_\_

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

Farm land  
\_\_\_\_\_  
\_\_\_\_\_

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: N/A

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

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

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



**APPLICATION FOR A TRAFFIC IMPACT DETERMINATION**

Please fill out the following information before presenting to VDOT:

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

Applicant: \_\_\_\_\_

Location: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

For VDOT use only:

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

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

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

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

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

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

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

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

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

**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

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

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

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

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

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

\_\_\_\_\_

NOTARY PUBLIC

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

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

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

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

Stamp:

N/A  
/

### **WRITTEN NARRATIVE**

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

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

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



February 21, 2022

Attn: Nicci Edmonston

Re: Written Narrative for proposed project

Patti:

Piedmont Companies is pleased to submit this written narrative regarding our proposed used for 25766 N James Madison Hwy, New Canton, VA 23123. Our objective is to build a Family Dollar/Dollar Tree on above mentioned making land use commercial. We look forward to meeting with Zoning Planning to applease with the Community Design and bring economic development to your county. Creating jobs and an increase in tax revenue through our clients sales. Environmentally speaking, we will meet all codes and standards put forward by both state and county regulations. Fire and Rescue, and Law Enforcement to be provided by county and VFD. Our source of water at the establishment will be well and our sewage will be septic. Schools that will benefit from our store would be Gold Hill Elementary. AT&T will provide the store with Telecommunications. Solid waste will be paper and dumpster waste. Lastly, we would like to thank you for your consideration and assistance during this rezoning process.

Kindly,

Albert Esquivel

2671 East Main Street, Lincolnton, North Carolina 28092

## 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 number 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: *Ed B. Self*

Date: *Mar 25, 2022*

## 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.

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have read, understand and agree to the above requirements.

Applicant/Owner: Simon R. S. S. S. S.

Date: 3-15-2022

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

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

Applicant/Owner: W. R. Smith, III

Date: March 24th 2022



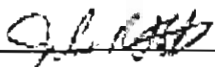
## SIGNAGE AT PROPERTY

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

Applicant/Owner: 

Date: 3-18-22

## 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.

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

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

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

## **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.



SCALE: 1" = 10'-0"

NEW CANION VA  
NORTH STATES MARGINAL HWY

ELEVATION

SITE DATA SUMMARY

EXISTING ZONING: A-1

AREA SUMMARY:  
PROPERTY: 2.00 AC

PARKING SUMMARY:  
REQUIRED: 55 SPACES  
(11 / 100 FLOOR AREA)

PROVIDED: 54 SPACES  
(61.5' MIN)

BUILDING SETBACKS:

FRONT: 30'  
SIDE: 25'  
REAR: 25'

TOTAL: 300' WID (100')

DATE PREPARED: 1/24/71

BY: [signature]

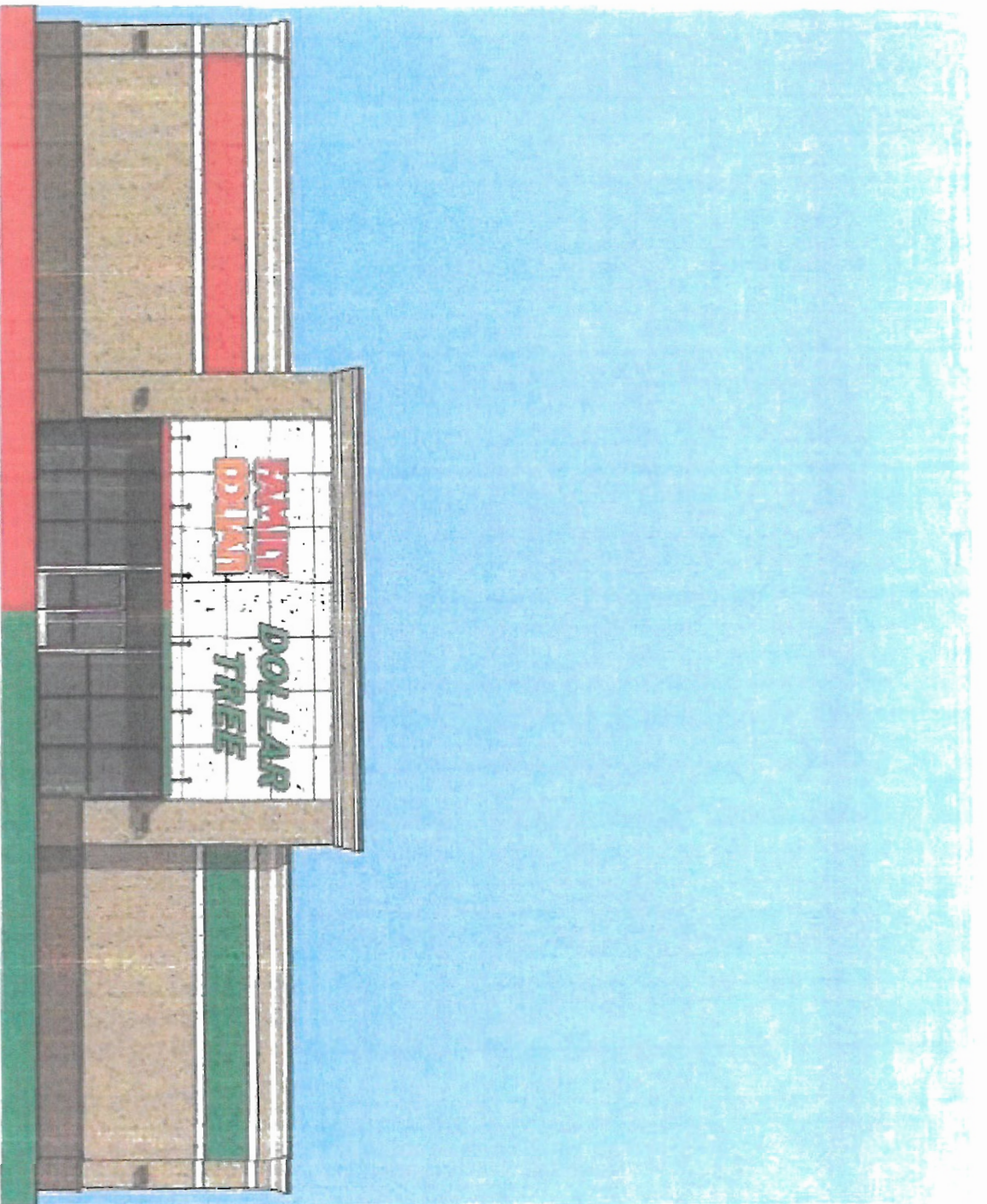
PREPARED FOR:

NAME: [signature]

FAMILY DOLLAR TREE

D. EDMOND  
COMPANIES, INC.

1471 EAST 14th STREET  
LIVINGTON, VA 22083  
PHONE: 703-74-4791  
FAX: 703-74-4786







SCALE: 1" = 20'-0"

NEW CANTON VA  
NORTH WISCONSIN HWY

### FLOOR PLAN

#### SITE DATA SUMMARY

EXISTING ZONING: A-1

#### AREA SUMMARY:

PROPERTY: 1.00 AC.

#### PARKING SUMMARY:

REQUIRED 22 SPACES  
1 / 100 FLOOR AREA

PROPOSED 24 SPACES  
(64 SF MIN)

#### BUILDING SETBACKS:

FRONT 20'  
SIDE 15'  
REAR 15'

TRAFFIC: 3400 VPD (200)

DATE PREPARED: 1/24/22 PREPARED BY: [signature]

PREPARED FOR: [signature]

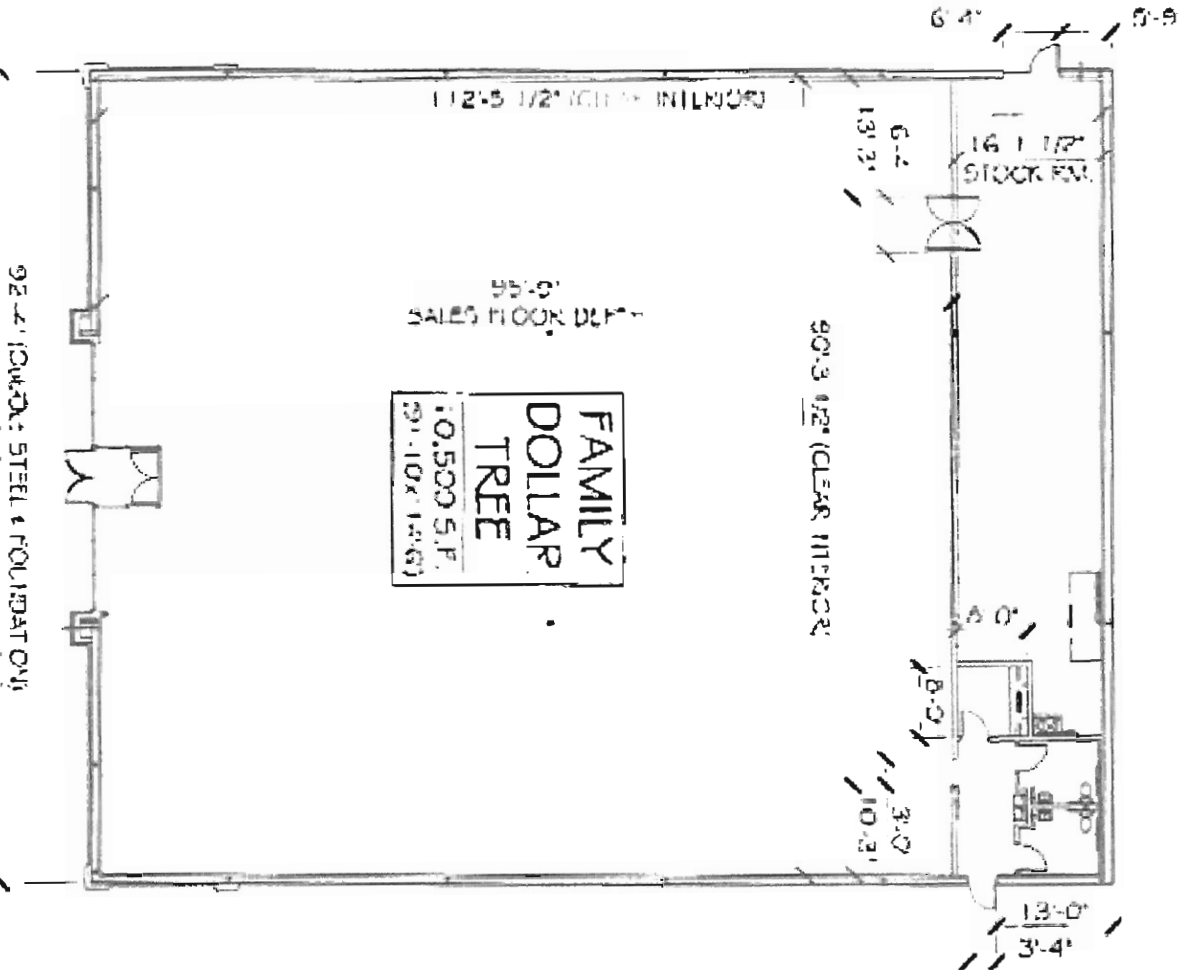
FAMILY DOLLAR TREE

PIEDMONT

COMPANIES, INC.

103 EAST MAIN STREET  
LEAKEN, VA 22676

PHONE: (540) 794-4333  
FAX: (540) 794-4333



112'-5 1/2" (CLEAR INTERIOR) FOUNDATION 2'-0" (CLEAR INTERIOR) VINYL



SCALE: 1" = 20'-0"

NEW CANTON, VA  
NORTH JAMES MADISON HWY

## SITE PLAN

SITE DATA SUMMARY

DISBURS LANDING A-1

AREA SUMMARY

PROPERTY: 100 AC

DRAINAGE SUMMARY

NEEDED 55 SPACES  
(1 / 100 FLOOR AREA)

APPROX 55 SPACES  
(60' x 100')

BUILDING SUMMARY

FLOOR: 95

SIZE: 10

H/A: 25

TOTAL: 500 SQD (100)

SITE PREPARED: 3/24/73

PREPARED FOR

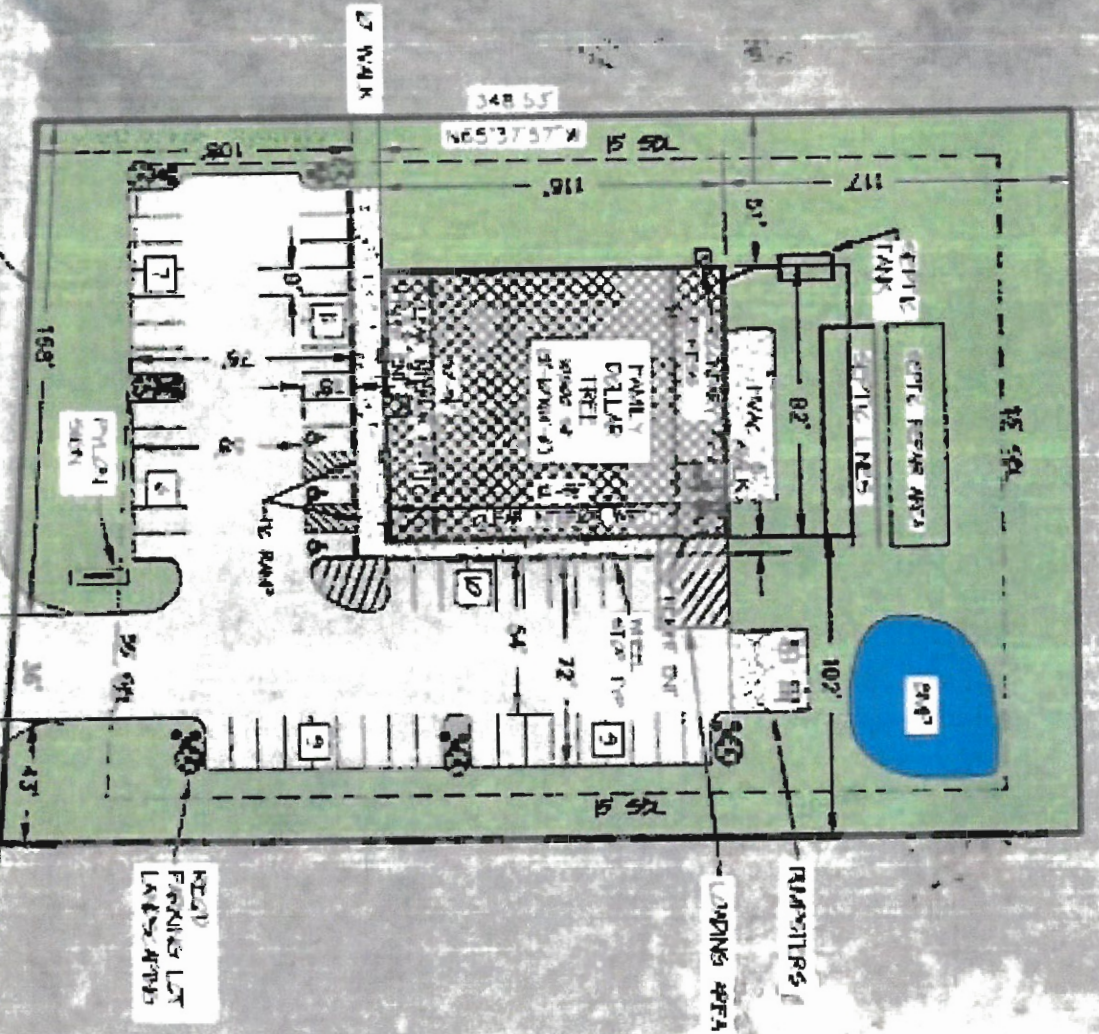
FAMILY DOLLAR TREE

PLEMONT

COMPANIES, INC.

1401 EAST MAIN STREET  
LITTLE ROCK, AR 72603

PHONE: (501) 744-4791  
CAX: (501) 744-4795

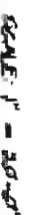


527°46'18\"W  
120.13'

NORTH JAMES MADISON HWY

528°55'47\"W  
71.27'





# SITE PLAN

# SITE PLAN

## SITE DATA QUALITY

**CLOSING THOUGHTS**

## THE SUPPLY

PROPERTY: 200 AC

## PLIKRUB Summary:

EQUINOX PRESS  
11100 FLOOR AREA

PRODUCED 50 PAGES  
(42 CT MIN.)

## SUBPALS SETBACKS

Part 25

五

DATE: 2004-11-20

DATE RECEIVED: 2/26/72

PREPARED FOR:

## FAMILY DOLLAR TREE

**PIEDMONT  
COMPANIES, INC.**

JOHN CARL MAH STREET  
LITTON, NE 68601

**PALE** (1604) 744-0774  
**PALE** (1604) 744-0765





SCALE: 1" = 100'

NEW CANTON, VA  
NORTH JAMES MADISON HWY

TRUCK N

SITE DATA SUMMARY

EXISTING NO. ZONES: A-1

AREA: QUARRY

PROPERTY: 100 AC

PARKING: QUARRY

REQUIRED: 55 SPACES  
(11 / 100 FLOOR AREA)

PROPOSED: 55 SPACES  
(42 SF / 100)

FIELD NO. SETBACKS

FRONT: 35'

SIDE: 15'

REAR: 25'

TOTAL: 300 STD (107)

DATE PREPARED: 5/04/73 DRAWN BY: JMM

PREPARED: OK

FAMILY DOLLAR TREE

PIEDMONT

COMPANIES, INC.

101 EAST MAIN STREET  
LINCOLN, NC 28026

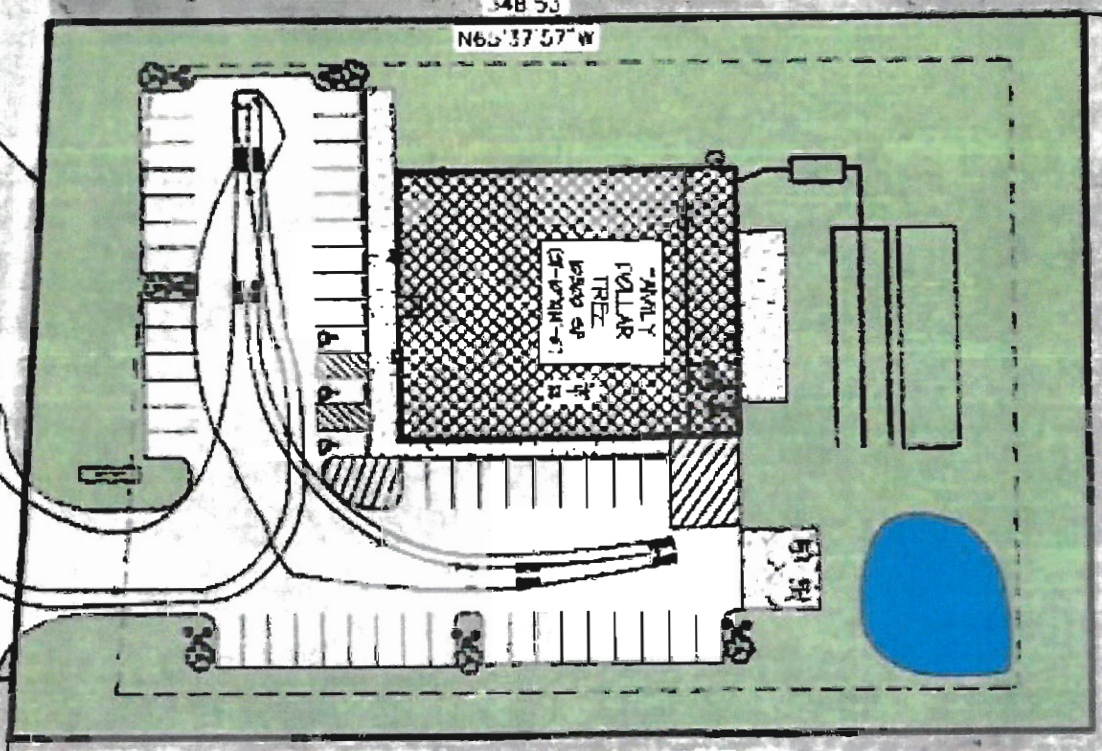
PHONE: (704) 794-4091  
FAX: (704) 794-4091

52746.18' N  
175.13'

NORTH JAMES MADISON HWY

52956.47' N  
71.27'

348.53'  
N65°37'57" W







SCALE: 1" = 10'-0"

NEW CANTON, VA  
NORTH JAMES MADISON HWY

## TRUCK QUI

### GATE DATA SUMMARY

EXISTING ZONING: A-1

APPL. SUMMARY:

PROPERTY: 100 AC

PLANNED SUMMARY:

REQUIRED 53 SPACES  
(1 / 100 FLOOR AREA)

PROVIDED 53 SPACES  
(61 SF MIN)

BUILDING SETTINGS

FRONT: 55

SIDE: 15

REAR: 35

TRAFFIC: 3400 VPD (2015)

DATE PREPARED: 7/24/15 PREPARED BY: [redacted]

PREPARED FOR: [redacted]

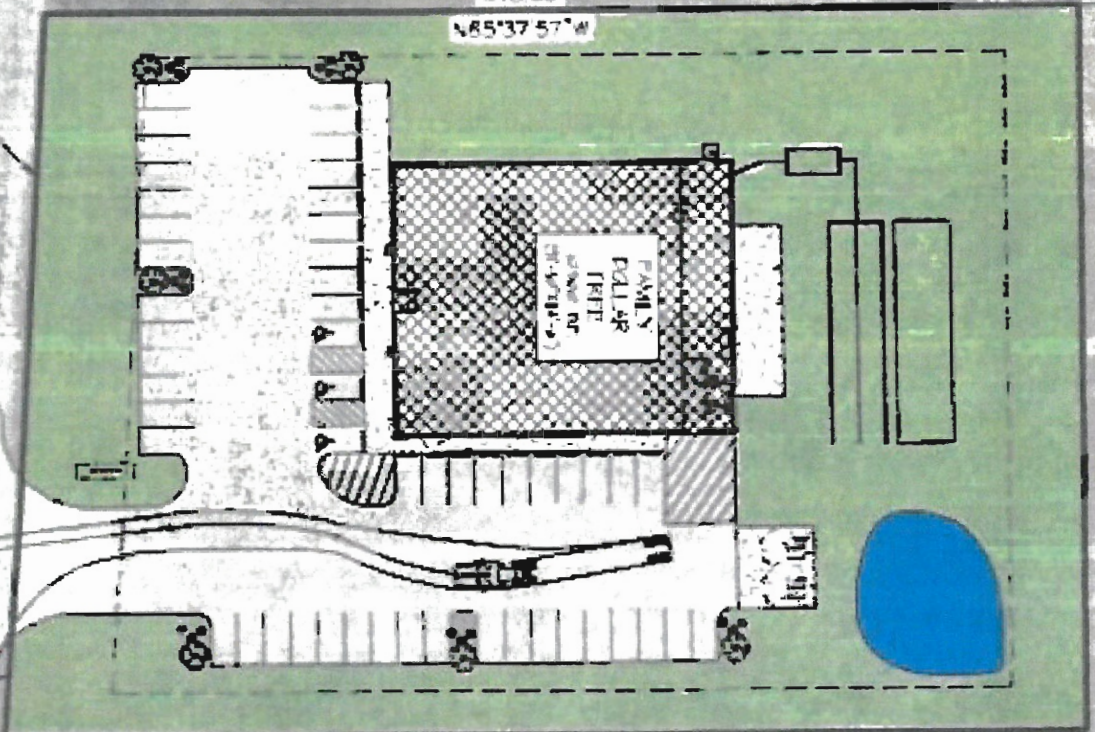
FAMILY POLAR TREE

PIEDMONT

COMPANIES, INC.

101 EAST MAIN STREET  
JACKSONVILLE, NC 28503

PHONE: (704) 794-4291  
FAX: (704) 794-4299



NORTH JAMES MADISON HWY

527'46.18' W

175.13'

348.53'

185'37.57' W

FAMILY  
POLAR  
TREE  
(10/10/15)

525'55.47' W

71.27'





SCALE: 1" = 100'-0"

NEW CANTON, VA  
NORTH WIFE NADSON HWY

## OVERLAY PLAN

### SITE DATA SUMMARY

EXISTING ZONING: A-1

AREA: SQUARE

PROPERTY: 200 AC

PLANNED QUANTITY:

REQUIRED: 55 SPACES  
(1 / 100 FLOOR AREA)

PROVIDED: 55 SPACES  
(641 SF MIN)

BUILDING SETBACKS:

FRONT: 35'

SIDE: 15'

REAR: 35'

TRAFFIC: 3600 VPD (2010)

DATE PREPARED: 3/04/12 DRAWN BY: [blank]

PREPARED FOR: [blank]

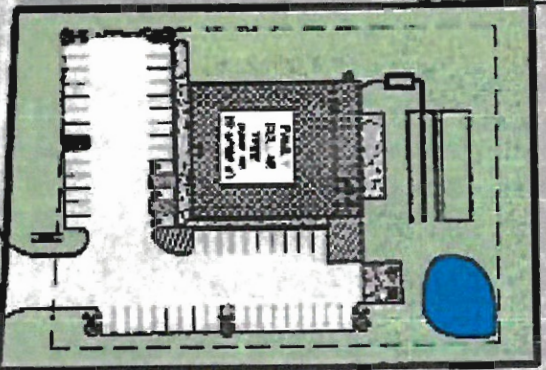
day

FAMILY DOLLAR TREE

PEWMAONT

COMPANIES, INC.

1600 CANTON MAIN STREET  
JACKSONVILLE, NC 28586  
PHONE: (252) 794-0000  
FAX: (252) 794-0005



EXISTING 100' X 100' LOT



New Canton VA

© 2007 Google Earth

Gold Hill Village

Widening Health Care and Physical

Site

6

420

Henrietta School

Google Earth

6001

Legend

41



STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

CONTRACT OF SALE  
OFFER AND ACCEPTANCE

PURCHASER: Piedmont Companies, Inc.  
ADDRESS: 2671 East Main St Lincolnton, NC 28092

SELLER: Elam Stoltzfus, Emma S Stoltzfus, Eli B Stoltzfus, and Jacob R Stoltzfus  
ADDRESS: 25766 N James Madison Hwy, New Canton, VA 23123

1. Purchaser hereby agrees to purchase, and Seller hereby agrees to sell all that lot or parcel or tract of land, with all improvements thereon, and any interest appurtenant thereto, situated in Buckingham County, Virginia and being further described as follows:

That tract or parcel of land consisting of approximately 2+/- acres located at 25766 N James Madison Hwy, New Canton, VA 23123 fully described as Buckingham County. Legal Description

Beginning at a point located on the Eastern Margin of the right of way of Highway 15, then following the right of way N 28°55'47" E - 71.27' to a point, thence continuing with the right of way N 27°46'18" E - 175.13' to a point, thence continuing and leaving the right of way of Highway 15 S 65°37'57" E - 348.53' to a point, thence continuing S 24°22'03" W - 745.86' to a point, thence continuing N 65°37'57" W - 364.60' to the point of beginning containing 2.00 AC±

Hereinafter this parcel will be referred to as "The Property".

2. The total Purchase Price for the Property is [REDACTED] and is to be paid by Purchaser at closing as follows:  
Earnest Money to be deposited within 5 days of acceptance [REDACTED]  
Balance in certified funds due at Closing [REDACTED]
3. Purchaser is granted an unconditional period of Due Diligence, ("Investigation Period") of [REDACTED] During said Period, Purchaser may and shall perform all the following:
  - a. Within ten (10) days of mutual execution of this contract, Seller to provide final survey of the property, if available, and any information in Seller's possession pertinent to Purchaser's completion of its due diligence including any agreements between Seller with any governmental or quasi-governmental agencies that may affect Purchaser's ability to develop property for its intended use. Subject to review of Phase I and Phase II environmental reports.





- b. The Purchaser will examine title and let Seller know of any objections. In the event Seller is unable to deliver marketable title, all earnest deposits shall be returned to Purchaser and the contract terminated.
  - c. Purchaser, its agents, and representatives, at Purchaser's expense and always before Closing, shall have the right to enter upon the Property for the purpose of inspecting, examining, boring, testing, and surveying the Property. Purchaser assumes all responsibility for the acts of its agents and representatives in exercise of the rights granted by this paragraph.
4. If Purchaser determines that the Property for any reason, including economic viability of Buyer's intended use of the property, is not satisfactory, then Purchaser may void this Agreement by written notice to Seller prior to the end of the Due Diligence Period. Upon such occurrence neither Purchaser nor Seller shall have any further obligations hereunder and Earnest Money will be promptly refunded to Purchaser. At the end of the Due Diligence Period, provided Purchaser has not elected to void this Agreement, then the Earnest Money shall be deemed nonrefundable, except as otherwise provided, and shall apply toward the purchase price.
5. The closing of this Contract shall take place at the office of Purchaser's attorney in Virginia or other offices stipulated by Purchaser unless otherwise provided herein, closing shall take place within 60 days of the expiration of the Due Diligence Period. Seller shall deliver possession of the Property to Purchaser at Closing.
6. All money deposited by Purchaser hereunder shall be applied toward the Purchase Price at Closing. If Purchaser fails to fully perform his obligations hereunder, Purchaser and Seller agree and acknowledge that the true amount of Seller's damages would be difficult to accurately determine. Therefore, in such event, all sums deposited hereunder shall be retained by Seller as liquidated damages for Seller's loss of bargain and not as a penalty. If Seller fails to fully perform his obligations hereunder, the Purchaser shall have available to him all remedies provided at law or in equity.
- The Purchaser hereby acknowledges that the initial earnest money in the amount of [REDACTED] herewith shall be held in escrow by: Piedmont Realty Associates, 2671 E. Main St. Lincolnton, N.C. 28092
7. Purchaser and Seller shall prorate and apportion, as of the Closing Date, all items customarily prorated, apportioned and adjusted in connection with the closing of real estate similar to the Subject Property, including all taxes, assessments, charges, and other income or charges, as the case may be, assessed against or derived from the Subject Property. Any such proration based on an estimate may, at the request of either Purchaser or Seller, be subsequently readjusted upon receipt of adequate evidence to establish the correctness of the amount so estimated on condition that a



statement to that effect is in the closing statement. The cost of recording the deed shall be paid by Purchaser. The Seller shall pay for any excise or transfer taxes due

8. Purchaser has retained the services of Piedmont Realty Associates as their representatives in this transaction. Seller will pay a 0% commission to Piedmont Realty Associates.
9. Seller shall convey the Property to Purchaser in fee simple by special/limited warranty deed in recordable form and subject to normal utility easements, governmental regulations, and assessments. Title to be conveyed to Purchaser hereunder shall be marketable title. If an owner's title binder can be issued by an ALTA title insurance company at standard rates with standard exceptions title shall be deemed to be marketable.
10. Purchaser has the right to assign its' right, title, and interest in this Contract of Sale to another person, partnership, or other entity with written notification to the Seller.
11. In the event a legal dispute arises between the parties hereto resulting in either court, administrative or arbitration proceedings or actions, the prevailing party shall be entitled to recoup all reasonable expenses for attorney's fees and costs.
12. The invalidity or un-enforceability of any provision of this Contract shall not affect the other provisions hereof and this Contract shall be construed in all respects as if such invalid or unenforceable provisions were omitted. This Contract shall be governed and construed in accordance with the laws of the State of Virginia. No failure of a party to exercise any power or right granted hereunder or to insist upon strict compliance with any obligation specified herein, and no practice at variance with the terms hereof, shall constitute a waiver of said power or right unless expressly authorized in writing by the affected party.
13. This offer expires 5:00 PM, 12/1/2021. Time is of the essence.

This contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal representatives, successors, and assigns. This Contract constitutes the entire agreement between the parties hereto and may be modified only in writing.





WITNESS:

\_\_\_\_\_

PURCHASER:

A handwritten signature in black ink, appearing to read 'William L. Heafner', written over a horizontal line.

Piedmont Companies, Inc. / William L. Heafner

Date: 11-15-2021

WITNESS:

\_\_\_\_\_

SELLER:

A handwritten signature in black ink, appearing to read 'Elam Stoltnius', written over a horizontal line.

Elam Stoltnius

Date: 12-1-2021



WITNESS:

SELLER:

Emma S. Stoltzfus  
Emma S Stoltzfus

Date: 12-1-2021

WITNESS:

SELLER:

Ellen B. Stoltzfus  
Ellen B. Stoltzfus

Date: 12-1-2021

WITNESS:

SELLER:

Jacob R. Stoltzfus  
Jacob R Stoltzfus

Date: 12-1-2021



10187499



## Fidelity National Title

Insurance Company

Fidelity National Title Insurance Company  
5540 Centerview Drive  
Suite 403  
Raleigh, NC 27606  
Attn: TitleWave Processing  
Phone: 877-249-0005  
Fax:  
Email: Virginia@TitleWaveRES.com

Date: 2/4/2022  
Invoice No: 10187499  
Unit #: 03000.580899  
Customer Ref #:

TO: Patrick Henry Agency, Inc.  
Order A  
4 Moss Street, P.O. Box 1001  
Martinsville, VA 24114

RE: Buyer: William L. Heather Piedmont Companies Inc.  
Property: 25766 North James Madison  
Highway,  
New Canton, VA 231232431  
County: Parcel: 6B-40

Seller: Elam Stoltzfus Emma S. Stoltzfus Eli B. Stoltzfus Jacob R. Stoltzfus  
Notes:

Date	Code	Product Description	Liability	Charge Amount
2/4/2022	5500	Search and Exam VA	\$0.00	\$389.50
			Invoice Total:	\$389.50

### Remittance Advice - DUE UPON RECEIPT

Please send along with remittance for

Fidelity National Title Insurance Company  
5540 Centerview Drive  
Suite 403  
Raleigh, NC 27606  
Attn: TitleWave Processing

Date: 2/4/2022  
Invoice No: 10187499  
Unit #: 03000.580899  
Contact: Patrick Henry Agency, Inc.  
Check # \_\_\_\_\_  
Amount Enclosed \_\_\_\_\_

9 February 2022  
Approved for  
New Canton, VA  
Title Sender

# Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not repeat this line below.

**PATRICK HENRY AGENCY, INC.**

2 Business name(s) (proprietor's name, if different from above)

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

- ☐ Individual sole proprietor or single-member LLC  
☐ S Corporation  
☒ C Corporation  
☐ Partnership  
☐ Trust/estate  
☐ Limited liability company. Enter the tax classification (S-C corporation, S-S corporation, M-Partnership) in \_\_\_\_\_  
 Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  
☐ Other line instructions in \_\_\_\_\_

4 Exemptions (apply only to certain entities; see instructions on page 2)

Exemption from FATCA reporting (code 2 and)

Exemption from FATCA reporting (code 2 and)

Exemption from FATCA reporting (code 2 and)

5 Address (number, street, and apt. or suite no.) See instructions

P. O. Box 1001

6 City, state, and ZIP code

Martinsville, VA 24114

7 List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number

000-00-0000

OR

Employer identification number

54-1178383

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and

• The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must check out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II later.

Sign Here

Signature of U.S. person in

Date 12-1-2021

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-DIV (dividend earned on stock)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-D (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third-party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (cancelled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien) to provide your correct TIN.

If you do not return Form W-9 on the requester with a TIN, you might be subject to backup withholding. See What Is Backup Withholding later.

#16-1779

THIS DEED, made this 30<sup>th</sup> day of November, 2016, by and between H. CURTIS PEARSON, JR. and JEFFERSON M. CATLETT, parties of the first part (grantors), and ELAM G. STOLTZFUS, EMMA S. STOLTZFUS, JACOB R. STOLTZFUS and ELI B. STOLTZFUS, III, parties of the second part (grantees).

WITNESSETH, that for and in consideration of the sum of \$20.00 and other valuable consideration paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the parties of the first part do hereby bargain, sell, grant and convey, with General Warranty and, except as hereinafter set forth, English Covenants of Title, unto the parties of the second part, as joint tenants with the right of survivorship as at common law and NOT as tenants in common, all the following described real estate, to-wit:

PARCEL A: All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District of Buckingham County, Virginia, containing Ninety-Nine and six/tenths (99.6) acres, more or less, being bounded on the west by U. S. Route #15 (N. James Madison Hwy.) on the north by lands now or formerly of Charles Moseley, on the east by PARCEL B hereinafter described, and on the south by lands now or formerly of Doc Moseley, now or formerly of Edmonia Smith and possibly lands of others. Said lands are more particularly described as to metes and bounds by a survey thereof prepared by Edward S. Cole, C.E., dated February and March, 1938, which description is incorporated in a deed conveying said lands from Clarendon Company, Incorporated to F. H. Boatwright dated April 8, 1946 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 45, at page 460 et seq., to which metes and bounds description reference is hereby made for a more complete and accurate description of said lands.

Consideration: \$925,000.00

TM #s 69-49 & 50  
and 84-2

Assessed Value: \$532,600.00

Title Ins. Fidelity  
National

Return to: J. Robert Snoddy, III



PARCEL B: All those two certain tracts or parcels of land, with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District of Buckingham County, Virginia, containing in aggregate Two Hundred Thirty-Nine (239) acres, more or less, said lands being more particularly described as the aggregate of two parcels containing "12 acres" and "227 acres", respectively, depicted by a plat of survey prepared by Edward S. Cole, C. E., dated March 6, 1924 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 31, at page 335, to which plat reference is hereby made for a more complete and accurate description of said lands. LESS AND EXCEPT a cemetery lot 17' 8" by 19' 8" for the Perkins family cemetery which was conveyed to W. W. Perkins by deed dated April 29, 1940 and recorded in the aforesaid Clerk's Office in Deed Book 40, at page 370 et seq.

PARCELS A & B are also conveyed LESS AND EXCEPT that portion of said lands, said to contain 0.59 of an acre (see Highway Plat Book 3, at pages 244 through 247), taken by the Commonwealth of Virginia for improvement of the aforesaid Route #15 by certificate of take dated September 12, 1977 and recorded in the aforesaid Clerk's Office in Deed Book 106, at page 184 et seq.

PARCEL C: All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District of Buckingham County, Virginia, containing Thirty-Seven and eighty-nine/hundredths (37.89) acres, more or less, said lands being more particularly described by a plat of survey prepared by Michael Ray Goin, L.S. dated August 30, 2016 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Plat Cabinet A, at slide 256F, to which plat reference is hereby made for a more complete and accurate description of said lands.

PARCELS A, B & C being the same lands conveyed unto H. Curtis Pearson, Jr. and Jefferson M. Catlett, as tenants in common in equal shares, from Robert O. Turner et al by deed dated November 2, 2016 and recorded in the aforesaid Clerk's Office in Deed Book 437, at page 213 et seq.

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

WITNESS the following signatures and seals.

H. Curtis Pearson, Jr. (SEAL)  
H. CURTIS PEARSON, JR.  
Jefferson M. Catlett (SEAL)  
JEFFERSON M. CATLETT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, Linda H Meador, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that H. CURTIS PEARSON, JR. and JEFFERSON M. CATLETT, whose names are signed to the writing above, have acknowledged the same before me in my county aforesaid.

Given under my hand this 5<sup>th</sup> day of December, 2016.

My commission expires 8.31.2018.

Notary registration # 110434.

Linda H Meador  
NOTARY PUBLIC

035 Rec Fee 1.00  
St. R. Tax 2312.50  
Co. R. Tax 779.93  
Transfer 1.00  
Clerk 74.50  
Lib. (145) 1.50  
T.T.F. 5.00  
Grantor Tax 425.00  
036 Proc. Fee 20.00  
Total \$ 4091.33

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

The foregoing instrument with acknowledgement was admitted to record on 12-5 2016 at 3:40P M. in D.B. 437 Page(s) 221-223  
Teste: MALCOLM BOOKER, JR., CLERK  
BY: Diane Jarnes, DEPUTY CLERK

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: PIGDMONT COMPANIES INC.

Location: ~~2571 EAST MAIN STREET~~, 25766 N. JAMES MADISON  
HWY

Proposed Use: FREE STANDING DOLLAR TREE/FAMILY DOLLAR  
STORE

For VDOT use only:

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

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

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

Does the existing entrance meet VDOT requirements for the proposed use?  
Yes \_\_\_\_\_ No X If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

THERE ARE NO ISSUES WITH THE PROPOSED  
SITE THAT CANNOT BE ADDRESSED DURING  
FINAL SITE PLAN SUBMITTAL.

Signature of VDOT Resident Engineer: 

Printed Name: STEVE SNEEL Date: 3-31-22

**Confirmation Number: 9087401**

**Virginia**

**Buckingham County**

**Payments**



**Transaction Details**

Buckingham Payment

**MISC**

Account/Map/Bill Number

**Rezoning Fee**

Name

**Piedmont Companies/Elam Stoltzfus**

**Credit Card Payment Address Information**

Order Number	9087401
Customer Name	William Heafner
Email Address	donitaf@piedcorp.com
Address	PO Box 1732 Lincolnton, NC 28093
Phone Number	(704) 736-4330
Credit Card Number	5XXX XXXX XXXX 5249
Credit Card Type	MasterCard
Expiration Date	0925
Operator Name	
Transaction Time	4/1/2022 10:08:06 AM
Authorization Code	00642J
Convenience Fee Authorization Code	06309J
Transaction ID	2034113799
Purchase Type	sale
Agency Total	550.00
Convenience Fee	\$13.75
Total Amount Charged to Card	563.75

**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

For questions about this payment, please call (866) 480-8552.

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>

**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**

**50 Building Permits were issued in the amount of \$11,134.88 for the month of March 2022**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
18791	Slate River	Never Dark Generators	Electrical	\$9,500.00	\$25.50
18792	Marshall	Janet McArthur	Electrical	\$8,500.00	\$25.50
18844	James River	Robert Mason	Electrical	\$1,200.00	\$25.50
18845	James River	Robert Mason	New Dwelling- Stickbuilt	\$50,000.00	\$94.04
18878	Marshall	Timothy Hooper	Remodel- Residential	\$90,000.00	\$513.77
18879	Maysville	Farmville Habitat	New Dwelling- Stickbuilt	\$122,680.00	\$274.56
18881	James River	Stephen and Mary Lapp	Farm Building- Exempt	\$20,000.00	\$10.00
18887	Marshall	Gerald Nuckols	Garage Detached	\$20,000.00	\$106.94
18888	Slate River	John Yoder	New Dwelling- Stickbuilt	\$300,000.00	\$1,684.19
18889	Maysville	Ephraim King	New Dwelling- Stickbuilt	\$100,000.00	\$1,551.13
18890	Francisco	Parker Oil Company	Mechanical	\$750.00	\$25.50
18891	Slate River	Sandra and Paul Terpeluk	New Dwelling- Stickbuilt	\$100,000.00	\$235.22
18892	Slate River	Paul Tepeluk	New Dwelling- Stickbuilt	\$250,000.00	\$838.64
18893	Slate River	Foster Fuels Inc	Mechanical	\$1,638.42	\$25.50
18894	James River	Anthony Vinson	Shed	\$10,000.00	\$53.08
18895	Maysville	Shane Butwin	Addition- Residential	\$12,000.00	\$50.39
18896	Francisco	Ahmad Mahran	Farm Building- Exempt	\$5,000.00	\$10.00
18897	Slate River	Williams Gas Pipeline	Electrical	\$2,000.00	\$25.50
18898	Slate River	Williams Gas Pipeline	Electrical	\$3,000.00	\$25.50
18899	Maysville	Darrell Thompkins	Addition- Residential	\$30,000.00	\$141.37
18900	James River	Adrian McDonald	Shed	\$15,000.00	\$144.64
18901	James River	Allsion Savage	Addition- Residential	\$84,400.00	\$61.00
18902	James River	Tyler Leskanic	Electrical	\$0.00	\$25.50
18903	Marshall	Robert Gregory	Mobile Home Doublewide	\$116,400.00	\$319.84
18904	Marshall	Foster Fuels Inc	Mechanical	\$500.00	\$25.50
18905	Marshall	Robert Mason	Electrical	\$2,450.00	\$25.50
18906	Slate River	Williams Gas Pipeline	Electrical	\$4,500.00	\$25.50
18907	Curdsville	Rock River Homes	New Dwelling- Stickbuilt	\$438,000.00	\$796.50
18908	James River	Parker Oil Company	Mechanical	\$900.00	\$25.50
18910	James River	Roy Turner	Farm Building- Exempt	\$5,000.00	\$10.00
18909	Marshall	Parker Oil Company	Mechanical	\$1,200.00	\$25.50
18911	Slate River	Glenmore Country Store	Electrical	\$2,500.00	\$25.50
18912	James River	Top Notch Contracting	Electrical	\$3,500.00	\$25.50
18913	James River	Top Notch Contracting	Mechanical	\$3,500.00	\$25.50
18914	James River	Robert Dietrich	Electrical	\$0.00	\$25.50
18915	Curdsville	Mitch Crickenberger	Mechanical	\$2,000.00	\$25.50
18916	James River	Raymond Lam	Electrical	\$1,200.00	\$25.50
18917	Maysville	Tmobile Northeast	Commerical Addition	\$80,000.00	\$449.00
18918	Curdsville	Blake Tanner	Mobile Home Singlewide	\$50,000.00	\$268.97
18919	Curdsville	Samuel Amos	Residential Remodel	\$13,500.00	\$538.64
18920	Marshall	Jacqueline Newton	Electrical	\$500.00	\$25.50
18921	James River	Kenneth Bryant Jr	Electrical	\$0.00	\$25.50
18922	Curdsville	Bedra Manning	Commerical Construction	\$12,000.00	\$53.08
18923	Curdsville	Rodney Allen	Shed	\$11,477.00	\$47.69
18924	Curdsville	Peter Schoebel	New Dwelling- Stickbuilt	\$150,000.00	\$1,055.96
18925	Marshall	Jes Construction	Residential Remodel	\$19,000.00	\$51.00
18927	Francisco	Root Electric LLC	Electrical	\$10,222.00	\$25.50
18928	Slate River	Bridgeport Construction	New Dwelling- Stickbuilt	\$400,500.00	\$1,032.27
18929	James River	Southern Air	Electrical	\$12,086.00	\$25.50
18930	James River	Tiger Fuel	Mechanical	\$450.00	\$25.50
18658		American Showcase	Re-Inspection Fee		\$50.00
18880		Mills Heating and Air	Re-Inspection Fee		\$50.00
18769		Graham Heslip	Sqaure Footage Change		\$20.19
18755		Vaughns Improvments	Sqaure Footage Change		\$10.77
<b>**Cost of permit is calculated based on square footage of structure**</b>				<b>\$2,577,053.42</b>	<b>\$11,134.88</b>

