



Buckingham County Planning Commission Agenda  
Monday, April 24, 2023 6:00PM  
County Administration Building  
Peter Francisco Meeting Room  
[www.buckinghamcountyva.org](http://www.buckinghamcountyva.org)

**You may view the meeting by logging on to**  
<https://youtube.com/live/jwwOSOGJuHo?feature=share>

1. Call to Order by Chairman

Invocation  
Pledge of Allegiance  
Establishment of Quorums

2. Approval of Agenda

3. Approval of Minutes

A. March 27, 2023 Regular Meeting

4. Public Comment

5. Old Business

Metallic Mining

6. New Business

1. Introduction Case 23-ZTASUP326 Marci Lowrance

7. Reports

A. Building Permits Report  
B. Zoning Administrator Report

8. Commission Matters and Concerns

9. Adjournment

**Buckingham County  
Planning Commission  
March 20, 2023**

At a meeting of the Buckingham County Planning Commission held on Monday March 27, 2023 at 6:00 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; Steve Dorrier; Joyce Gooden, Pete Kapuscinski, Stephen Taylor and Board of Supervisor Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. Ashley Shumaker was absent.

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

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

**Bickford:** That brings us to approval of the agenda. Nicci, is there any changes to the agenda?

**Edmondston:** I'm only aware of one change. Mr. Chairman, we will have just one speaker for presentation. I believe the other speaker was unable to do that this evening. Okay, very good. Seeing that do I have a motion to approve.

**Gooden:** So moved.

**Allen:** Second.

**Bickford:** I have a motion and a second. All in favor, raise your right hand. Okay, agenda is accepted. Approval of minutes we have February 27 regular meeting minutes. Do have a motion to approve?

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

**Crews:** Make a motion to approve.

**Dorrier:** Second.

**Bickford:** Have a motion and a second to approve as presented, any discussion? All in favor, raise your right hand. That passes. That brings us to the public comment period. Nicci, do we have people signed up?

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

**Edmondston:** We do. Yes, sir. Mr. Chairman, we have four. The first one is Catherine Thimnakis. Followed by Paul Barlow.

**Bickford:** Okay, very good. If you want Ma'am, all the speakers please come to the front just gave you name, address, got three minutes.

**Catherin Thimnakis:** Catherine Thimnakis Glenmore district, Patty road near the Jerusalem Baptist Church Blessed are we who care for our neighbors published in the Farmville Herald as neighborhood alerts on patty road are harmful spectacles publicly outing local tire hoarders presenting many dangers may this never happened again. No way no where know how. We do not know these people and should respect their dignity as responsible Christians. Tomorrow Tuesday act. First please go to the shack with tires close to the road. That barn could collapse at any time. If by fire burning tires are lethal chemicals deadly. My questions v dot station nearby Do they have the authority to protect the road and their station? Questions? The reason why no local authorities are acting and things are worsening, as read in the newspaper is because there are no experts. Hoarding tires on family properties are not uncommon, can only be handled by coaches with specialized methods for resolution. Consider that there may be family members trapped in need of rescue. Consider fires from lightning and power line breakages or just a cigarette under enormous pressure, as is this public spectacle infuriating, they're nearby neighbors, violence could be triggered. We understand that in the depths of overwhelming symptoms. They cannot clear out their family properties and move forward with their lives. Instead, without coping skills consumed by social disgrace. They tell themselves that it's all for the good. That living and working this way is positive, quite urgent because as group, as a group bonded together, fixated on tires, they could become despondent, compelled to harm themselves and others. Experts in crisis intervention is what works. Yes, this will cost the county but becomes a permanent resource, deterring future incidents. Stop procrastinating.

**Bickford:** Thank you, ma'am.

**Edmondston:** Paul Barlow followed by Hedi Berthoud.

**Paul Barlow:** Good evening, Paul Barlow district five pond road. Me and my neighbors are getting concerned about this growing tire heap near our houses. There's probably about over 1000 tires out there. It's I guess it's a it's an unzoned tire disposal plant as well as he's burning them at night to glean the steel belts from them. I know that he's breaking a couple of Virginia laws here. One is that you need a special permit to have over 100 tires. And if you have over 500 That's a Class C felony. I know there's at least 1000 Maybe 2000 tires out there. And we see deliveries of more tires show up every week. I reset to the DEQ in Richmond. lady's name is Marcy CroneMeyer and we had a back and forth with emails. And I gave her the address, which was the 2600 block a patty road. And and she thanked me and she told me that the case is being

handled by Andrew Peel and our solid waste folks. They have conducted several site visits and are actively working with the residents to bring the issue to compliance. We were out there again just last week. So I guess this is an ongoing thing. And it's not stopping. So perhaps attention needs to be drawn towards it. Something needs to be done about this. I recall back in 2002, in Roanoke, this guy he had 160 acres and to make ends meet he would collect old tires from dealerships and just throw them down into his ravines and I have a feeling and he was he was a poor person, and I have a feeling that this might be the same thing. I don't know who these people are, but they seem pretty poor. But it's not a legal way to make a living, especially with burning at night. That's that's illegal. So And what ended up happening in Roanoke was they had a brush fire and then the tires caught on fire took almost a month to pull them out. But then again though, they're in Roanoke, we're talking about a lot more tires than this but by my estimate, there's at least a couple 1000 tires out there. So you know, we'd like to know what's been going on with it. Okay because it continues to grow. Thank you.

**Bickford:** Thank you sir.

**Edmondston:** Hedi Berthoud followed by Marie Flowers.

**Hedi Berthoud:** Hello, my name is Heidi Divya Berthoud and I live in district five. Thank you for inviting me to speak at your next metallic mining work session on April 19. As you the planning commission give authority to Rob Lanham to organize the presentations for the industries work session. I am willing to organize the next representation to your work session. I have been in conversation with experts who have a different perspective than industry and regulatory and who have been directly involved with successful mining reforms in this country and around the world. They are willing to zoom in to the work session for their presentations and q&a. Two of them are one is biophysicist and consultant Steve Emerman. Specializing in groundwater and mining his presentation to the state agency Committee last May is available on the Virginia energy gold webpage. Jan Morell is a tamp tailings campaign manager at earthworks she works with communities around the world directly affected by dangerous tailings storage facilities. Jan and Steve and others co-authored safety first guidelines for Responsible mine tailings management. We're in conversations with experts from Wisconsin who were involved with creating the moratorium that was eventually called prove it first, we will reach out to Bill Hopkins, a professor at Virginia Tech and chair of the National Academy of Sciences study on the impacts of gold mining on Virginia, and Patrick Fanning attorney with the Chesapeake Bay Foundation, who was on the state agency committee as was Jordan miles. At the last hour and a half work session we heard mostly from the mining industry and a wee bit from the state regulatory agency Virginia energy we heard about industry's needs and wants to stay the course to carry on as is. We heard about the good paying jobs and the taxes paid to the county and state and about mining minerals that we use every day, we can thank them for bringing these benefits to our world and benefits need to outweigh the risks in any choices in life. I did not hear about the so called externalized costs of doing business, the true costs that we all pay for and forever poison water, air, land and effects on our health, safety and local and regional economies. I heard talk of responsible mining, there are good and bad mining operators. A reason given for mining here was because we can do it better than other countries that employ child labor. mining



projects here will not stop that bad behavior elsewhere. I heard no offer of solutions from them as to how to protect this county in the state of Virginia from the ravages of the metallic mining industry. What did you hear? the state study on the impacts of gold mining and Virginia tells us clearly that our regulations won't protect us. I think it's very important to hear from voices that have been hard at work creating new ideas and solutions to these very big problems. Can we count on you to welcome them to Buckingham County? Thank you.

**Bickford:** Thank you ma'am.

**Marie Flowers:** Hello, Marie flowers their district. I'm here because I heard that at the next work session. The citizens will not have a chance to do public comment. And I know probably most of you have not been to all of the gold meetings. And one of the most important things that I'd like to point out to you is in one of the early gold meetings, somebody from the state said there are not enough people to enforce the regulations. So no matter how good the regulations are, if there are no people, enough people to enforce the regulations. It's an I keep thinking of the massy mind disaster. I know it didn't happen here. But the that mine had many, many violations. And it should have been closed down. Well, it was after 27 men were killed there. And the the owner of the mine should have been put up for murder. In my opinion. We also talked to David Spears about Kyanite, and he never mentioned anything that we need to be concerned about, about Kyanite. And I wish he had, you know, spoken to us earlier. But anyway, the state does not have enough people to enforce the regulations. And that it, I think that is very, very important. We don't want to put anybody out of business because they are using chemicals or minerals that it could be banned. We don't want to put anybody out of business. I mean, the big thing, the big pollutant now is these tires. But we need to think of the welfare of the people first. And who's gonna enforce the, the regulations. And remember that when you when you hear everything, it's not that we're trying to put anybody out of business. We want our people to be safe. Thank you.

**Bickford:** Thank you, ma'am.

**Edmondston:** That's all.

**Bickford:** Okay. I'll close the public comment period that brings us to old bussines. See that we have no business at this time on the docket. Okay. Brings us to new business. See we have same thing.

**Edmondston:** No new business or old bussiness at this time.

**Bickford:** Very good. All right, brings us to your reports.

**Edmondston:** The building permit report. It's always for informational purposes. It's the same one presented at the month prior to the board supervisors and I do not have anything as zoning administrator this evening.

**Bickford:** Okay. Commission matters and concerns. We do not have the second speaker but we do have one which is Mr. Bush. So I'm will introduce you sir to come on up to the front there if you would just state your full name and address and we'll turn it over to you.

**Paul Bush:** Paul Bush 5134 Cartersville Road New Canton, Virginia. Buckingham resident owner operator of the Moss mine in Goochland. Going to fill you in a little bit on my mining operation. I remind and reclamation, the state of Virginia had 440 old metal mines gold mines in particular. A lot of people don't know that the old timers lost 50 to 60% of their gold in their tailings. At the same time, they were losing Mercury because that's what they were using to catch the gold. I reprocessed that material using the same EPA guidelines which they suggest soil washing, which is the same way you catch gold and soils. The other thing that I do is when the old timers went underground, they had themselves in wood cribbing to keep the ground from collapsing. All of that is coated with creosote, which is another carcinogen pollutant, I reopened those old shafts and clean all of that out. And there's also gold left down there and silver as well. The other part of that is in those old shafts is a lot of the mining acids that haven't been dealt with. So when I reprocess that process, that material, all those mining acids now come on into my tailings pond, where it's then treated with baking soda to kill the mining acids off and neutralize everything. So I'm dealing with a number of pollutants, you know, underground, excessive Mercury above ground which makes its way to the waterways. The stuff underground because Virginia's clay doesn't go very far. It stays right there. It's encased they can't go anywhere. To give you an idea of the mercury that's there. On Shannon Hill Road in Goochland. There were six mines, gold mines that were there. USDA estimates that 55 tractor trailer loads of mercury were used on that route. Now spread that out over 440 mines in Virginia. And that's a lot of mercury that was used in the state 47 mines here in Buckingham. Remining and reclamation is one of the what I guess you would classify as responsible mining methods. There's plenty of metals there that we need, they need to be recommended and cleaned up. So why not marry the two. And that was my business model coming into it. Because there's the metals that the old timers lost. Now you're going back to 1800s 1900s, gold was \$18 or \$30 an ounce, nowhere near what is valued at today, when they were underground, running these veins, there was a lot of stone that they were pulling out, that didn't assay high enough for them to bother running, they would have lost money, they didn't have the ability to do what we do today. So they already had gold losses in their system. Now on top of that, they just didn't have the equipment to run tonnage. They were processing on average about 20 tons every 24 hours, I can process 100 tons an hour. That's the difference. Larger mines can do far more. So those values in that stone that they thought was garbage to them, is now out there in big piles, that I can go process rerun, and it's profitable. So I can make a profit, the property gets cleaned up state can take one off the list. landowner gets, you know their property cleaned. Now they can sell it there's no issues. The state has one that's cleaned up, they don't have to worry about it. It doesn't cost the taxpayers anything. I do everything on my own. There's like I said considerable amount of mercury there. I don't know if any of y'all have any questions on any of that.

**Kapuscinski:** I'm sorry. Why don't you tell us a little bit about how you reclaimed the mercury and what you do with it.

**Bush:** Well, that's where I was going next. I just didn't know if anybody has any questions on that. My entire process is gravity separation. There's no chemicals used. Chemicals like cyanide. And some of the other acids that may be used in mining operations are really only intended for really small gold. Typically, it's the biggest mines in the world. The gold that they're mining, you can't see with the naked eye. That's what Cyanide is typically used for. Cyanide has a very short half-life. It erodes quickly, it oxidizes and it evaporates. Larger gold that just can't sustain the time it would take to dissolve it. So I use sluices. And I have centrifuges that they're just basically big boxes with a big turntable inside that spins at 3000 rpms. The equivalent of if you go on a ride at a amusement park that spins in a circle, you get stuck to the side, it raises the specific gravity of all the material inside that unit spinning. Gold already being 19 times heavier than anything else in the environment, clings to the sides, everything else leaves, Mercury is 17 times heavier. Mercury and gold are attracted to each other. So in my system, I cause a lot of turbulence to get everything to mix. So I utilize the mercury to my advantage because now the mercury going through the system, prior to my catching it is now bonding with gold that I normally couldn't catch that makes the mercury heavier. So it's easier for me to catch it all. So I don't lose any out of my boxes to centrifuges. I also have jigs out there if I need them. But everything is full gravity processed, no chemicals at all. And it's a 40 foot long six foot diameter trommel barrel with beaters in it that spin slow, and it just beats the material up. And that's the soil washing method that is preferred and recommended by the EPA because the mercury will bond to the soils. So unless you put it through a real good scrubbing process, you won't get it all to break free. Once it's broken free it'll stay free as it goes through the system because it's in the water. So everything is stratified and floating. Now you can separate it all out. And that's basically the gist of how everything comes apart. Stone is screened off and run separate. But make no mistake by definition even though I remine and reclamation, I am a gold mine. I'm the only permanent gold mine in the state of Virginia. So even though I reminded reclamation, there is no definition to differential keep me from a regular gold mine. By permit, I am an open pit goldmine. There's no differentiation between me and any other open pit gold mine. I'll give you a if nobody has any questions on that. I'll give you a big picture in Goochland county real life scenario that has every single concern every one has about mining. In one small little section, my mine is 47 acres. Now I have mercury, I have the underground workings were creosote, where they went down to the 235 foot level. I also have on this property it was core drilled a number of years ago was our late 80s. There were 62 core drills samples taken on that 47 acres. There is a house to the left of me and a house to the right of me. The house to the right of me is actually a man that's on the planning commission for Goochland County, was also one of my biggest advocates. On either side of them is another gold mine on each side of them with all the same contaminants, underground workings, the mercury, everything is there as well. Across the street is the old trillium Mine. All of the same contaminants that was also core drilled, I believe in the early 80s To the tune of 100 and some odd holes that they had core drilled there. The 700 acres behind me which is connected to me is I'm in the process now of permitting that one as well. All of the same contaminants with the addition of, prior to Virginia energy or previously DMME coming into existence. A man by the name of Hans Huber was at that permitted and was doing some exploratory. He had 200 foot pits that he had dug there. And he had a cyanide leach pit there. That property the front half of it consisting of about 69 acres, they drilled 49 holes exploratory on that section of the property. The cyanide leach pit that he had is only 500 feet, it

was recommended. So it's no longer there. It's only 500 feet from where that neighbors well is. Now with all of that contamination around those two houses. Both wells test fine. And I don't mean in parts per billion, that's acceptable. They test perfectly clean. Largely because we're clay. Clay is impermeable by water. It's one of the best filters. If it's underground, it's encased in clay, it goes nowhere until I go and remove it and clean it. So our soils are actually one of our greatest assets, keeping the old mines under control. Otherwise there'd be a much larger problem than what we have talking about today. So that's a real life example of all of the things that everybody's concerned about with mining right there in approximately what would be about 300 acres. And the mine across the road that tellurium spans almost a mile of that road. It was the biggest gold mine in Goochland. All of those were gold mines. Mainly the ones that have the 55 tractor trailer loads of mercury.

**Kapuscinski:** Going back to the mercury, Mr. Chairman, back to the mercury you explained how it was a value to you what happens to the mercury, what do you do with it?

**Bush:** When the old timers would do it, this was another issue with the mercury that they had and why they blew through so much. The mercury, Mercury and gold are attracted to each other. They amalgamate together. You retort it off or you burn the mercury off, they would burn it into the air. Well then just like water, it condenses. It rains back down. So then you just spread it all over the place. When I get it, I have the gold the mercury all combined. I have a retort system, which basically looks kind of like a mini version of a liqueur still. The mercury in the gold amalgamation goes into the into the pot. The heat heats it up, the mercury evaporates and mercury will evaporate at room temperature through the tube that it evaporates through. There's a rag wrapped around it that's hanging in water wicking water up. As that mercury comes through. It hits that wet rag it condenses and falls into a bucket full of water. Now I've got clean Mercury clean gold in the retort system. I've got clean mercury in the bucket then it gets recycled out in Virginia Beach at a recycling facility. Which has been the only way I found to be able to expose it responsibly. Where I'm sure it goes into something else, unfortunately.

**Kapuscinski:** You find a lot of it?

**Bush:** There as of now, roughly about a half a five gallon bucket full. And most of that has been test running because we've been upgrading the system as we've been going. But there have been places where I've dredged streams, where I'd easily in three, four days pull out a five gallon bucket full. When you get really hotspots, because it is so heavy, it sinks to the bottoms of the stream. And it'll stay there until the water just slowly washes it down. Any questions on any of that?

**Kapuscinski:** I have a bunch of questions.

**Bush:** Well, you always have questions. I figured I got through all yours already.

**Kapuscinski:** You know, full disclosure here. I've had conversations with Paul. But I will. He's had some very interesting points of view. I don't know if we're out of bounds here. But I'd like to

know whether or not you know, Aston Bay. And if you've got an opinion, may I ask that? Mr. Chairman? is that is that....

**Bickford:** He's a speaker he can he can decline to answer if he chooses to.

**Kapuscinski:** Would you would you be willing to, you know, expound your opinion only on the situation with Aston Bay and what they may be really looking for?

**Bush:** Ah, I won't get too into it. But I'll give you this. Yes, I know Ashton Bay, I've spoken to them. What I'll tell you and when the National Academy did their report, they arrived at my site. I spoke to them numerous occasions; I was part of the state committee. And what I told them at the time was there are no deposits in the state of Virginia that are big enough. The State of Virginia has been exploratory drilled, up, down, left, right and sideways. By some people that if it was here, they would have found it. And they just don't exist. And I had made that comment to them. And I said, they're just not here. Really good deposits, like what Ashton Bay have has found, do exist, and they have been found before the quantity is just not there. They later in their report, they quoted me again as saying it. And they had said after their review, when speaking to a number of people, they agreed that deposits in Virginia just were not big enough. Now, could they possibly find more? Yes, they could. But what they have right now, I know the big concern is open pit. Well, just about every mine in the state of Virginia is an open pit. I'm considered an open pit. I dig deep. I go after virgin stuff that was left behind. I have to everybody's got to make money. I can't do it for free. But you have to do it responsibly. I open it up, I close it within the same day, I don't leave anything open. But for their size deposit if you do the math, it would be the equivalent is the analogy that I use for people that don't understand mining to kind of understand what they have there. Virginia has veins, we don't have big ore bodies underground. So if you look at their website and their vein and all their core samples that they've taken, yes, the gold in that vein is phenomenal. ounce per ton. But it's 400 feet deep. Now if you can imagine taking an Olympic sized swimming pool, drain it, but \$100 bill on the bottom of that pole and fill it with dirt. Now stick to regulation. And on a 45 degree angle of repose from all four sides of that pool come down at an angle to that \$100 bill. But you have to pay yourself and a helper minimum wage. And you have to use a garden shovel to keep the scale fill five gallon buckets and you have someone else dumping them off. Would you dig to that \$100 Bill in that Olympic sized swimming pool? I would hope not because you'd lose money. And that's exactly what they would do doing that. The deposits just not big enough. The gold in it is big. They wouldn't have any need for cyanide in the gold that they have there. It's of sizeable to be kept to be caught with gravity. Same stuff I use centrifuges would work perfectly what they have there. But the only way for them to actually make that vein viable is to find more of it in continuity where it wasn't, you know, 200 yards the other way where they could shaft underground to get it then it may become viable but then regulatory wise, you get into a whole nother can of worms and costs where they'd have to shaft it and crib it to keep it from collapsing in on them, which is very hard in the state of Virginia because a lot of what we have underground and you'll see it in their drill reports they talk about sapper light. Sapper light is one of the things that surrounds a lot of our veins, I have it on my mine. Sapper light was the biggest problem that the old miners had. Because it absorbs water, it doesn't shed it. So it absorbs that water, and it starts to do what



they called swimming. It's like flowing concrete, it gets extremely heavy, and it would cave in their shafts. So they would have to crib out with something substantial to hold it back, which would drive up the cost even further. So what they have now mathematically, they don't have enough to go get it, they would have to find considerably more to go down there and get it. One of the oddities about Virginia over other places, is in Virginia, the deeper you go, the gold disappears. It fades out. I find veins on my place that were untouched at the old timers didn't see. And I'll get down 15 feet gold's gone. Really good at the surface. 15 feet gone. There's just nothing there. So we're a little bit of geological oddity in some senses. We're not like out west. I know mining acid is another thing that everybody was concerned with. But that's nothing new and mining. Guy spoke about it at the last meeting, he deals with it. I deal with it. It's really elementary school science class, you mix a base with an acid, you neutralize it, it's not really difficult. We have low sulfide veins here. Unlike out west where they're extremely high sulfide. When I first opened my mine, I had hit one of the veins that was untouched. And I have a buddy who's retired in Colorado who does assay. So I sent him off a 10 pound sample to assay and tell me what was in it. And he called me up and he said, kid, I'm gonna refund your money. I said, What do you mean, you're gonna refund my money, he said, you don't have any Pyrites In this. He said, There's no gold. I said, Humor me and run it for me. If there's no gold, happy birthday. So he calls me up late the next night, he says, I've never seen this before. You have no pyrites in there, but the gold is good. It was three quarters of an ounce a ton. And no pirates because we're low. Now, just because we're low so far, doesn't mean there's none. It's just not as potent, or as big of a concern as most other places are. So you have to kind of compare apples to apples when you're looking at that kind of thing. Because Virginia's geology is different. Now there's nothing saying that if you had one of these big larger mines, they wouldn't get into a deposit that was maybe more sulfide. But again, it's there's plenty of things in place. It's something that's always dealt with. It's not something new. So there's, there's stuff in place for all of those scenarios, that state mining inspectors and all my mining inspect when he comes out. He tests my water. And everything always tests are good. And I just use baking soda. I use that just because it's better for the environment. I use it on my garden and same thing that's in Tums, it does a job really well. So there's things in place for that. It's not really that big of a concern if things are done properly. I know there's some concern of you know, out of the US companies coming in and doing different things, but they follow the same regs. And Planning Commission Board of Supervisors has the ability to put stipulations on them, require a bond, require them to do certain things, maybe above and beyond state regulation. When I went through that process in Goochland they had certain stipulations they wanted. I mean, that's not really something that's out of the ordinary to deal with. I know you got more. I can see it.

**Kapuscinski:** Let me just ask you this because you did deal with Aston Bay. They're Canadian company I understand there's a large area in Canada that just opened up, excuse me for some relatively valuable metals. And my question is Why wouldn't they be focusing there rather than here? What what's their incentive for drilling here?

**Bush:** There's a lot of Canadian companies that come here to drill. There have been since my mine opened, four that came to Goochland County, that we're doing exploratory drilling, they were looking for properties to exploratory drill. Now, I can't speak to what Ashton Bay's doing

or what their motives are. As they're talking to Tom, I know he legitimately would like to mine it, he would like to have it mined. Now for him, that would just be finding a contract, he'd get a percentage, but he's got a lot of money into it. But the gold mining industry is probably one of the crookedest, you'll find. If you want to find a scammer, they're in the gold mining industry. And I was taught by an old timer, whose father and grandfather were mining engineers in Virginia. And he told me, he said, everybody that went out west, the man that made the money was the man selling the shovel, not the miner using it. And it's right, he's true, you know. So you can find some crooked people, because gold makes, you know, people do some funny things. They see a little bit of gold and investors will start throwing money at it. And I was actually told by one of those companies, because they had come out and asked me they wanted my place, and they wanted 700 behind it. Well, I know why they wanted to 700 behind it, because it has seven of the eight gold veins in Goochland County untouched. Because the old timers never went underground. On that one. They did on one side, but not the other. In 1901, a man by the name of Edmond bought it and he shut mining down. If I knew where his grave was I bring him flowers tomorrow, because he left it perfect for me. I had asked him I said, Well, why are you asking me for properties that have already been drilled? That makes no sense. I don't understand that. And he said, Well, it's already been drilled, we know what we'll find. And I said, Okay, well, that doesn't make any sense. He says it does when you're looking for investment. We'll drill we'll find the investors will come and we can keep going. So they were looking for investment in that case. So they wanted something already drilled to get their investment, get their backing. Now, from what I understand, that particular company did do some exploratory drilling, got their backing, and then went back to Canada and then went to the big goldfields because now they had the money in the backing to play with the big boys back home. Now, I'm not saying that's what Aston Bay is doing. They, I think legitimately want to mine it, or find someone to mine it, because they've got a lot of money into it now. But not all companies are like that.

**Dorrier:** Getting away from the goldmine a little bit, but how do you deal with Goochland County with the planning commission? And what what's the process there that what do you have to go through with it?

**Bush:** Probably the same things here. I had to have the, you know, I presented them the same mining plan that I use for my mining permits with the state showed them the drawings, they had certain stipulations on distances and times of working and that kind of thing. Most of which they had waived, they had 1000-foot setback. So they didn't want me going within 1000 feet of the nearest property lines. They had waived that. As far as using trucks and equipment. My processing equipment had to stay in that 1000-foot buffer. But if there was contamination in an area closer, go get it. And really, they didn't have much of a stipulation. They asked me if I was going to use cyanide, which I was later told if I had said yes, they were going to shut that down. They don't have anything on the books on it. But they just make that call on their own.

**Dorrier:** You have to get a special use permit?



**Bush:** They call it conditional use. Yeah. I had to have county meetings and invite people with, you know, from around the property lines, and everybody had to be within 1000 feet. But we went out further because everybody's so spread out. But I had no resistance there was between the two county meetings that I had for both properties. I think there was 194 people total that showed up and actually got more places that wanted me to mine but I never got any resistance. Everybody was on board with everything. Even the county was all on board with it. They just wanted to make sure the process was going to be safe. But other than that there were no concerns.

**Allen:** I'm just wondering, did you start off gold mining or did you start off cleaning the gold mine?

**Bush:** With this one. Or in general and what I do in life?

**Allen:** Just you know just sounds like you're doing a lot of cleaning too not only digging.

**Bush:** I used to be in the corporate world. I got out of the corporate world and came to this the mining and the cleaning go hand in hand. In order to get the mercury out, I had to put it through the same process to get the gold. So it all goes together. The Timbers and all that come out of the ground, they get stacked off to the side and they get sent off. Same thing to just be reclaimed or whatever they do with them when they get there. But it's not cleaning or mining, it's all one big process. While they're done simultaneous.

**Allen:** So you get all the fluid out the mine, do you fill it back up when you get through?

**Bush:** What do you mean fluid?

**Allen:** Water, anything, you got down there.

**Bush:** When I open up the shafts they've all collapsed. So it's all the sidewalls of the shaft, the upper walls, it's now all degraded rock really, rock that they left behind that the other veins came up through. So there's no water down there, everything's collapsed in, I open them up, that stuff gets piled off, Clay goes back in the hole. And then I open up the next section. And everything that I process eventually becomes the topsoil after it's all cleaned. Now when it's all said and done, I got to reclamation my ponds. Because I do get creosote from the shafts leach into the ponds. So I have to deal with that kind of stuff, the mining acids in the ponds, which all that'll then get filtered and processed later on. Hopefully, I'll be there for a while making money, I won't have to worry about it.

**Bickford:** You did say that the inspector comes out regularly, how often weekly, monthly?

**Bush:** He has a number of inspections that he does for me comes out a little more often. Because I've been doing upgrades. So when I complete certain things, I'll call him up and say, I'll send him pictures of it. And then he'll come out and take a look. Just to see how those upgrades are.

And everything's out of the way. Every time before I start up the new systems, he'll come out and give it a once over make sure everything's good. Otherwise, he's usually about every three months or so. All depends if I need him, he'll come out sooner.

**Bickford:** So in other words, you have the ability to call and he'll come in shorter time.

**Bush:** If I have a problem or a question. I call him email. I'm texting him, whatever. I don't know how he has the time to answer me. But he always does.

**Bickford:** Got another question. We have some old abandoned copper mines in Buckingham. Do you reclamation them? Or is it enough money in it to do it?

**Bush:** Usually there's some gold associated with the copper, it's possible. I haven't investigated any of them to know if it would be worth it. Although they say copper is the new gold eventually so.

**Bickford:** Going in the right direction. That's for sure. In your opinion. I don't know you gave us a quick summary opinion of Aston Bay. We've had speakers here before that said gold will probably have to get to \$5,000 an ounce before they could justify. In your opinion is that about the same?

**Bush:** For what they have there.

**Bickford:** Before they could justify mining some of the veins that they have found a Buckingham.

**Bush:** By the numbers that I just quick did looking at it you're talking pretty close to that. It would definitely have to more than double where it is now. Unless they found more. But again, even if they find more, it has to be continuous. Because otherwise you can't absorb the cost of going underground in that one big long run. So if it's 200 yards the other way, now they have to reabsorb tunneling costs. There's a lot of factors that come into it.

**Bickford:** It was just basically an estimate from one of the speakers we had back a couple years ago when we had some mining experts come through. And that was just a comment he made.

**Bush:** And there's a lot of regulation on that, especially when you go underground. That becomes very expensive.

**Bickford:** I assume that's why the open pit is more functional, economical?

**Bush:** Open pit it depends. You have to have that really big deposit. If you look at the open pits they do out west, where you'll see it stepped down. Usually they're in rock the whole way. And they use that as their haul road. You'll see the trucks going around the circle as they come to the top like a corkscrew. If you go by Virginia regulations and don't hold me 100% of this because I

may be a little bit off but if they were to go 400 feet to that vein and I'm talking just to center point of the vein not room to work. Because you're 400 feet deep, if they were able to get away with a 45 degree angle of repose, which I would suspect they'd have to go on a much shallower decline, probably more like a 32. Now, you'd be a foot out for every foot down. So when you're 400 feet straight down to the vein, you're 400 feet wide to this side, this side, and then however, you got to go on the other side. So easiest way, I guess to explain it is when you're mining, especially gold mining. To get to your body or your source, you want to move as little tonnage as possible, as cheap as possible. When you get to your ore body, you want to move as much as possible, as fast as possible. So it just doesn't pay to go after that little tiny vein, or the \$100 bill on the bottom of the pool. Moving all that tonnage because then you have to put it back. Again, gets expensive, rather quick, you need the area to store all that material. I mean, it's an exorbitant cost and fuel alone doing that type of operation just to go that deep. You really need a good deposit. Most of the big deposits that are you know, those big massive pits, they're not very deep before they hit their ore body. And they're running it the whole way down. But again, they're also mining mostly or I should say in most cases, gold that you can't see with the naked eye. Or it's very small. There's just a whole lot of it in one big area. Then it's worth it. We don't have those types of deposits here. We're veins.

**Bickford:** Any other questions from commissioners from Mr. Bush just to reiterate your operation for reclamation there is no distinguishing you from mining? Correct?

**Bush:** No, when I do my permits, I am an open pit gold mine period. My operation side of it I remain in reclamation but under state definitions under state regulations you know permitting, I am an open pit gold mine my regulations that I have to follow as a two-person operation is identical to Kyanite Boxley or any of the big quarries. I get no less you know it's not easier on me regulatory wise. Everything is the exact same.

**Bickford:** Any other? Mr. Bush really appreciate you coming.

**Bush:** Do you want me to talk anything about cyanide or what I know about any stuff?

**Bickford:** You're welcome to talk a few minutes about that if you'd like to.

**Bush:** I mean, is there a concern over the cyanide usage?

**Bickford:** There is.

**Bush:** I'm no cyanide expert but I know a good bit about it. I use it out west with a buddy of mine who uses it there. Cyanide is like I said it's only used on very small gold. The microscopic stuff for flour gold, they don't use it on big gold. It oxidizes very rapidly. Air sun and water causes it to oxidize rapid. Smaller gold is used on that because they only have so much time for it to process because it's constantly getting weaker. When it hits the environment, it degrades rapidly. So usually, you know you're I think the National Academy touched on this in their report. The spills are always the damage that's done is always acute. Its immediate. Because it

rapidly degrades the more water it comes in contact with. Now to give an idea here in Buckingham, we're not out west so out west they can use it they've got a long way before they hit people, here it may get weaker before it hits the James it's not going to hit wells most likely. But you have a lot of people that boat to James fish to James that kind of thing. They may come in contact with it. That's a good possibility. Now I'm not for banning anything. But if there was really something that you wanted to just put the squash on the whole thing so you didn't have to worry about it. Ban the cyanide process, no one's ever going to use it anyway. We don't have the deposits for it. Banning the process alone is not banning cyanide because it's in pesticides, herbicides, you'd have all kinds of probably legal issues there. As a matter of fact, it's used heavily on fruit trees. So if anybody eats cherries, don't chew the pits and swallow them. More than three cherry pits if you chew them and swallow them, you'll experience cyanide poisoning. Same thing with Apple, pears, and apricots, all fruit trees are sprayed with cyanide chemicals. Actually, the biggest... cigarette smoke if anybody smokes. The biggest cause for cyanide poisoning in the US is actually smoke inhalation from house fires. Because all the vinyl flooring installations have cyanide. Banning that process alone, like I said, from the beginning, when I was talking to the National Academy and others just banned that process. No one's gonna use it. No one uses it now and has no plans on it. That's probably the easiest solution to the whole thing. But at the same time, you all have the power to put those stipulations. You can require bonding, you know, based on certain operation types or whatever. I know there was a situation I believe it was in Louisa a number of years back where they were required. The moss mine that I'm on, another man was trying to open it before me. the reason that I'm there now. The County of Goochland told him they would give him the CU. But for what he wanted to do, and he wasn't using chemicals, they could just tell he didn't know what he was doing. He had to put up a \$300,000 bond in order to get his CU. And that was separate from the state direct to the county. But you all have that ability as well on a situation by situation basis that require certain bonding. There's a lot of different options there. You know. I can't believe your out questions.

**Kapuscinski:** I don't want to bore everybody.

**Dorrier:** Id like to Mr. Saunders. He's been nice enough to come up here tonight. Again, what what his take is on what you do and how you interact with him. And that would help me.

**Bush:** Yeah, he's been out to the mine he's seen it.

**Dorrier:** I'd like to get his view about it.

**Bickford:** Thank you, Paul. Paul, thank you for speaking. You gave good information to us. Thank you so much.

**Paul Saunders:** Paul Saunders of Virginia Department of Energy's manager of safety and permitting. Best answer I can give you is Mr. Bush, to the best of my knowledge is in compliance with Virginia, mine law and safety and health regulations. Public Information, such as any reports or violations or anything such as that would be available to you through the Freedom of Information Act, and we can definitely get that to you. But you know, we can't have

opinions. I will address one question that came up earlier. Minimum inspection schedules, 3 regular reclamation inspections per year, one reclamation renewal inspection per year in one state. If that helps answer your question that's at a minimum, as Mr. Bush indicated, depending upon what he's doing, we definitely can have an inspector out there and more frequent. Probably didn't answer your question. But as I said,

**Dorrier:** I just wanted to see how you are involved with him and how you got along with him.

**Saunders:** We get along fine. You know, as I said, I appreciate what he's doing. Just like, like what y'all heard up here. You know, the idea of mining and reclaiming own abandoned mine works is a good thing.

**Bickford:** Any other questions for Paul while he's up here? Paul, thanks so much. Appreciate you. Thank you for coming sir. And again, Miss Bush, thank you for your talk appreciate that so much.

**Bush:** Anybody has any questions later on feel free to ask.

**Bickford:** Alright, very good. You may be taken up on that. That was our only speaker for tonight. So that brings us to our commissioners. Think we have four that attended the planning and would like to give a little critique of what they been through so far on their training. Joyce you want to lead off. I know you got notes.

**Gooden:** I have notes, you're right, I have notes. I'm like, I have a couple of things. And thank you, Miss Edmondson, appreciate you setting up the class. And making it possible for us to be able to just walk into the classroom, registrations and everything all set up. So I appreciate that. I like the class, the class was set to just say a good time was had by all know sounds good. But the class I recommend that we discuss that each new opponent appointee have to take a form of land use course, and come back and report to the board about the workshop. There are some things that they talked about reviewing the comprehensive plan and zoning ordinances. And we have not reviewed that as a group. And I think that would be something that good that we should be doing. Also, there was a zoning matrix. And I had text Miss Edmondson from the class about a zoning matrix. And what it does, it's kind of a cheat sheet. But it has a grid with easy land use rather than the flipping through that, that document that we have with the zoning. And in my time here, I'm not as familiar, I have to look up everything. But the matrix has a it's like a grid, and it just has land uses on one axis. And then and then whether or not is permitted. And so all you have to do is set Okay, I want to have a retail shop, and then go down to where it and where it meets, you can find whether or not it's permitted, or you need a special use permit to do that, it's something a little easier, that gives you the larger details of whether you can do... have something is permitted in a particular area. And then you can find if it's not permitted, fine. If you want to read the fine print, then we can go to that larger manual that we have. That was something else. And then there was another Marion County has their matrix. When you go to the government, the county website, or the Marion County, [Marion virginia.org](http://Marion.virginia.org), it has a matrix that

you look at the heading by alphabet. So if you wanted to, again, put a retail shop you could have, I'd go to retail, or if you want to put up a house just you go on to H's down to housing, and it tells you where you can put you know what areas you can build a house in which areas you can't just build a house. So I would like something see something like that for this county. That's one thing. We had several speakers and so what I had to take away was how much research more research that I need to do about Buckingham County. We've talked about the business corridor, but you know, the land use maps I would love to add that to review that but reviewing it as a group because we all come to I guess this meeting with different thoughts and land use like the course we have two books to read we have to attend another Planning Commission and report on their actions. And so that gives us more insight to what you can and can't do. One of my takeaways or was that if they presented a correct application, and everything was correct on application, there's not a way that we can actually hold them up and say the instructor called it you can't do things to spite I just don't want you to do that there. Can't really do that. I thought that was just like, okay, but more of us looking at the long term vision for Buckingham County, rather than the short term of what they immediately bring to us as I want Airbnb. And to me, that's the short term, the long term is looking at the comprehensive plan, and being able to look at that in developing, you know, our, our vision for Buckingham County. JD?

**Crews:** Yeah, you covered a lot of it. I mean, I enjoyed the class the main thing I kind of got out of it was just, you know, that we need to stick to our comprehensive plan. And, you know, try to avoid any spot zoning, and you know, only give conditional use permits to people that, you know, their operation is going to really benefit the community and not just benefit them themselves. You know, if it doesn't go with the comprehensive plan. And I guess the other thing I kind of got out of it was, he was talking about road striping I think there's a lot of that in Buckingham County. Oh, yeah. So I think that's kind of a problem. And so we need to try to work on as well. How about you Pete?

**Kapuscinski:** You've said it all.

**Bickford:** Danny you went, did you have anything you want to add or they covered it all?

**Allen:** They done good.

**Gooden:** We were looking at the road stripping, especially hindsight looking at the development. And just, we still have two books to read.

**Bickford:** Yall go back in May?

**Gooden:** May. Right. But between now and then we have to attend another Planning Commission. I'm curious, has anybody decided on where to go?

**Kapuscinski:** I looked at the dates for the Prince Edward and Commonwealth, and they're both within the time that we have to go back. So that's those are the two that I can go to.



**Gooden:** I was trying to look at something that was close to Buckingham and I was really thinking about Appomattox County. And looking at...actually, we saw planning for Albemarle, county Nelson. And just looking at some of the quarters and looking at how they their areas were developed. It was like, oh, and it made me think more about Nelson. That county seat I think is Lovington. But they have wineries. They have Nellie Ford. We don't have wineries or Nellie ford knocking on our door. And that's why you're saying Cumberland just like well, what does Cumberland have what's closer to Buckingham to see what kind of issues they had. That's what I was thinking about. But I am looking forward to going back to the class. And I'm looking forward to finishing the books because the planning one on one book that they gave us actually gave the history of planning. You know, we could do what we wanted to and why we started setting up rules, and then why you give special use permits. Again, I found that interesting.

**Bickford:** Very good. Sounds like a very beneficial ones that attended. I will say Just a quick comment that we're in getting ready to start the process of the comprehensive plans. So a lot of the questions and comments you made Joyce as well as the others will apply for that.

**Kapuscinski:** With regard to the comprehensive plan, what? How does that work? And how does it involve us?

**Bickford:** Introduction is, what April 10 correct our work session. And normally what they'll do, they're going to go through the whole comprehensive plan.

**Kapuscinski:** This is an outside source?

**Bickford:** Right and they'll take it section by section, and they'll meet with us work session. Sometimes it's usually it's a little farther into the process and maybe a joint meeting with the board of supervisors and the planning commission. And I assume they will still follow that pattern.

**Kapuscinski:** The whole commission or just a couple of people?

**Bickford:** The whole Commission, And what they do, they'll make, they'll tell you what we've already got and they'll tweak it a little bit but then they bring it back to us whilst being a planning commission and ask okay, let's go over this. And you know, if you see something that you feel, they either omit it or you want to change, we do that, and then when that section is done and we feel good about that. Normally, if I remember correctly, it has been a long time since, it moves on, that section will go to the Board of Supervisors. And we started another section. And it's just it's a work in process. And you do it that way. In the meantime, too. In the in the process, there's usually, I'm not sure if we did that last year with stakeholder meetings, Right. And then it's just an invitation to the county residents to come in and speak on what's you know, anything like they got, as we're working through it to maybe help us along and maybe work into the comprehensive plan to add or something.



**Kapuscinski:** Ultimately does that have to be approved by I mean, that's not something that publicly has to be approved, right?

**Edmondston:** Its a 30 day review period.

**Bickford:** But they're familiar with it it's not like it's being kept from them. I mean, they're there. They have the ability to be involved as much as they want to.

**Kapuscinski:** Essentially, on a section by section basis. It's an iterative process you go through in the planning commission and totat will be involved. I got it. Okay.

**Gooden:** This is five year review, right?

**Bickford:** It's supposed to be five every five years I think we're just a tad behind on schedule, but we're trying to make up right.

**Gooden:** But I'm just saying we have a three-year wrench thrown in everything that we've done.

**Bickford:** So, but it's supposed to be reviewed and the changes, additions, whatever, every five years and that's state law.

**Gooden:** But we have a we have a grace period because we are working on it.

**Bickford:** Correct. As long as you're working on it. They will work with you. Any other things from Commission's? Seeing none do I have a motion to adjourn?

**Kapuscinski:** So moved.

**Dorrier:** Second.

**Bickford:** Motion and a second to adjourn. All in favor, raise your right hand. We are adjourned. Thank y'all.

**Commissioner Kapuscinski moved, Commissioner Dorrier 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**

**April 24, 2023**

**Administration Building**

**6:00 PM**

## **Introduction Case 23-ZTASUP326**

**Owner/Applicant:** Landowner David Christian  
287 Boxwood Dr  
Arvon VA 23004

Applicant Marci Lowrance  
246 Boxwood Dr  
Arvon VA 23004

**Property Information:** Tax Map 68, Parcel 37, containing approximately 25.714 acres, located at 59 Gold Hill Elementary School Road New Canton VA 23123, Marshall Magisterial District.

**Zoning District:** Light Industrial (M-1)

**Request:** The Applicant wishes to Add a Zoning Text Amendment for a Private Recreational Facility to a list of Special Uses in a Light Industrial M1 Zoning District and Apply for a Special Use Permit for that purpose.

**Background/Zoning Information:** This property is located at 59 Gold Hill Elementary School Road New Canton VA 23123, Marshall Magisterial District. The landowner is David Christian and the Applicant is Marci Lowrance. This property is zoned Light Industrial M1. Currently, this is a use not provided for in this Zoning District within The Zoning Ordinance, however the applicant has made application to add this use through a Zoning Text Amendment, Private Recreational Facility, to a list of Special Uses in a Light Industrial M1 Zoning District. The Applicant is applying for a Special Use Permit for this purpose. This use may be permitted by the Buckingham County Board of Supervisors by a Zoning Text Amendment and 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 both the Zoning Text Amendment and the Special Use Permit are 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. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
6. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
7. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
10. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

**SPECIAL USE PERMIT APPLICATION CHECKLIST**  
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION  
REQUIREMENTS

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

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

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

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

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

**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 *no district lines*
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: 3/19/23

Special Use Permit Request: for a zoning text amendment to  
be added to a list of Special Uses for the M1 dist  
for a private recreational facility and apply for a special use permit for the us  
Purpose of Special Use Permit: Softball instruction and training for

the young girls of Buckingham County and surrounding  
areas  
Zoning District: M1 Number of Acres: 25.714

Tax Map Section: 68 Parcel: 37 Lot: — Subdivision: — Magisterial Dist.: Marshall

Street Address: 59 Gold Hill Elementary School Rd New Canton, VA  
Directions from the County Administration Building to the Proposed Site: 2312;

attached directions

Name of Applicant: Marci Lawrence

Mailing Address: 2416 Boxwood Drive Arvonia, VA 23004

Daytime Phone: 434-607-5440 Cell Phone: 434-607-5440

Email: marcilawrence@gmail.com Fax: n/a

Name of Property Owner: David Christian

Mailing Address: 287 Boxwood Drive Arvonia, VA 23004

Daytime Phone: 434-390-8788 Cell Phone: 434-390-8788

Email: davidchristian109@gmail.com Fax: n/a

Signature of Owner: David Christian Date: 3/21/23

Signature of Applicant: Marci Lawrence Date: 3/19/23

Please indicate to whom correspondence should be sent:

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

13360 W James Anderson Hwy  
to 59 Gold Hill Elementary School Rd

18 min

14.7 miles

IRS reimbursement:

\$8.58



Head east on W James Anderson Hwy (US-60). Go for 3.7 mi.

Then 3.71 miles



Turn left onto N James Madison Hwy (US-15). Go for 10.9 mi.

Then 10.93 miles



Turn left onto Gold Hill Elementary School Rd. Go for 171 ft.

Then 0.03 miles



**59 Gold Hill Elementary School Rd**  
New Canton, VA 23123-2162



nont

Scottsville

B

A

Dillwyn



## 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: JAMN Limited Partnership LP

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

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

Tax Map Section: 68 Parcel: 17 Lot: — Subdivision: —

2. Name: In-House Pharmacy Partners

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

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

Tax Map Section: 68 Parcel: ~~2000~~ 17 Lot: — Subdivision: —

3. Name: David + Joan Holiman

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

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

Tax Map Section: 68 Parcel: 34 Lot: — Subdivision: —

4. Name: Frances Allen

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

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

Tax Map Section: 68 Parcel: 38+39 Lot: — Subdivision: —

See attached forms

6. Name: Letha Shumaker ET ALs, Helen S Hampton Life Est,  
C/O Jay Hampton

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

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

Tax Map Section: 68 Parcel: 41 & 48 Lot: — Subdivision: —

7. Name: Elam, Emma, Jacob, & Eli Stotzfus

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

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

Tax Map Section: 69 Parcel: 49 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: \_\_\_\_\_

TM# 68-17

JAMN LIMITED PARTNERSHIP LLP  
814 E MAIN ST  
RICHMOND VA 23219

TM# 68-17A

IN HOUSE PHARMACY PARTNERS LLC  
287 BOXWOOD DR  
ARVONIA VA 23004

TM# 68-36

DAVID & JOAN HOLIMAN  
12 SYCAMORE SYRCLE  
MINERAL VA 23117

\*Physical Address: 25805 N James Madison HWY New Canton 23123

TM# 68-38 & 39

FRANCES ALLEN  
25475 N JAMES MADISON HWY  
NEW CANTON VA 23123

\*Physical address for TM# 68-39 as well

TM# 68-41& 68-48

LETHA SHUMAKER ET ALS  
HELEN S HAMPTON LIFE EST  
C/O JOY HAMPTON  
25446 N JAMES MADISON HWY  
NEW CANTON VA 23123

\*Physical addresses: 25442 AND 25446 N James Madison HWY New Canton 23123

TM# 69-49

Elam, Emma, Jacob and Eli Stoltzfus

25766 N James Madison HWY

New Canton VA 23123

\*Physical address for parcel as well

# ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 3<sup>rd</sup> day of April, year 2023  
I David W. Christian 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)

David W. Christian

( 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 3<sup>rd</sup> day of April,

of the year 2023. My Commission expires on Sept. 30, 2024.

Notary Public Signature: Virginia A. Robinson  
Stamp:

VIRGINIA A. ROBINSON  
NOTARY PUBLIC  
Commonwealth of Virginia  
REG. #243182



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 3<sup>rd</sup> day of April, of the year 2023,

I David W. Christian (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)

David W. Christian

NOTARY PUBLIC

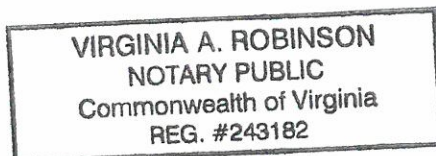
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 3<sup>rd</sup> day of April

of the year 2023. My commission expires Sept 30, 2024.

Notary Public Signature: Virginia A. Robinson

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):

Commerical building, baseball field, playground,  
shed, generator, basketball courts, parking,  
Circle driveway, fields with grass, pump house,  
and well

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

formerly Gold Hill Elementary School

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:

na

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

If yes, please explain any impact:

na

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

Printed Name: Marcia Lawrence Title: Applicant

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Marci Lawrence

Location: In House Pharmacy Partners - 59 Gold Hill Elem  
School Rd Arden, VA 23004

Proposed Use: Softball Facility

For VDOT use only:

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

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

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

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

Does the existing entrance meet VDOT requirements for the proposed use?  
Yes ☒ No ☐ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

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

Signature of VDOT Resident Engineer: C. D. Blunt

Printed Name: Charles D. Blunt Date: 3-22-23

n/a

## 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:

To Whom It May Concern:

My name is Marci Lowrance, formerly Marci Christian. My husband, Isaac Lowrance, our children, John David and Teagan, and I all live here in Buckingham County. I was raised in this county and grew up participating in many different recreational sports here. It was here in Buckingham that I fell in love with the game of softball. Most of my childhood was spent on the softball fields of Gene Dixon and BCHS. While at BCHS, I was involved in Student Council Association (President 2009-2010), Virginia Student Council Association (Vice President 2009-2010), and Future Business Leaders of America. I also played four years of Varsity Softball and was named all-district and all-region multiple times and James River Player of the year. I graduated from Buckingham County High School in 2010 and went to Longwood for two years to play Division I softball and study Kinesiology. After two years, I transferred to Charleston Southern University in Charleston, SC to continue my Division I softball career. While there, I earned my bachelor's degree in Kinesiology. During my time at Charleston Southern, I was a 2-time All-Conference Player, broke records for homeruns, rbis, runs scored, and slugging percentage. For eight weeks during the season, I was ranked as the number one home run hitter for Division I softball. I finished the season in the top 5 in the entire nation for homeruns and was a 2-time MVP. Most importantly, CSU was where my personal relationship with Jesus really took off and I truly accepted Him into my life. After graduation I coached at Charleston Southern for two years before accepting a Head Coaching Job for a Charter School in Mount Pleasant, SC. In October of 2021, my family and I moved back to Buckingham. My goal for this business is to give the young ladies of this county something that has been missing for as long as I can remember. My parents drove me to Richmond, Goochland, Ashland, and Petersburg more times than I can count to provide me with the best softball



instruction available. There is nothing like this in our county for girls who wish to play softball. It is important that I give back to Buckingham County, which shaped most of my childhood. Giving back to the game and county that gave me so much is my goal for GRIT Softball Academy.

My request is for a Zoning Text Amendment to be added to the list of Special Uses in the M1 Light Industrial District for a private recreational facility. I am applying for a Special Use Permit for a softball facility inside of In House Pharmacy Partners. This facility would be located at 59 Gold Hill Elementary School Road New Canton, VA 23123.

The purpose of this softball facility, referred to as GRIT Softball Academy, would be to provide quality softball instruction to the children of Buckingham and surrounding counties. It is important to me to provide the young girls of this county an advantage that I never had while I lived here. I was forced to go over an hour each way to get softball instruction. I never want another Buckingham County girl to have to travel so far to have the same access to quality softball instruction as the ladies that live in bigger cities. My goal is not only to provide them with the softball skills to take them to the next level, but also to be a positive mentor in their lives. Softball is something that will bring many cultures, groups, and communities together. The positive impact that sports has on our young children's minds is irreplaceable, and GRIT Softball Academy will provide the younger generation of girls in this county with that advantage. Please consider granting GRIT Softball Academy a Special Use Permit to continue to positively impact our small community and the young girls of this county.

Thank you,



Marci Lowrance

## **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: Marcia J. [Signature]

Date: 3/19/23

## **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.

2020-1852

BOOK 477 PAGE 066

DOCUMENT PREPARED BY:  
E. M. WRIGHT, JR.  
COUNTY ATTORNEY  
PO BOX 200  
BUCKINGHAM, VIRGINIA 23921

Tax IDs # 68-37  
and  
68-17A

Consideration: \$600,000-  
Grantor Exempt: 58.1-811 (4) 4.

THIS DEED, made this 17<sup>th</sup> day of November, 2020, by and between

BUCKINGHAM COUNTY, A POLITICAL SUBDIVISION OF THE  
COMMONWEALTH OF VIRGINIA, ALSO KNOWN AS and acting through the BOARD  
OF SUPERVISORS of BUCKINGHAM COUNTY, hereinafter called Grantors, and, IN-  
HOUSE PHARMACY PARTNERS, LLC, a Virginia Limited Liability Company, hereinafter  
called Grantee, provides:

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

**TRACT ONE**

ALL that certain tract or parcel of land, together with all  
improvements and appurtenances thereto belonging, lying and being  
in Marshall District of Buckingham County, Virginia, containing  
24.8 acres, more or less, but being a conveyance by the boundary and  
not by the acre, and being part of the property associated with the site  
on which was located the "Gold Hill Elementary School" and  
bounded on the east by US Route 15, and by the property of Holman,  
Jamn Limited Partnership, LLP, and Allen, all as shown on the 2020  
Tax Maps of Buckingham County. This property is described by  
reference to several plats, the first being a plat of 27 acres by J. G.  
Trent, County Surveyor dated April 26<sup>th</sup>, 1930 and of record in the  
Clerk's Office of the Circuit Court of Buckingham County in Deed  
Book 63, at page 218; the second being a plat of 24.8 acres by Carroll  
Gillispie, CLS SBC, dated July 16, 1959 and of record in the  
aforesaid Clerk's Office in Deed Book 64, at page 481; the third  
being a plat of 0.652 acres by Carroll Gillispie, CLS SBC, dated  
May 2, 1963 and of record in the aforesaid Clerk's Office in Deed  
Book 70, at page 432 B, the fourth being a plat of 0.463 acres by



Carroll Gillispie, CLS SBC, dated May 2, 1963 and of record in the aforesaid Clerk's Office in Beed Book 70, at page 432 A; and the fifth being a plat by Robert L. Lum, CLS, dated June 21, 1978 and of record in the aforesaid Clerk's Office in Deed Book 112, at page 537. See also Sheet 16 of the plans for Route 15, State Highway Project referenced in Deed Book 117, at page 679 *et seq.*

**TRACT TWO**

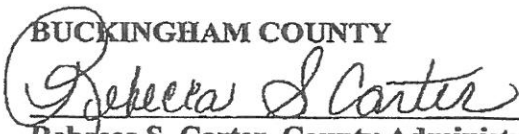
ALL that certain tract or parcel of land, together with all improvements and appurtenances thereto belonging, lying and being in Marshall District of Buckingham County, Virginia, containing 0.176 acres, more or less, but being a conveyance by the boundary and not by the acre, and described as to the west of a 0.652 acres, more or less, (part of the tract of land described above) and the northern most line is 75.93 feet, the western most line is 100 feet, the southern most line is 77.45 acres, and the eastern most line connects the southern most line at the eastern end with the northern most line at the eastern end, but being a conveyance by the boundary and not by the acre, and being part of the property associated with the site on which was located the "Gold Hill Elementary School". This property is described by reference to a plat by Robert L. Lum, CLS, dated April 24<sup>th</sup>, 2000 and of record in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 255, at page 446.

For sources of title of Tract One and Two see Deed Book 476, at page 279 *et seq.*

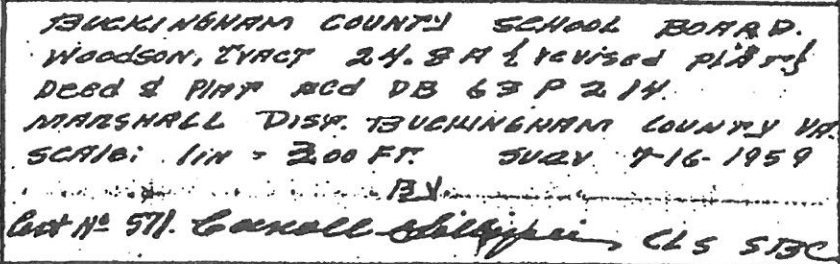
This property is conveyed subject to conditions, restrictions, easements, and rights of way of record or as may be apparent from inspection of the property, including but not limited to the Rights of the Commonwealth of Virginia, as well as others, to the use of Route 9066.

See Well Dedications at Deed Book 206, at page 206 *et seq.* And Deed Book 271, at page 262 *et seq.*

WITNESS the execution of this deed pursuant to duly delegated authority.

BUCKINGHAM COUNTY  
  
 By: Rebecca S. Carter, County Administrator

FRED LANG - RENE REED. FUNGUSON.







All green highlighted areas will be used for



training at GRT Softball Academy



North Point



South Point



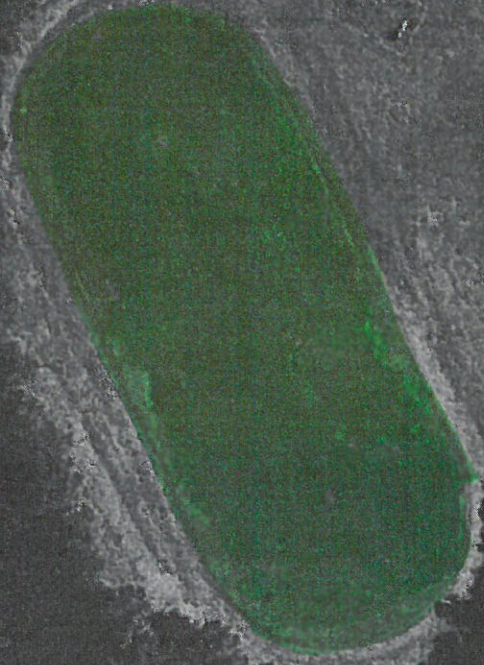


15

Gold Hill  
Elementary School

Gold Hill Elementary School Rd

30952 N James Madison Hwy, New  
Canton, VA 23123, United States





A floor plan diagram of an indoor sports facility. The facility is a large rectangle with a smaller rectangle inside on the left side. The top area is labeled 'STAGE'. The bottom-left area is labeled 'BATTING CAGE'. The bottom-right area is labeled 'INDOOR TURF FIELDING AREA'. The diagram includes several small diagonal lines at the corners and along the left wall, possibly representing doors or structural elements.

STAGE

BATTING  
CAGE

INDOOR TURF  
FIELDING AREA

Date: 4/06/23 Cash Register: 001 BUCKINGHAM COUNTY 15:00:31

Cshr: TINA COSTELLO Account#: 000003936 Cust.Transactions:

Type: PAY Dept/Bill#: RE2022 00057590002 P/I Date: 4/06/2023 4/06/2023

Name: IN HOUSE PHARMACY PARTNERS LLC Bill Date: 4/28/2022 Half: 2

Nam2: Due/PstDt: 12/05/2022

Addr: 287 BOXWOOD DR PAdr: 59 GOLD HILL ELEM SCHOOL R

ARVONIA VA

Zip: 23004 - 0000

Map#: 68 37

Desc: RT 15 - 2 MI N OF

MMMIIDDBBLLLLLS

GOLD HILL 25.741 AC

Acre: 25.741 Dist/Cls 04 / 02 Status

MrtgCo:

SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$196,700	Improve:	\$2,255,200	Use:	\$0
Original Bill:	\$6,374.94	Credits:	\$6,374.94	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	10/20/2022
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00

Principal Due: \_\_\_\_\_

Pen Rate % Int Fact

Penalty Due: \_\_\_\_\_

Interest Due: \_\_\_\_\_

Total Amount Due: \_\_\_\_\_

Aging:

Promise to Pay Date: \_\_\_\_\_

F1=Amt Tender F2=Next Ticket F3=Exit

F10=Func Menu F20=Attach

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  
 68 37

LOWRANCE MARCI

Ticket #:00001600001 @@

Date : 4/06/2023  
 Register: TC4/TC1  
 Trans. #: 25392  
 Dept # : SPUSE  
 Acct# :

Previous  
 Balance \$ .00

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

Amount Paid \$ 200.00

\*Balance Due \$ .00

Pd by IN HOUSE PHARMACY PARTNERS LLC Check 200.00 # FARMERS 186  
 BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2023



**34 Building Permits were issued in the amount of \$10291.54 for the month of March 2023**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
19385	Slate River	Lam Electric	Generator	\$0.00	\$51.00
19391	Slate River	Kim and Chris Ragland	Generator	\$4,000.00	\$51.00
19392	Slate River	John Nichols	Inground Pool	\$74,000.00	\$80.38
19393	Slate River	James Williams	Farm Building Exempt	\$60,000.00	\$10.00
19398	Marshall	Mills Heating and Air	Generator	\$2,265.00	\$102.00
19399	Marshall	Thomas Hughes	Commerical Addittion	\$5,800.00	\$51.00
19400	Slate River	M3 Properties	Farm Building Exempt	\$35,000.00	\$10.00
19401	Francisco	Lipscomb Electric	Electrical	\$9,000.00	\$51.00
19402	Curdsville	Linda Miles	Electrical	\$1,500.00	\$51.00
19403	Maysville	Jeptha Lapp	Farm Building Exempt		\$10.00
19404	Maysville	Ellington Energy	Generator	\$4,450.00	\$51.00
19405	Marshall	Matthew Anderson	New Dwelling Stickbuilt	\$325,000.00	\$911.03
19407	James River	Moore Construction	Residential Addittion	\$20,000.00	\$170.60
19408	Marshall	Piedmont Companies	Commerical Construction	\$1,000,000.00	\$1,818.62
19409	Marshall	Jordan Craft	Residential Remodel	\$25,000.00	\$225.22
19410	Curdsville	Ellington Energy	Mechanical	\$2,934.00	\$51.00
19411	Curdsville	Tina Frazier	Electrical	\$1,000.00	\$51.00
19412	James River	Eleanor Giles	New Dwelling Stickbuilt	\$400,000.00	\$511.77
19413	Curdsville	Denese Thompson	Electrical	\$1,200.00	\$51.00
19414	James River	Lake Anna Timber Homes	New Dwelling Stickbuilt	\$590,000.00	\$933.20
19415	Curdsville	Robert Ownby	Mobile Home Singlewide		\$154.81
19416	Francisco	David Varjabedian	Residential Addittion	\$5,000.00	\$51.00
19417	James River	Leakeco Services	Electrical	\$2,300.00	\$51.00
19420	Slate River	Mitchell Homes	New Dwelling Stickbuilt	\$319,000.00	\$583.52
19421	Marshall	Walter Lithicum	Detached Garage		\$110.98
19422	Slate River	Entro Energy Sunday Solar	Solar Residential	\$62,526.00	\$112.00
19423	James River	Clayton Homes	Mobile Home Doublewide	\$212,000.00	\$462.06
19425	Maysville	T Mobile Northeast	Commerical Addittion	\$85,000.00	\$561.00
19426	Maysville	Mt Rush Structures	New Dwelling Stickbuilt	\$300,000.00	\$1,541.96
19427	Slate River	Mitchell Carr	Electrical	\$1,000.00	\$51.00
19428	Slate River	Carrick Contracting	Commerical Addittion	\$30,000.00	\$645.58
19430	Slate River	Helen Toney	Electrical	\$250.00	\$51.00
19431	Slate River	Allen T Herndon and Sons	New Dwelling Stickbuilt	\$200,000.00	\$422.81
19434	Marshall	Boyer and Son Electrical	Electrical	\$2,000.00	\$51.00
19284		Suburban Propane	Re-inspection Fee		\$200.00
**Cost of permit is calculated based on square footage of structure**				\$3,780,225.00	\$10,291.54