



PITTSYLVANIA COUNTY  
BOARD OF ZONING  
APPEALS PACKET

MEETING DATE: January 8, 2019

**Pittsylvania County  
Board of Zoning Appeals  
2019**

Kenneth Talbott  
1512 Millstream Drive  
Gretna, VA 24557  
Home: (434) 656-3114  
Mobile: (434) 941-7070  
[ktalbott@gamewood.net](mailto:ktalbott@gamewood.net)

January 16, 2022

R. Allan Easley  
1908 Pleasant Gap Drive  
Dry Fork, VA 24549  
Home: (434) 432-8487  
Work: (434) 432-4046  
[easleya@nationwide.com](mailto:easleya@nationwide.com)

January 16, 2021

Leon Griffith  
3458 Huntington Trail  
Cascade, VA 24069  
Home: (434) 685-4000  
Cell: (434) 334-4000  
[cascadesawdust@yahoo.com](mailto:cascadesawdust@yahoo.com)

January 16, 2020

Mrs. Helen Glass  
P. O. Box 1127  
276 Squirrel Road  
Gretna, VA 24557  
Home: (434) 656-6217  
Cell: (434) 429-4832  
NO EMAIL

January 16, 2021

Joseph A. Craddock  
806 Bibee Road  
Pittsville, VA 24139  
Home: (434) 656-1154  
Work: (434) 433-3142  
Work Mobile: (434) 316-8898  
[Joseph.Craddock@vdot.virginia.gov](mailto:Joseph.Craddock@vdot.virginia.gov)

January 16, 2021

Ronald E. Merricks  
2640 Keeling Drive  
Keeling, VA 24566  
Home: (434) 799-9295  
[rmerricks@jwsquirecoinc.com](mailto:rmerricks@jwsquirecoinc.com)  
[keelinghorses@gmail.com](mailto:keelinghorses@gmail.com)

January 14, 2020

Carroll Yeaman  
4421 Mount View Road  
Danville, VA 24540  
Home: (434) 836-0142  
[carrollyeaman@comcast.net](mailto:carrollyeaman@comcast.net)

January 14, 2020

**PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS**

**REGULAR MEETING**

**January 8, 2019**

**General District Courtroom**

**7:00 p.m.**

**Agenda**

1. **Call to Order (Chairman remind Board Members and Staff to turn on and adjust Microphones)**
2. Roll Call
3. **Appointment of Chairman & Vice Chairman for the Year 2019**
4. Approval of Agenda
5. Approval of Minutes
  - a. November 13, 2018
6. Old Business  
**2018 Annual Report**
7. New Business
  - a. Cases For Next Month:  
**Special Use Permit for a Solar Energy Facility**
8. Chairman's Report
9. **Public Hearing**

Case S-19-001

Hope Center Ministries – Westover Election District  
*Special Use Permit for a Residential Addiction Treatment Group Home*

10. Adjournment

**PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS**

**REGULAR MEETING**

**Tuesday, November 13, 2018**

**MINUTES**

**VIRGINIA:** The Pittsylvania County Board of Zoning Appeals met on Tuesday, November 13, 2018, in the General District Courtroom, Edwin R. Shields Courthouse Addition, Chatham, Virginia. Mr. Talbott called the meeting to order at approximately 7:00 p.m. The Board observed a moment of silence. Mrs. Hayes called the roll.

**PRESENT**

Kenneth Talbott  
R. Allan Easley  
Helen Glass  
Joseph "Jay" Craddock  
Ronald Merricks  
Carroll Yeaman  
Karen N. Hayes  
Christopher Dadak, Attorney

**ABSENT**

Leon Griffith

**APPROVAL OF THE AGENDA**

Upon motion of Mr. Merricks, seconded by Mrs. Glass, and by a 6 to 0 vote (one (1) member, Mr. Griffith, was absent), the agenda was approved as presented.

**APPROVAL OF THE MINUTES**

Upon motion of Mr. Yeaman, seconded by Mrs. Glass, and by a 6 to 0 vote (one (1) member, Mr. Griffith, was absent), the minutes of the September 11, 2018, meeting were approved as presented.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

Mrs. Hayes reported there are no cases for the December 2018 cycle.

**CHAIRMAN'S REPORT**

There was no Chairman's Report.

**THE ZONING PRECEPTS WERE READ BY** Mr. Talbott to **OPEN THE PUBLIC HEARING** at approximately 7:03 p.m.

**Case S-18-010, Gary C. Oakes & Gail S. Oakes** – Mr. Talbott opened the public hearing at approximately 7:03 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Gary and Gail Oakes had petitioned for a Special Use Permit on 171.70 acres, located on State Road 703/Irish Road, in the Tunstall Election District for a solar energy facility. Mrs. Hayes further reported the Planning Commission, with no opposition, recommended granting the petitioners' request with proffer submitted and a condition that Section 35-121 of the Ordinance be followed. Mr. Gary Oakes, landowner, and Ms. Frances Yuhas, representative of Turning Point Energy, were present to represent the petition. Ms. Yuhas stated the power from the 10 MW facility that will encompass approximately 75 acres of the 172-acre property will be sold to Danville Utilities. She also stated a community meeting was held on October 24, 2018, to address the concerns of the citizens. She then added the facility will not impact the view. There was no opposition to the petition. Mr. Talbott closed the public hearing at approximately 7:08 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Merricks, seconded by Mr. Easley, the following motion was adopted: **Whereas**, Gary and Gail Oakes have petitioned the Board of Zoning Appeals for a Special Use Permit for a solar energy facility, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted with conditions** as follows: (1) An Operation and Maintenance Plan will be submitted; (2) An Erosion and Sediment Control Plan will be submitted; (3) A Landscape Plan will be submitted including fencing and vegetative buffering; (4) A Vegetation Management Plan will be submitted detailing ground cover and vegetative buffer maintenance; (5) A Decommissioning Plan will be submitted. Motion passed by a 6 to 0 vote (one (1) member, Mr. Griffith, was absent).

**Case S-18-011, Danville Farm, LLC** – Mr. Talbott opened the public hearing at approximately 7:14 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Danville Farm, LLC, had petitioned for a Special Use Permit on a total of 185.35 acres, three (3) parcels of land, located on State Road 734/Ringgold Road and on State Road 655/Tom Fork Road, in the Dan River Election District for a solar energy facility. Mrs. Hayes further reported the Planning Commission, with no opposition, recommended granting the petitioner's request with the conditions as stated in the proffer. Mr. Tom Terrell, Attorney for Strata Solar, Mr. Louis Iannone, Mr. Tom Hester, Real Estate Appraiser, and Mr. Brad Meriman, Director of Civil Engineering, were present to represent the petition. Mr. Terrell stated this was a very well accepted project, they had communicated with the adjacent parcel owners, and there was no objection to the petition. Mr. Iannone stated the area will be well buffered and is one of the most concealed projects. He then presented a color exhibit regarding the Danville solar buffer and vegetation maintenance plan for the site. Mr. Hester stated this project will have no effect on property values and it is in harmony with the neighborhood. Mr. Meriman stated this is a very clean project, there is no water or sewage use, and light traffic. He also stated they will be selling power to Danville Utilities, they would have a gate at the road, and trees would be planted six (6) feet apart. There was no opposition to the petition. Mr. Talbott closed the public hearing at approximately 7:36 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Merricks, seconded by Mr. Craddock, the following motion was adopted: **Whereas**, Danville Farm, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a solar energy facility, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted with conditions** as follows: (1) An

Operation and Maintenance Plan will be submitted; (2) An Erosion and Sediment Control Plan will be submitted; (3) A Landscape Plan will be submitted including fencing and vegetative buffers as presented in the color exhibit; (4) A Decommissioning Plan and Bond will be submitted; (5) Follow guidelines of the ordinance, Chapter 35-121, buffers and fencing; (6) The access road shall be gated. Motion passed by a 6 to 0 vote (one (1) member, Mr. Griffith, was absent).

**S-18-008, Zachary Turner and Others** – Mr. Talbott opened the public hearing at approximately 7:39 p.m. Mrs. Hayes, Deputy Director of Community Development, reported Zachary Turner and Others had petitioned for a Special Use Permit on a total of 58.82 acres, four (4) parcels of land, located on State Road 713/Birch Creek Road, in the Dan River Election District for recreational uses and revision of conditions imposed on Special Use Permit S-16-008 on July 12, 2016. Mr. Zachary Turner was present to represent the petition. He stated he would like for the recreational facility to have year-round events (Christmas, Valentine’s Day, Easter, fall events (pumpkin patches, corn maze), field trips, etc.). He then stated he planned to have lots of Christmas lights (LED), and these lights would be removed every year. He then stated he would like to open for Christmas on November 30, 2018, and for the hours of operation to be modified to limit ticket sales to 9:30 p.m. on Sunday to Thursday and to 11:00 p.m. on Friday and Saturday. Mr. Turner then stated he carries \$ 100,000 insurance on each individual and he carries Workman’s Compensation for the paid staff and trainer staff. There was no opposition to the petition. The Chairman closed the public hearing at 7:53 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Merricks, seconded by Mr. Easley, the following motion was adopted: **Whereas**, Zachary Turner and Others have petitioned the Board of Zoning Appeals for an expansion of the current Special Use Permit to revise the existing conditions imposed on Special Use Permit S-16-008 (a recreational facility) on July 12, 2016, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance. I move the Special Use Permit be **modified** as follows: (1) Days of operation are extended to year-round; (2) Hours of operation are modified to limit ticket sales to 9:30 p.m. Sunday to Thursday, 11:00 p.m. Friday and Saturday; (3) Other conditions of the original permit remain in place. Motion passed by a 6 to 0 vote (one (1) member, Mr. Griffith, was absent).

This concludes the Special Use Permit cases.

The meeting adjourned at approximately 8:00 p.m.

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Kenneth Talbott, Chairman

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Kathy H. Belton, Clerk

# **ZONING PRECEPTS**

(To be read by Chairman prior to opening public hearing)

Ladies and Gentlemen:

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. In accomplishing this important task we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

## **PUBLIC HEARING PROCEDURE**

- A. Prior to opening Hearing, Chairman reviews zoning law precepts for all present.
- B. Open Hearing by Chairman.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- C. Zoning staff presents case and makes staff recommendations.
- D. Chairman calls on applicant to state case and present supporting documentation.
- E. Chairman calls for any citizen input.
  - 1. Each side proceeds without interruption.
  - 2. Arguments are presented to the Board/Commission
  - 3. No questioning or arguments between individuals.
- The Board/Commission may direct questions to the applicant, to the citizens, or to the zoning staff in attendance.
- F. Chairman closes Hearing.  
"Public Hearing in zoning case (case number) is now closed at (time)."
- G. Board/Commission commences internal discussions.
- H. Board/Commission makes decision (votes) or delays as appropriate.
- I. Chairman announces decision on case.
- J. Chairman opens next Hearing.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- K. Continue as before - repeating procedure.
- L. Chairman adjourns meeting at end of final case decision.

## ZONING DISTRICTS DEFINITIONS

A-1, Agricultural District - A district occupied by various open uses such as farms, forest, lakes, parklands that permits single-family dwellings and accessory buildings.

RE, Residential Estates – Residential lots ranging from 5 to 20 acres for single-family dwellings; plus accessory buildings.

R-1, Residential Suburban Subdivision District – Residential lots for affordable housing including single-family, modular and double-wide mobile homes; plus accessory buildings.

RC-1, Residential Combined Subdivision District – Residential lots for affordable housing including single-family dwellings and mobile homes; plus accessory buildings.

RMF, Residential Multi-Family District – Residential locations for apartments, townhouses, garden style, condominiums, and variety of multi-family dwellings; plus accessory buildings.

RPD Residential Planned Unit Development – Residential locations encouraging a variety of housing with community facilities. Integrated into the area plus accessory commercial uses possibly included.

MHP, Residential Manufactured Housing Park District – Residential locations to accommodate manufactured/mobile homes where the land is owned by the park and rented/leased to the home owners.

B-1, Business District, Limited – A district for general business oriented toward neighborhood focus, in which the public requires direct and frequent access to, limited to retail establishments.
















B-2, Business District, General – A district for general business and commercial enterprise limited to commercial, retail and wholesale type establishments, oriented to service the entire country.

M-1, Industrial District, Light Industry – A district for small-scale manufacturing and wholesale business primarily operated within enclosed structures and not dealing with large volumes of customers.

M-2, Industrial District, Heavy Industry – A district for larger scale manufacturing, processing and warehousing operations requiring extensive community facilities, having open storage and service areas and generating heavy truck traffic.

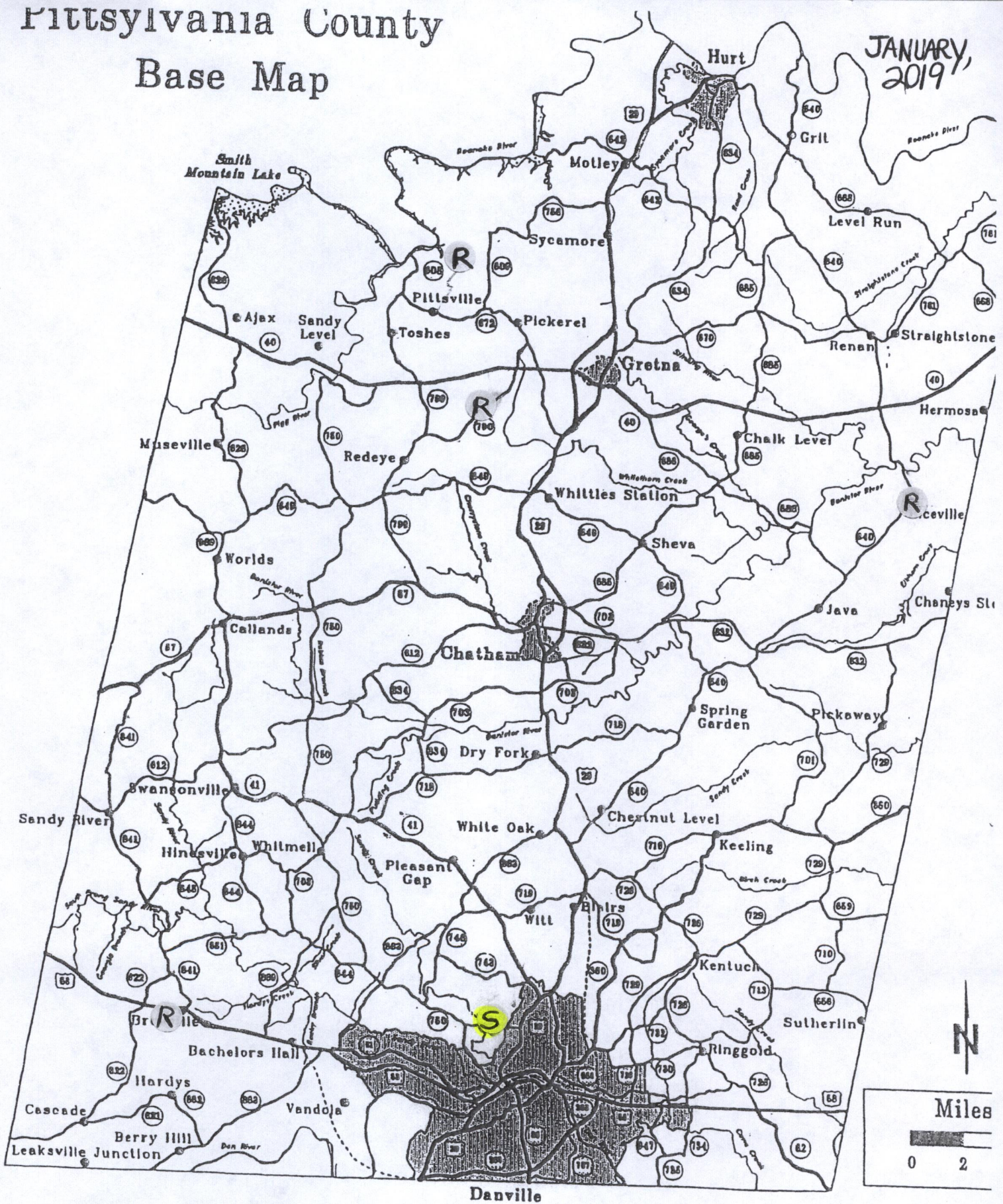
C-1, Conservation District – A district characterized by open space with forests, parks, watersheds, needing protection since they supply water impoundments or stream valleys.

## Pittsylvania County Zoning Code Color Scheme

	A-1 = AGRICULTURAL DISTRICT.
	RE = RESIDENTIAL ESTATES DISTRICT.
	R-1 = RESIDENTIAL SUBURBAN SUBDIVISION DISTRICT.
	RC-1 = RESIDENTIAL COMBINED SUBDIVISION DISTRICT.
	RMF = RESIDENTIAL MULTI-FAMILY DISTRICT.
	RPD = RESIDENTIAL PLANNED DEVELOPMENT DISTRICT.
	MHP = RESIDENTIAL MANUF. HOUSING PARK DISTRICT.
	B-1 = BUSINESS DISTRICT, LIMITED.
	B-2 = BUSINESS DISTRICT, GENERAL.
	M-1 = INDUSTRIAL DISTRICT, LIGHT INDUSTRY.
	M-2 = INDUSTRIAL DISTRICT, HEAVY INDUSTRY.
	C-1 = CONSERVATION DISTRICT.
	TZ = TOWN ZONING.
	DZ = DOUBLE ZONED PARCELS.
	UK = UNKNOWN.

# Pittsylvania County Base Map

JANUARY,  
2019



**PITTSYLVANIA COUNTY CITIZENS  
NOTICE OF PUBLIC HEARING  
PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS**

The Pittsylvania County Board of Zoning Appeals will hold a PUBLIC HEARING on Tuesday, January 8, 2019, beginning at 7:00 p.m., in the General District Courtroom, second floor, Edwin R. Shields Courthouse Addition, Chatham, Virginia, on the following ZONING matters:

**Case S-19-001** – Requested by Hope Center Ministries, for a Special Use Permit for a residential addiction treatment group home. The property is 20.06 acres, located on State Road 742/Walnut Creek Road, in the Westover Election District and shown on the Pittsylvania County Tax Map as GPIN# 2318-27-3066. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, MHP, Residential Manufactured Housing Park District, B-2, Business District, General, and M-2, Industrial District, Heavy Industry, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

During the Public Hearing, concerns from interested citizens supporting or opposing these matters will be solicited. The application is on file and can be viewed in the Pittsylvania County Community Development Office, 53 North Main Street, Chatham, Virginia, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

*Case S-19-001*

***HOPE CENTER  
MINISTRIES***

## POSITIVE MOTION: CASE S-19-001

\*\*\*\*\*

**Whereas**, Hope Center Ministries has petitioned the Board of Zoning Appeals for a Special Use Permit for a residential addiction treatment group home, **and**,

**Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, **and**

*Whereas, (there are no significant adverse effects upon adjacent property that cannot be mitigated through conditions)*

I move the Special Use Permit be **granted**.

With the following conditions:

# NEGATIVE MOTION: CASE S-19-001

\*\*\*\*\*

**Whereas**, Hope Center Ministries has petitioned the Board of Zoning Appeals for a Special Use Permit for a residential addiction treatment group home, **and**,

**Whereas**, we find substantial detriment to adjacent property, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the Ordinance, **and**

*Whereas, (there are significant adverse effects upon adjacent property that cannot be mitigated through conditions)*

I move the Special Use Permit be **denied**.

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> S-19-001	<b><u>ZONING</u></b> R-1	<b><u>CYCLE</u></b> January 2019
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Hope Center Ministries is requesting a Special Use Permit for a residential addiction treatment group home.		<b>PLANNING COMMISSION:</b> January 3, 2019 <b>BOARD OF ZONING APPEALS:</b> January 8, 2019 <b>ADVERTISED:</b> December 19 & 26, 2018 <b>REVIEWED BY:</b> <i>KSH</i>
<b>DISTRICT:</b> Westover		

### **BACKGROUND/DISCUSSION**

Hope Center Ministries petitioned the Planning Commission/Board of Zoning Appeals on December 6, 2018, requesting a Special Use Permit on 20.06 acres, shown on the Pittsylvania County Tax maps as GPIN # 2318-27-3066, located on State Road 742/Walnut Creek Road, in the Westover Election District.

Hope Center Ministries would like a Special Use Permit for a residential addiction treatment group home. The facility will be owned and operated by Hope Center Ministries, a non-profit organization. They currently have residential centers located in Halifax, Virginia, and in Tennessee, Texas, and the United Kingdom. Their vision is to help people struggling with drug and alcohol addiction, and through a recognized, Christian-based 12-step program, residents can rediscover the joy of living and find freedom in their everyday lives.

### **DIRECTIONS**

See Map Quest Directions.

### **RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS**

Mostly surrounded by R-1, Residential Suburban Subdivision District zoned properties.

### **ZONING OF SURROUNDING PROPERTIES**

No change to the zoning.

### **SITE DEVELOPMENT PLAN**

N/A

### **RECOMMENDATION**

Staff recommends Planning Commission review and make a recommendation to the Board of Zoning Appeals. On January 3, 2019, the Planning Commission recommended by a 4 to 2 vote, with opposition, that the petitioner's request be **denied**. Two (2) members, Mr. Stowe and Mr. Davis, were absent. Those voting in favor of the motion to deny were as follows: Mr. Motley, Mr. Haymore, Mr. Dudley, and Mr. Horne. Those voting in opposition to the motion to deny were as follows: Mrs. Mease and Dr. Miller. During the discussion, it was stated there is a need for this type of facility; however, many citizens were in opposition to this petition.



**A** 53 N Main St, Chatham, VA 24531

29 min , 17.3 mi

**B** 1715 Walnut Creek Rd, Danville, VA 24540

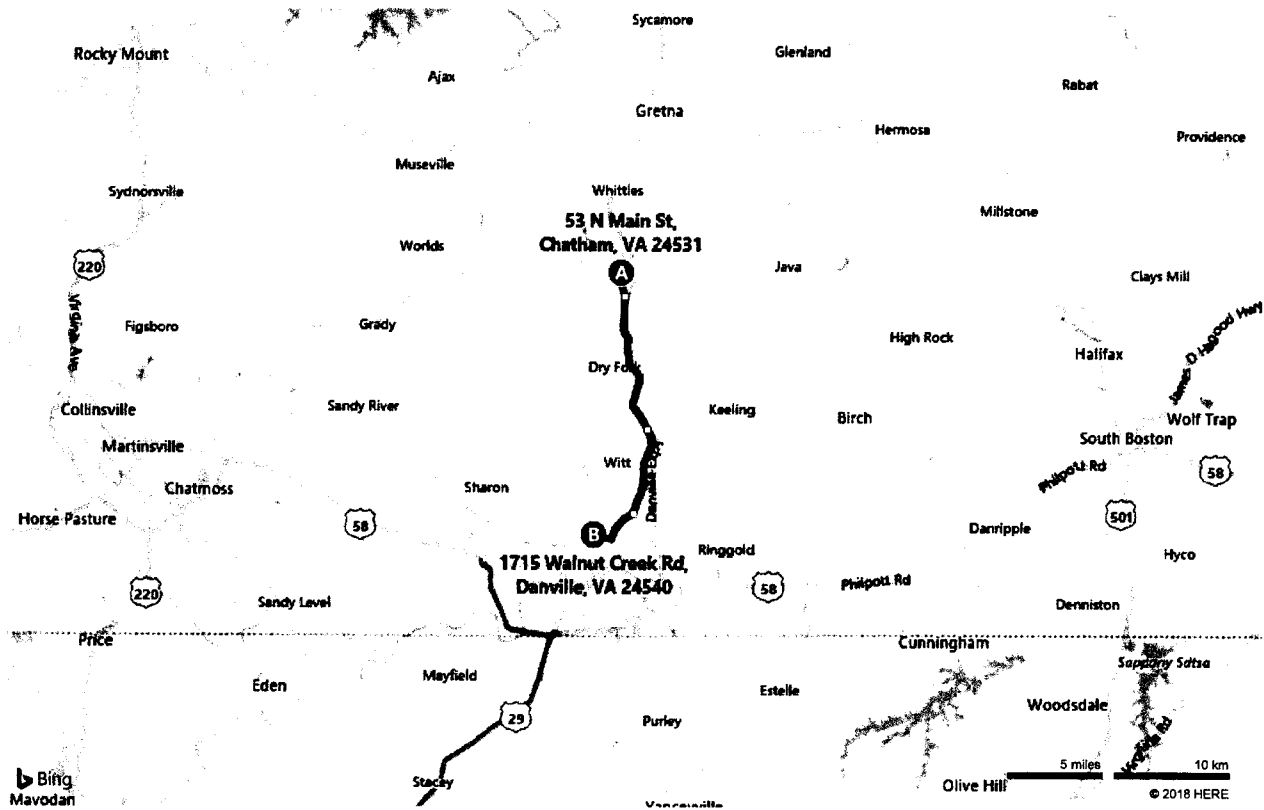
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Via US-29 S, US-29 S BR

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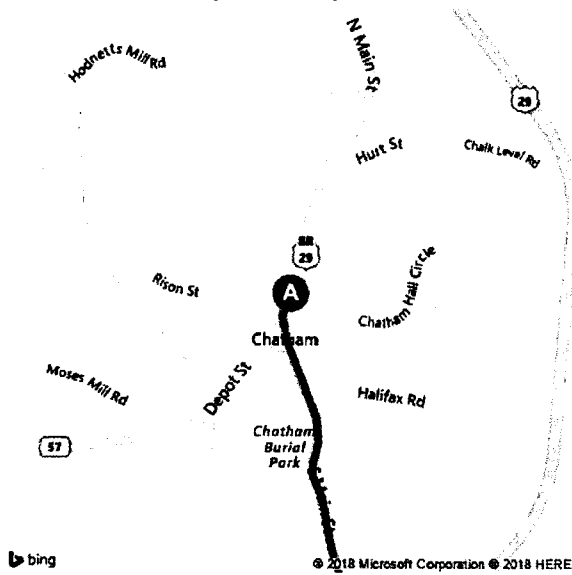
**A** 53 N Main St, Chatham, VA 24531

↑	1. Depart <b>US-29 BR</b> toward Center St	1.3 mi
↑	2. Keep <b>straight</b> onto <b>S Main St</b>	0.1 mi
	3. Take ramp <b>left</b> and follow signs for <b>US-29 South</b> Pass Exxon in 1.3 mi	7.7 mi
↑↑	4. Keep <b>right</b> onto <b>US-29 S BR</b> Pass Exxon on the left in 0.9 mi	4.8 mi
↑	5. Keep <b>straight</b> onto <b>US-29 BR / N Main St</b>	446 ft
↑↑	6. Keep <b>right</b> to stay on <b>US-29 BR</b>	1.8 mi
↗	7. Turn <b>right</b> onto <b>Beavers Mill Rd</b>	0.6 mi
↑	8. Road name changes to <b>Mill Creek Rd</b>	0.6 mi
↗	9. Turn <b>right</b> onto <b>Walnut Creek Rd</b>	0.3 mi
	10. Arrive at <b>Walnut Creek Rd</b> on the right The last intersection is Mill Creek Rd If you reach Walnut Creek Ln, you've gone too far	

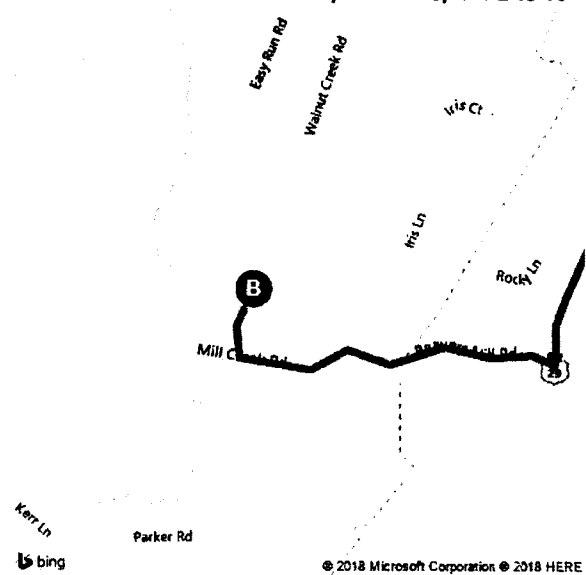
**B** 1715 Walnut Creek Rd, Danville, VA 24540



**A** 53 N Main St, Chatham, VA 24531



**B** 1715 Walnut Creek Rd, Danville, VA 24540



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2018 HERE™.

December 6, 2018

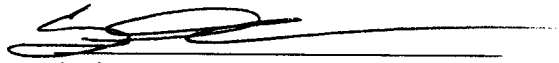
Mrs. Karen Hayes  
Deputy Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Hayes:

Hope Center Ministries, as Contract Purchaser, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 20.06 acres, located on State Road 742/Walnut Creek Road, in the Westover Election District. The property is shown on the Tax Maps as GPIN # 2318-27-3066.

Hope Center Ministries would like a Special Use Permit for a residential addiction treatment group home.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Robertson', with a long horizontal line extending to the right.

Seth Robertson, Regional Director  
Hope Center Ministries

**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

Hope Center Ministries, as Contract Purchaser of the below described property, hereby applies to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Hope Center Ministries  
Address: P. O. Box 686, Waverly, TN 37185

Telephone: (276) 224-5285  
(Seth Robertson)

2. Location of Property: on State Road 742/Walnut Creek Road

3. Tax Map Number 2318-27-3066 (138389)

4. Election District: Westover

Total Amt: \$ 187.67 *CSH*  
Taken By: K. Hayes

5. Size of Property: 20.06 Acres

6. Existing Land Use: Frame Outbuilding With Porch, Single Family Dwelling, Frame Garage, Metal Carport, Pole Shed Attached to Carport

Existing Zoning: R-1, Residential Suburban Subdivision District

TREASURER OF PITTSYLVANIA COUNTY

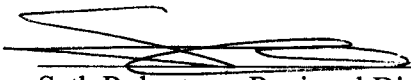
7. Proposed Land Use: Residential Addiction Treatment Group Home

PAID DEC 10 2018

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input checked="" type="checkbox"/> Site Development Plan or Waiver	
<input checked="" type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input checked="" type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

*Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.*

  
Seth Robertson, Regional Director  
Hope Center Ministries

OFFICE USE ONLY

Application Deadline: 011/29/18

Received By: KNH

B.Z.A. Meeting Date: 01/08/19

Application No. S-19-001

P. C. Meeting Date: 01/03/19

Date Received: 12/06/18

Action: \_\_\_\_\_

**VIRGINIA:  
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A 20.06 acre parcel of land )  
generally located on State Road 742/Walnut Creek Road )  
within the Westover ) **PETITION**  
Election District, and recorded as )  
parcel # 2318-27-3066 )  
in the Pittsylvania County tax records. )

**TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:**

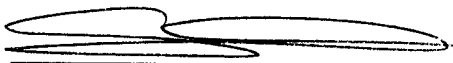
WHEREAS, your Petitioner, Hope Center Ministries, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the Contract Purchaser of the above-referenced parcel of land, or is filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have a Special Use Permit issued for a residential addiction treatment group home.

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioner respectfully requests that this petition be referred by the Deputy Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
Seth Robertson, Regional Director  
Hope Center Ministries

OFFICE OF ZONING/CODE  
COMPLIANCE  
P.O. DRAWER D,  
Chatham, Virginia 24531



(434)432-1771  
(434)432-7919 FAX

## SIGN AFFIDAVIT

### **Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

### **Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

### **Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.**

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case 5-19-001 Applicant [Signature] Date 12-6-18

Bachelors Hall/Whitmell (434) 797-9550

Gretna/Hurt (434) 656-6211

## ADJACENT PROPERTY OWNERS

*Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining this site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.*

Tax Map Number: 2318-27-3066 (138389)

Name: Steven E. Decker & Sherry P. Decker

Tax Map Number: 2318-16-6816, 2318-37-6113 (138389)

Address: 1715 Walnut Creek Road  
Danville, VA 24540

Name: William R. Knick Irrevocable Trust Dated 10/27/16,  
Et Als, Linda F. Knick Irrevocable Trust Dated 10/27/16, Et Als,  
William R. Knick, Trustee, Et Als, Linda F. Knick, Trustee, Et Als

Tax Map Number: 2318-06-5852 (232972)

Address: 500 Copperhead Road  
Danville, VA 24540

Name: Darryl Lynn Moore & Patricia Barbour Moore

Tax Map Number: 2318-16-1982 (203325)

Address: 1740 Walnut Creek Road  
Danville, VA 24540

Name: Joanne P. Adkins

Tax Map Number: 2318-17-8680, 2318-27-4950 (185109)

Address: P. O. Box 12075  
Danville VA 24543

Name: Steven F. Trent & Kristie Dawn Elliott Trent

Tax Map Number: 2318-37-4990 (105827)

Address: 1020 Hunting Hills Road  
Danville, VA 24540

Name: David Wayne Barnes & Cherie Lee Barnes

Tax Map Number: 2318-36-5791 (171938)

Address: 137 Iris Lane  
Danville, VA 24540-1539

Name: James C. Clark

Tax Map Number: 2318-26-7466 (19144)

Address: 2880 Hawkins Mill Road  
Lynchburg, VA 24503

Rea. Searee 770-9697

u

Pittsylvania County Planning Commission

**Petition to**

Petition for denial of special use permit for 1715 Walnut Creek Road, Danville, VA 24540/Hope Center Ministries

**Residents of surrounding area**

Jim Searee	James E Searee	1576 Walnut Creek Rd.	Deny Permit	12/20/18
Vanessa Searee	Vanessa Searee	1576 Walnut Creek Rd.	not wanted in residential area	12-20-18
Laura Searee	Laura E Searee	1576 Walnut Creek Rd.		12/20/18
Robert Haskins	[Signature]	180 Walnut Creek Ln.		12/22/18
Robert Haskins	[Signature]	180 Walnut Creek Ln.	PLEASE DENY	12/22/18
Jon Sells	Jon Sells	1590 Walnut Creek Rd	Please Deny	12/22/18
Joey Thompson	Joey Thompson	1606 Walnut Creek Rd	Please Deny	12-22-18
Ronny Sholtz	Ronny Sholtz	1614 Walnut Creek Rd	Please Deny	12-22-18
Wesley Sholtz	Kathy Sholtz	1584 Walnut Creek Rd	DENY	12-22-18
Wesley Sholtz	Wesley Sholtz	1584 Walnut Creek Rd	DENY	12-22-18
Wendson Payne	Wendson Payne	112 Benjamin Ct	DENY	12-22-18
Seth Payne	[Signature]	112 Benjamin Ct	DENY	12-22-18

Lisa Haskins	L. Haskins	180 Walnut Creek Rd	Danville, VA	12/22
JOSHUA ROSS	J. Ross	170 AZALEA LANE	DANVILLE, VA	12/22
Sherrin Freeman	Sherrin Freeman	129 Washington St Danville VA 24536	Land on mt crossed	12/22
Kristy Ross	Kristy Ross	170 Azalea Lane		12/22
CJ Glavin	CJ Glavin	170 Azalea Lane Danville VA 24540		12/22
Kasey Roberts	Kasey Roberts	170 Azalea Lane		12/22
Mikayla Carter	Mikayla Carter	175 Walnut Creek Rd.		12/23
Tiffany Martel	Tiffany Martel	175 Walnut Creek Lane		12/23
Jessie Pruitt	Jessie Pruitt	1596 Walnut Creek Rd.		12/23
Candice Pruitt	Candice Pruitt	1596 Walnut Creek Rd.		12/23
Amber Pruitt	Amber Pruitt	887 Walnut Creek Rd.		12/23
Patricia Moore	Patricia Moore	1740 Walnut Creek Road		12/23/18
Drew Moore	Drew Moore	1740 Walnut Creek Rd		12/23/18
Drew Thornton	Drew Thornton	1282 Walnut Creek Rd		12/23/18
Stacy Thornton	Stacy Thornton	1282 Walnut Creek Rd	Land on mt crossed	12/23/18
Liz & A Wilson	Liz & A Wilson	1385 Walnut Creek Rd		12/23/18

**Petition to**

Petition for denial of special use permit for 1715 Walnut Creek Road, Danville, VA 24540/Hope Center Ministries

**Residents of surrounding area**

Kevin White	Ki White	Danville VA 24540 1280 Walnut Creek Rd	I support this petition	12/23/18
Deborah Coan	Deborah Coan	Danville VA 24540 1095 Walnut Creek Rd	I support this petition	12-23-18
Earl Conner	Earl Conner	1085 Walnut Creek Rd	I support this	12-23-18
Mark Smith	Mark Smith	961 Walnut Creek Rd	I support this	12-23-18
Angie Smith	Angie Smith	9101 Walnut Creek Rd	I support this	12/23/2018
Roger Emerson	Roger L. Emerson	943 Walnut Creek Rd	I support this	12-23-18
Carlene Pucier	Carlene Pucier	959 Walnut Creek Rd	I support this	12/23/18
Jenny Avron	Jenny Avron	905 Walnut Creek Rd	I support this	12/23/18
Wayne L. Moberg Jr.	Wayne L. Moberg Jr.	855 Walnut Creek Rd.	I support this petition	12/23/18
Kimberly Davis	Kimberly Davis	833 Walnut Creek Rd	I support this petition	12/23/18
Sarah Pichrel	Sarah Pichrel	2208 Afton Rd	I support this petition	12/23/18
Greg Davis	Greg Davis	833 Walnut Creek Rd	I support this petition	12/23/18

Name	Address	Request this action	Date
Jarice Johnson	833 Walnut Creek Rd	F Support this action	12/23/18
DANNY TOWNES	803 Walnut Creek Rd		12/23/18
Murdie Jones	803 Walnut Creek Rd.		12/23/18
Gary Elliott	193 Walnut Creek Rd		12/23/18
Amanda Shelton	549 Walnut Creek Rd		12/23/18
Robert Seal	549 Walnut Creek Rd		12-23-18
Nancy Vinton	645 Walnut Creek Rd		12-23-2018
Morgan Price	817 Walnut Creek Rd		12-23-18
Robert Ann	905 Walnut Creek Rd		
Justin Hastings	777 Walnut Creek Rd		12/27/18
Kelli Hastings	777 Walnut Creek Rd		12/27/18
Robert Kelly	595 Walnut Creek Rd		12/27/18
Kelly F. Johnson	595 Walnut Creek Rd		12.27.18
Kyle Doalin	503 Walnut Creek Rd		12.27.18
Kalyn Doalin	503 Walnut Creek Rd		12-27-18
Jessica Quisenberry	299 Walnut Creek Rd.		12-27-18

**Petition to** Pittsylvania County Planning Commission

Petition for denial of special use permit for 1715 Walnut Creek Road, Danville, VA 24540/Hope Center Ministries

**Residents of surrounding area**

Tim Quisenberry	Timothy H. Spitzer	299 Walnut Creek Rd	12-27-18
Jennifer Daulton	Winter Daulton	5016 Jefferson Rd	12-27-18
Wah Daulton	Wah Daulton	5016 Jefferson Road	12-27-18
Jessie Daulton	Wah Daulton	5016 JEFFERSON ROAD	12-27-18
Karen Douglas	Karen F. Douglas	5034 Jefferson Rd	12-27-18
John Douglas	John Douglas	5034 Jefferson Rd.	12-27-18
Erin Ryan	Erin Ryan	5044 Jefferson Rd	12-27-18
Nancy Ryan	Nancy Ryan	5044 Jefferson Rd	12-27-18
Scott Ryan	Scott Ryan	5047 Jefferson Rd	12-27-18
Karen Piron	Karen Piron	5047 Jefferson Rd	12-27-18
Kendrea	Kendrea	5053 Jefferson Rd	12-27-18
Calvin Holloway	Calvin Holloway	5025 JEFFERSON Rd	12-27-18

Mr. McBride 127-808-8631  
 1-727-863-1468

Lyon Motley	Pam Y. Motley	887 Walnut Creek Rd	Against rezoning	12/27/18
Brad Heac	Brad Heac	830 Walnut Creek Rd.	Against rezoning	12/28/18
Marty Moore	Ernest P. May	891 Walnut Creek Rd	Against Rezoning	12/27/18
Kevin Bay	Kevin Bay	1055 Walnut Creek Rd	Against	12/27/18
Meaghan Smith	Meaghan Smith	1085 Walnut Creek Rd	Against rezoning	12/27/18
David Simms	David Simms	1257 Walnut Creek Rd	against rezoning	12/27/18
Nelinda Sims	Nelinda Sims	1257 Walnut Creek Rd	Against rezoning	12-27-18
Larry Scott	Larry Scott	1425 Walnut Creek Rd	Against	12/27/18
Connie Quisenberry	Connie Quisenberry	781 Orphanage Rd.	Against	12/28/18
Jeffery Quisenberry	Jeffery Quisenberry	341 Orphanage Rd	Against	12/28/18
Lori Q. Hanks	Lori Q. Hanks	278 Walnut Creek Road	Against	12/28/18
Angela Purdy	Angela Purdy	900 Walnut Creek Rd	Against rezoning	12/28/18
Charles Purdy	Charles Purdy	960 Walnut Creek Rd	Against Rezoning	12/28/18
Jamie Jarrett	Jamie Jarrett	1156 Walnut Creek Rd	Against Rezoning	12/28/18
Bobby Jarrett	Bobby Jarrett	1156 Walnut Creek Rd.	Against Rezoning	12/28/18

Pittsylvania County Planning Commission

**Petition to**

Petition for denial of special use permit for 1715 Walnut Creek Road, Danville, VA 24540/Hope Center Ministries

**Residents of surrounding area**

Signature	Address	Comments	Date
Martha H. Clark	1716 Orphanage Rd.	In opposition to S-19-001	12-29-18
Billy Clark	"	"	"
Andy Motley	1119 Walnut Creek Rd	Oppose	12/30/18
Jo Ann Motley	"	Oppose	12/30/18
Jacob Motley	"	No!	12/30/18
Sandra Barksdale	141 Song Bird Ln.	OPPOSE	12/30-18
Ronald Barksdale	14 Song Bird Ln	OPPOSE	12-30-18
Karen Myers	1877 Orphanage Rd	oppose	1-2-19
Linda Doss	2080 Orphanage Rd.	OPPOSE	1-3-19
Edna Dameron	1932 Orphanage Rd	oppose - Residents should know <sup>best</sup>	1-3-19
John Damer	1932 Orphanage Rd	opposed - need more info <sup>map</sup>	1-3-19
Darryl Myers	1877 Orphanage Rd.	" "	1-3-19
Bobby Doss	2080 Orphanage Rd,	OPPOSED	1-3-19

**Pittsylvania County Planning Commission**  
**Petition to**

Petition for denial of special use permit for 1715 Walnut Creek Road, Danville, VA 24540/Hope Center Ministries

**Residents of surrounding area**

Signature	Address	City/Town	State	Date
Carl A Tuck	1941 Mt Cross Rd	Danville	VA 24540	12-29-2018
Bettie Tuck	" "	" "	" "	12/29/18
Cheryl Bryant	<del>1941 Mt Cross Rd</del> 248 Mt. Minist. Rd.	Danville	24540	1/2/19
Joel Bryant	" "	" "	" "	1-3-19

Printed Name	Signature	Address	City/Town	State	Date
Lois Witt	<i>Lois Witt</i>	1941 Mount Cross Rd	Danville	VA	12/3/18
Rebecca K. Francis	<i>Rebecca K. Francis</i>	1889 Mt. Cross, Rd,	Danville	va,	12/3/18

## AGREEMENT TO PURCHASE REAL ESTATE

The undersigned (herein "Purchaser") hereby offers to purchase from the owner (herein "Seller") the real estate located at 1715 WALNUT CREEK ROAD in the city of DANVILLE, County of PITTSBURGH, State of VIRGINIA, the legal description of which is: 5 BEDROOM, 3 1/2 BATH, BRICK RANCH HOME LOCATED ON 10+ - ACRES

upon the following terms and conditions:

### 1. Purchase Price and Conditions of Payment

The purchase price shall be TWO HUNDRED SEVENTY FIVE THOUSAND Dollars (\$275,000) to be paid in accordance with subparagraph B, below:

A: Cash. The purchase price shall be paid in its entirety in cash at the time of closing the sale.

B: Cash Subject to New Mortgage. The purchase price shall be paid in cash at the time of closing the sale subject, however, to Purchaser's ability to obtain a first mortgage loan within 60 days after the acceptance of this offer by Seller in the amount of \$275,000, payable in not less than 30 monthly installments, including interest at a rate not to exceed 4.5 % financing. If such financing cannot be obtained within the time specified above then either Purchaser or Seller may terminate this agreement and any earnest money deposited by Purchaser will be promptly refunded.

C: Cash Subject to Existing Mortgage. The purchase price shall be paid in cash at the time of closing the sale after deducting from the purchase price the then outstanding balance due and owing under the existing mortgage in favor of \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, in the original amount of \$ \_\_\_\_\_; of such mortgage debt is approximately \$ \_\_\_\_\_ as of \_\_\_\_\_, 20\_\_\_\_.

D: Cash With Assumption of Existing Mortgage. The purchase price shall be paid in cash at the time of the closing of the sale after deducting from the purchase price the then outstanding balance due and owing under the existing mortgage in favor of \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, having a present balance of approximately \$ \_\_\_\_\_, as of \_\_\_\_\_, 20\_\_\_\_, which the purchaser hereby assumes and agrees to pay in accordance with its terms and to perform all of its provisions; purchaser shall pay any and all payments coming due after the closing of the sale. Any transfer fees required by the mortgage shall be paid by \_\_\_\_\_.

E: Sale by Land Contract. The purchase price shall be paid in accordance with the certain land contract attached hereto and incorporated into this contract by this reference. The down payment to be made at the time of closing this sale shall be \$ \_\_\_\_\_ and the balance of \$ \_\_\_\_\_ shall be paid at the rate of \_\_\_\_\_ % per annum.

### 2. Earnest Money Deposit

As earnest money Purchaser deposits \$ 0 with the broker which shall be applied to the purchase price at the time of closing the sale. In the event that this offer is not accepted by Seller this earnest money deposit shall be promptly refunded to Purchaser by the broker. In the event that this offer is accepted by Seller and Purchaser shall fail to perform the terms of this agreement the earnest money deposit shall be forfeited as and for liquidated damages suffered by Seller. Seller is not, however, precluded from asserting any other legal or equitable remedy, which may be available to enforce this agreement.

**3. Real Estate Taxes, Assessments, and Adjustments**

Real Estate Taxes accrued against the property shall be prorated through the date of closing the sale and Seller shall pay all taxes allocated to the property through that date of acceptance of this offer to purchase. Rents, if any, shall be prorated through the date of closing and all rent deposits shall be transferred to Purchaser. Existing casualty insurance shall be canceled/prorated through the date of closing.

**4. Title to the Property**

Seller shall provide purchaser prior to the closing and promptly after the acceptance of this offer, at Seller's expense and at Seller's option an abstract of title to the property brought down to date or an owner's policy of title insurance in an amount equal to the purchase price, said abstract of policy to show marketable or insurable title to the real estate in the name of Seller subject only to easements, zoning and restrictions of record and free and clear of all other liens and encumbrances except as stated in this offer. If the abstract or title policy fails to show marketable or insurable title in Seller a reasonable time shall be permitted to cure or correct defects. Seller shall convey title to Purchaser at the time of closing by a good and sufficient general warranty deed free and clear of all liens and encumbrances except as otherwise provided in this offer and subject to easements, zoning and restrictions of record.

**5. Possession of the Property**

Purchaser shall be given possession of the property on 15<sup>th</sup> DEC, 2018. A failure on the part of Seller to transfer possession as specified will not make Seller a tenant of Purchaser, but in such event Seller shall pay to Purchaser \$ 500 per day as damages for breach of contract and not as rent. All other remedies, which Purchaser may have under law, are reserved to Purchaser.

**6. Risk of Loss**

The risk of loss by destruction or damage to the property by fire or otherwise prior to the closing of the sale is that of Seller. If all or a substantial portion of the improvements on the property are destroyed or damaged prior to the closing and transfer of title this agreement shall be voidable at Purchaser's option and in the event Purchaser elects to avoid this agreement the earnest money deposited shall be promptly refunded.

**7. Improvements and Fixtures Included**

This offer to purchase includes all improvements, buildings and fixtures presently on the real estate including but not limited to electrical, gas, heating, air conditioning, plumbing equipment, built-in appliances, hot water heaters, screens, storm windows, doors, Venetian blinds, drapery hardware, awnings, attached carpeting, radio, television antennas, trees, shrubs, flowers, fences and

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

**8. General Conditions**

It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Purchaser and Seller. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller. This agreement shall be interpreted and enforced in accordance with the laws of the State of VIRGINIA.

9. Special Conditions

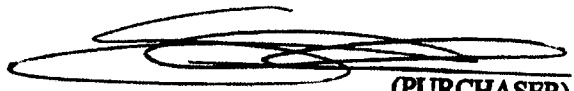
BASED ON ZONING APPROVAL OF PITSKILVANIA COUNTY + HOME INSPECTION

10. Time for Acceptance and Closing

This offer is void if not accepted by Seller in writing on or before 5:00 A.M./P.M. of the 25<sup>th</sup> day of OCT, 2018.

Closing of the sale shall take place 30 days after Purchaser's receipt of an abstract showing marketable title in Seller or title insurance binder showing insurable title in Seller.

This offer is made at 12:31 PM State of VIRGINIA, this 25<sup>th</sup> day of OCTOBER, 2018.


  
(PURCHASER)

\_\_\_\_\_  
(PURCHASER)

Acceptance by Seller

The foregoing offer to purchase real estate is hereby accepted in accordance with the terms and conditions specified above. The undersigned hereby agrees to pay a brokerage fee of \$ 0 to 0, broker, in accordance with the existing listing contract.

Dated this 25<sup>th</sup> day of OCTOBER, 2018.

  
(SELLER)

\_\_\_\_\_  
(SELLER)

THIS DEED, made this 29th day of January, 1998, between Bessie Abbott Carter, unmarried (Grantor) and Steven E. Decker and Sherry P. Decker, husband and wife (Grantees),

-WITNESSETH-

That for and in consideration of TEN DOLLARS (\$10.00) cash paid by Grantees to Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby bargain, sell, grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS of Title, except as hereinafter set forth, unto Grantees, AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP AS AT COMMON LAW, all that certain tract or parcel of land, with improvements thereon, lying and being in Pittsylvania County, Virginia, and more particularly described as follows (the Property):

32.74 ACRES, more or less, fronting on the northwestern margin of Iris Lane (State Road No. 740), as shown on Plat of Survey Showing 32.74 ± Acres for Bessie P. Abbott, dated December 30, 1982, made by Wilmarth & Daniels, C.L.S., recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia (the "Clerk's Office"), in Map Book 32, at page 2, to which reference is hereby made for a more specific description; RESERVING, HOWEVER, unto Grantor, her heirs, assigns, and successors in interest a one half acre family cemetery, as shown on the above described plat, as established by instrument dated in 1897, recorded in the Clerk's Office in Deed Book 112, at page 269, and RESERVING, HOWEVER, unto Grantor, her heirs, assigns, and successors in interest a non-exclusive access easement twenty (20) feet in width for ingress and egress to and from the cemetery to Iris Lane (State Road No. 740), the northern margin of said easement running along the northeastern margin of the property in a course of N. 66 degrees 13' 40" W. 385.95 feet, and thence continuing along an extension of the same course 200 feet, more or less, to the said cemetery, as shown on the above described plat;

BEING the same property conveyed to Ruben B. Carter and Bessie Abbott Carter, husband and wife, from Bessie Abbott Carter and Ruben B. Carter, her husband, dated March 14, 1983, recorded in the Clerk's Office in Deed Book

Prepared  
by:

JEFFREY B. SMITH  
ATTORNEY AT LAW  
MIDDLEBURGH, VIRGINIA

721, at page 527. Ruben B. Carter died on February 17, 1997. Upon his death, fee simple title to the property became vested in Bessie Abbott Carter pursuant to the survivorship provisions contained in the deed dated March 14, 1983, and recorded as aforesaid.

This conveyance is made subject to all easements, conditions, restrictions and reservations appearing of record, or apparent on the ground, which affect the Property.

WITNESS the following signature and seal:

Bessie Abbott Carter (SEAL)  
BESSIE ABBOTT CARTER

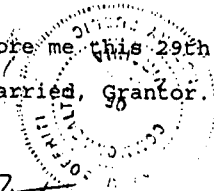
COMMONWEALTH OF VIRGINIA:

COUNTY OF PITTSYLVANIA:

The foregoing instrument was acknowledged before me this 29th day of January, 1998, by Bessie Abbott Carter, unmarried, Grantor.

My commission expires: January 31, 2000

Nancy M. Soffert  
Notary Public

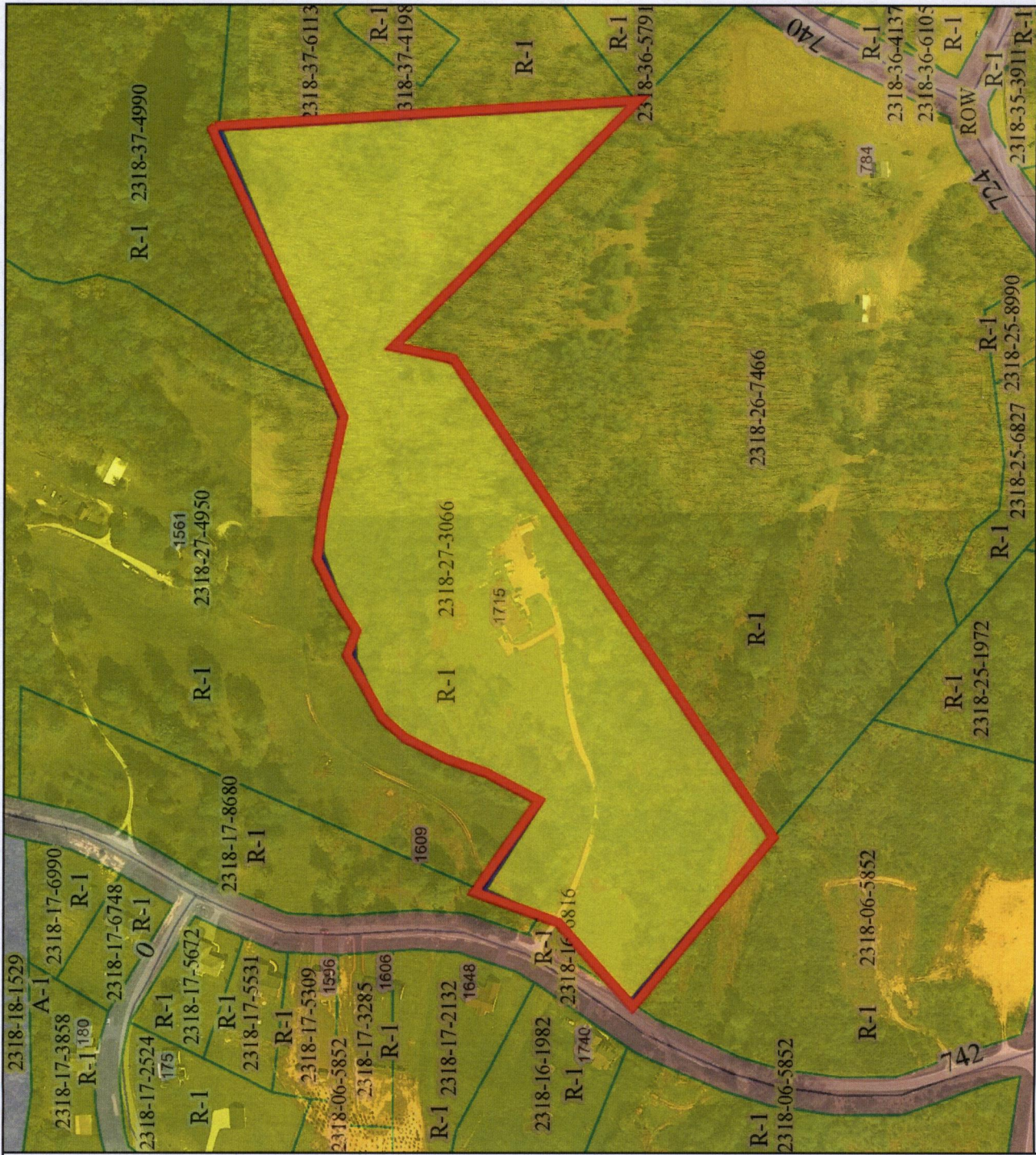


VIRGINIA:		CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY	
Clerk	301	12	00
St. R. Tax	039	120	00
Co. R. Tax	213	40	00
Grantor Tax	038/220	80	00
VSLF	145	1	00
Transfer	212	1	00
Tech Fee	106	3	00
Total		257	00

The foregoing instrument with acknowledgement was admitted to record on Jan. 30 1998 at 12:14P M. in 1101 D.B. 200 Page 155 Inst. No. 88-00K52  
 Text: H.F. HAYMORE, JR., CLERK  
 By: Dorinda R. Paulard Deputy Clerk

**Legend**

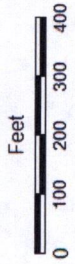
- Parcels
- Parcel ID Number
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances
- Zoning**
- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing
- Park District
- R-1 = Residential Suburban Subdivision District
- RC-1 = Residential Combined Subdivision District
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision District
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



**Title: HOPE CENTER MINISTRIES - CASE S-19-001**

**Date: 12/11/2018**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.*



**VIRGINIA:**

**BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A 20.06 acre parcel of land, )  
generally located on State Road 742/Walnut Creek Road )  
within the Westover )  
Election District and recorded as )  
parcel # 2318-27-3066 )  
in the Pittsylvania County tax records )

**RECOMMENDATION**  
**(S-19-001)**

**TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

*WHEREAS*, your Petitioner, Hope Center Ministries, has filed with the Secretary to the Deputy Director of Community Development a petition to obtain a Special Use Permit for a residential addiction treatment group home.

*WHEREAS*, the petition was referred to the Planning Commission which, considered this petition in a public hearing on January 3, 2019; and

*WHEREAS*, at that public hearing all parties in interest were afforded an opportunity to be heard; and

*WHEREAS*, the Planning Commission, after due consideration has recommended to the Pittsylvania County Board of Zoning Appeals that the Special Use Permit be **denied**.

*NOW, THEREFORE BE IT RESOLVED* that the Planning Commission recommends to the Pittsylvania County Board of Zoning Appeals that the above-referenced parcel of land **not be granted** the Special Use Permit.

The above action was adopted on motion of Mr. Haymore and upon the following recorded vote:

**AYES: 4**  
**NAYS: 2**  
**ABSENT: 2**  
**ABSTAIN: 0**

\_\_\_\_\_  
**Richard G. Motley, Chairman**  
**Planning Commission**  
**01-03-19**  
**Date**

***2018***

***ANNUAL REPORT***





**PITTSYLVANIA COUNTY  
ZONING CASES FOR THE PAST 18 YEARS**

	<b>MH R-1</b>	<b>SIGN</b>	<b>SPECIAL USE</b>	<b>VARIANCE</b>	<b>REZONING</b>	<b>APPEAL</b>	<b>CASES</b>	<b>REVENUE</b>
<b>2001</b>	0	0	22	8	56	0	<b>86</b>	<b>\$12,296.35</b>
<b>2002</b>	0	2	23	3	50	0	<b>78</b>	<b>\$11,834.41</b>
<b>2003</b>	0	4	19	5	54	0	<b>82</b>	<b>\$12,614.85</b>
<b>2004</b>	0	3	24	2	70	0	<b>99</b>	<b>\$14,941.92</b>
<b>2005</b>	0	1	16	3	62	0	<b>82</b>	<b>\$13,322.32</b>
<b>2006</b>	0	0	7	3	72	2	<b>84</b>	<b>\$13,790.00</b>
<b>2007</b>	0	0	19	4	71	0	<b>94</b>	<b>\$15,557.13</b>
<b>2008</b>	0	2	19	3	76	2	<b>102</b>	<b>\$16,159.68</b>
<b>2009</b>	0	1	16	1	49	0	<b>67</b>	<b>\$10,511.26</b>
<b>2010</b>	0	5	14	2	54	0	<b>75</b>	<b>\$12,010.44</b>
<b>2011</b>	0	1	16	2	44	1	<b>64</b>	<b>\$10,472.98</b>
<b>2012</b>	0	4	19	1	52	0	<b>76</b>	<b>\$12,844.24</b>
<b>2013</b>	0	0	11	2	65	1	<b>79</b>	<b>\$13,469.52</b>
<b>2014</b>	0	2	16	3	47	0	<b>68</b>	<b>\$12,330.14</b>
<b>2015</b>	0	1	14	6	41	1	<b>63</b>	<b>\$11,085.01</b>
<b>2016</b>	0	2	14	2	32	2	<b>52</b>	<b>\$10,054.57</b>
<b>2017</b>	0	0	17	4	48	1	<b>70</b>	<b>\$11,548.34</b>
<b>2018</b>	0	3	14	1	31	0	<b>49</b>	<b>\$8,595.13</b>