



Planning Commission

340 South Sixth Street - Administration Building

Wytheville, Virginia 24382-2598

Telephone (276) 223-4508 or 223-4500

FAX (276) 223-4515

Eric W. Crowgey, Chair
Randal C. Wright, Vice Chair
Stephen D. Bear, Assistant County Administrator
K. Michelle Cassell, Assistant Department Head

Eural D. Clippard
Timothy W. Carter
Robert H. Walk
David P. Midkiff
Douglas E. Wilson

MEMORANDUM

TO: Wythe County Planning Commission Members

FROM: K. Michelle Cassell, Assistant Department Head

DATE: January 29, 2015

SUBJECT: February Meeting

The Wythe County Planning Commission will conduct its regular monthly meeting on **Monday, February 2, 2015 at 7:00 p.m.** The meeting will be held in the Board Room of the County Administration Building, 340 South 6th Street, Wytheville, VA.

Enclosed is an agenda package for your review and if you have any questions, please do not hesitate to call me at 223-4508.

Enclosures



ORDER OF BUSINESS
WYTHE COUNTY PLANNING COMMISSION
FEBRUARY 2, 2015
7:00 P.M.

- I. Determination of Quorum and Call to Order
- II. Reorganization (Page 1)
 - A. Election of Chair
 - B. Election of Vice Chair
 - C. Election of Secretary/Treasurer
- III. January 5, 2015 Minutes (Page 2)
- IV. Subdivision Ordinance
 - A. Subdivision Plat Report (Page 3)
 - B. Staff Report
 1. Minor Subdivisions
 - a. Newman (Page 4)
 - b. Linkous (Page 5)
- V. Citizens Time
- VI. Comprehensive Plan (**Separate Document Enclosed** – Also see www.wytheplan.com to view all documentation electronically)
- VII. New Business
 - A. February/March Calendars (Page 6)
 - B. Manufactured Home Ordinance (Page 7)
- VIII. Adjourn

BYLAWS

WYTHE COUNTY PLANNING COMMISSION

ARTICLE I – TITLE AND AUTHORITY

- 1-1 The official title of this commission shall be the “Wythe County Planning Commission.”
- 1-2 The Wythe County Planning Commission was established in conformance with a motion adopted by the Wythe County Board of Supervisors on June 13, 1995. The Board of Supervisors amended and readopted these bylaws on December 9, 2003 in order to facilitate its powers and duties in accordance with the provisions of Title 15.1, Chapter 11, Articles 1 and 3, Code of Virginia, 1950, as amended.

ARTICLE II – MEMBERSHIP

- 2-1 The Wythe County Planning Commission shall consist of seven members. One shall be from each of the six supervisor districts and one shall be from the county-at-large. All shall be appointed by the Wythe County Board of Supervisors.
- 2-2 Members appointed to the Wythe County Planning Commission by the Board of Supervisors shall serve a four-year term concurrently with the Board of Supervisors member in which district they are elected to serve, or until his or her successor shall take office.
- 2-3 Any member of the Planning Commission may be removed by the Wythe County Board of Supervisors for inefficiency, lack of attendance, neglect of duty, or malfeasance in office.
- 2-4 Vacancies in the membership shall be filled by appointment of the Wythe County Board of Supervisors for the unexpired term only.
- 2-5 The Wythe County Board of Supervisors may provide for compensation and actual expenses.

ARTICLE III – PURPOSE

- 3-1 The purpose of the Commission shall be to encourage the improvement of public health, safety, convenience and welfare of the citizens of Wythe County and to plan for the future development of the county to the end that adequate highways, utilities, health, educational and recreational facilities be developed; that the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; and that the growth of

Wythe County be consonant with efficient and economical use of public funds.

- 3-2 The Commission, at the direction of the Board of Supervisors, shall perform any other acts and functions, not inconsistent with these bylaws, or the Code of Virginia 1950, as amended, which will further the purposes of the Commission.

ARTICLE IV – DUTIES

- 4-1 The Commission's primary duty is to serve in an advisory capacity to the Wythe County Board of Supervisors.

4-2 The Commission shall:

- A. Exercise general supervision of, and make regulations for the administration of its affairs.
- B. Prescribe rules pertaining to its investigations and hearings.
- C. Supervise its fiscal affairs and responsibilities, under rules and regulations prescribed by the Wythe County Board of Supervisors.
- D. Keep a complete record of its proceedings, and be responsible for the custody and preservations of its papers and documents.
- E. Make recommendations and an annual report to the Wythe County Board of Supervisors concerning the operation of the Commission and the status of planning within its jurisdictions.
- F. Ordinances and Plans:
 - 1. Administer the following Wythe County Ordinances:
All Agriculture and Forestal District Ordinances, Airport Safety Zoning Ordinance 91-1, Subdivision Ordinance 99-5, and the Manufactured Home Ordinance 2002-5.
 - 2. Update the following Wythe County plans:
Comprehensive Plan and Capital Improvement plan every five years.
- G. Review and make recommendation to the Board of Supervisors on all solid waste facility siting applications as defined in Wythe County's Solid Waste Facility Siting Ordinance, 90-2.

- H. Prepare, publish, and distribute reports, ordinances, and other materials relating to its activities as requested by the Board of Supervisors.
- I. Prepare and submit an annual budget in the manner prescribed by the Wythe County Board of Supervisors.
- J. Establish advisory committees for the purpose of zoning, subdivision, comprehensive planning and the capital improvement program.
- K. Members are required to participate in the Virginia Certified Planning Commissioner's Program and other training sessions that may be made available to them. Members of the Planning Commission will have two years to complete this training. Costs of all training will be paid by the Wythe County Board of Supervisors.

ARTICLE V – OFFICERS

- 5-1 The officers of the Planning Commission shall consist of a Chairperson, a Vice-Chairperson and a Secretary-Treasurer. A staff person from the County Administrator's Office shall be appointed to assist the Planning Commission with their duties and this staff member shall not be a member of the Planning Commission.
- 5-2 In addition to the appointed members, there shall be one non-voting ex-officio member who shall also be a member of the Wythe County Board of Supervisors and cannot be an officer of the Commission. This ex-officio member shall be appointed each January by the Board of Supervisors.
- 5-3 Election of officers shall be held at the second regular meeting of each calendar year. The terms of office shall be for one year, or until his or her successor shall take office.
- 5-4 A vacancy in an office shall be filled immediately by the Planning Commission membership.

ARTICLE VI – DUTIES OF OFFICERS

- 6-1 The Chairperson shall preside at all meetings of the Commission and public hearings called by the Commission. The Chairperson shall call special meetings of the Commission when required; transit reports, plans, and recommendations of the Commission to the governing body; and in general shall act as spokesperson for the Commission.
- 6-2 The Vice-Chairperson shall serve as Chairperson in the absence of the Chairperson. In the event of death or resignation of the Chairperson, the

Vice-Chairperson shall perform the duties of the Chairperson until such time as the Commission shall elect a new Chairperson.

- 6-3 The Secretary-Treasurer shall maintain records of all funds received by the Commission and shall deposit the same with the Treasurer of Wythe County. The Secretary-Treasurer shall keep record of all business transacted by the Commission; notify the members of all meetings; certify all maps, records and reports of the Commission; give notices of all public hearings and meetings; attend to all correspondence of the Commission; keep a set of minutes of all meetings and send a copy to each member of the Commission; prepare and be responsible for publishing of advertisements relating to public hearings; and carry out other duties assigned by the Commission. The Secretary-Treasurer may delegate duties to a staff employee assigned to the Planning Commission by the County Administrator.

ARTICLE VIII – MEETINGS

- 7-1 The second regular meeting of each calendar year shall be known as the annual meeting. At such annual meeting, the Commission shall establish the days, times, and places for regular meetings of the Commission for the ensuing twelve months. Regular meetings of the Commission shall be held at least once a month upon such day as has been established. The Commission may subsequently establish different days, times, or places for such regular meetings by passing a resolution to that effect. However, when the day established as a regular meeting day falls on a legal holiday, the meeting shall be held on the next following regular business day, without action of any kind by the Commission.
- 7-2 Special meetings shall be called at the request of the Chairperson, or by two members upon written request to the Secretary-Treasurer. The Secretary-Treasurer shall mail to all members, at least five days in advance of a special meeting, a written notice fixing the time, place of meeting and the purpose thereof.
- 7-3 Written notice of a special meeting is not required if the time of the meeting has been fixed at a regular meeting, or if all members are present at the special meeting, or file a written waiver of notice.
- 7-4 All regular meetings, hearings, records and accounts shall be open to the public in accordance with the Virginia Freedom of Information Act.
- 7-5 A majority of the membership of the Commission shall constitute a quorum. The number of votes necessary to transact business shall be a majority of the members present. Voting may be by roll call, in which case a record shall be kept as a part of the minutes.

ARTICLE VIII – ORDER OF BUSINESS

- 8-1 The order of business for a regular or special meeting shall be:
- A. Determination of a quorum.
 - B. Call to order by Chairperson.
 - C. Reading of minutes.
 - D. Report of the County Staff.
 - E. Unfinished Business.
 - F. New Business.
 - G. Adjournment.
- 8-2 Motions shall be restated by the Chairperson before a vote is taken. The names of members making and seconding motions shall be recorded.
- 8-3 Parliamentary procedure in Commission meetings shall be governed by the adopted rules of order, namely, ROBERT'S RULES OF ORDER.
- 8-4 The Planning Commission shall keep a set of minutes of all meetings, and these minutes shall become public record.
- 8-5 The presiding officer shall sign the set of minutes for all regular, adjourned and special meetings.

ARTICLE IX – HEARINGS

- 9-1 In addition to those required by law, the Commission may, at its discretion, hold public hearings when it decides that a hearing will be in the public interest.
- 9-2 Notice of a hearing shall be as outlined in the Code of Virginia, as amended 1950.
- 9-3 The case before the Commission shall be summarized by the Chairperson or other member designated by the Chairperson. Interested parties shall have the privilege of the floor. Records or statements shall be recorded or sworn to, as evidence for any court of law, only after notice is given to interested parties.
- 9-4 A record shall be kept of those speaking before the hearing.

ARTICLE X – CORRESPONDENCE

- 10-1 It shall be the duty of the Secretary-Treasurer to draft and sign all correspondence necessary for the execution of the duties and functions of the Planning Commission.

10-2 It shall be the duty of the Secretary-Treasurer to communicate by telephone or telegraph when necessary to make communications that cannot be carried out as rapidly as required through direct correspondence.

10-3 All office papers and plans involving the authority of the Commission shall bear the signature of the Chairperson or Vice-Chairperson.

ARTICLE XI - AMENDMENTS

11-1 These bylaws may be amended at any regular meeting of the Wythe County Board of Supervisors provided the amendment was submitted in writing at the previous regular meeting and a recommendation was submitted by the Planning Commission. An amendment shall be made by a majority vote of the Board of Supervisors.

ARTICLE XII - EFFECTIVE DATE

12-1 These bylaws shall become effective immediately upon their adoption on December 9, 2003. Any previously adopted bylaws are hereby rescinded.

12-2 Nothing in these bylaws shall be construed as invalidating any official business of the Commission transacted prior to their adoption.

I certify that this is a true and correct copy taken from the December 9, 2003 minutes of the Wythe County Board of Supervisors meeting.


R. Cellell Dalton, Clerk

January 5, 2015

The Wythe County Planning Commission held its regular monthly meeting on Monday, January 5, 2015, in the Board Room of the County Administration Building, 340 South Sixth Street, Wytheville, Virginia beginning at 7:00 p.m.

PRESENT

Eric W. Crowgey, Chair
Eural D. Clippard
Robert H. Walk

Randal C. Wright
Douglas E. Wilson
David P. Midkiff

ABSENT

Timothy W. Carter

OTHERS PRESENT

Stephen D. Bear, Assistant County Administrator
K. Michelle Cassell, Assistant Department Head
Bradley Tate

Salem Bush
Gary Houseman
Lori Guynn

DETERMINATION OF QUORUM AND CALL TO ORDER

Chair Crowgey determined that a quorum was present and called the meeting to order.

APPROVAL OF MINUTES

A motion was made by Mr. Midkiff to approve the December 1, 2015 minutes as presented. The motion was seconded by Mr. Walk and passed.

SUBDIVISION ORDINANCE

1. Subdivision Plat Report – The Commission reviewed a report including plats completed from November 17, 2014 through December 22, 2014.
2. Request for Variance – Public Hearing – Zion Lutheran Church – Chair Crowgey opened the public hearing for discussion on the request for variance to the Subdivision Ordinance submitted by the trustees of the Zion Lutheran Church and asked staff to advise the Commission regarding this request.

Mr. Bear reported that the trustees of the Zion Lutheran Church are proposing to divide the church property located along Zion Church Road, State Route 670, in the Speedwell Magisterial District to create two lots with no residual.

The purpose of this division is to separate the church property from the cemetery. The church property (New Parcel A) is proposed to be 0.405 acres (17,641 square feet) to exclude all existing gravesites. This lot size does not meet the ordinance requirement of 25,000 square feet; therefore they are requesting a variance to

Section 5.3.1(5) of the Subdivision Ordinance. The cemetery property (New Parcel B) will be 3.855 acres meeting the lot size requirement. Both proposed lots have adequate state road frontage to comply with the ordinance.

It has been explained to staff that the church congregation is very small and they continue to utilize the block outhouse for a bathroom facility as they have done for many years and do not have water service. They do not have any future plans to expand the church to include water and/or sewer service. Also, there is no need for water/sewer service on the cemetery property. Therefore, they are requesting a variance to Section 5.2.2.

Mrs. Lori Guynn appeared before the Commission stating that she is one of five active members of the Zion Lutheran Church. She stated that the church is going to close and the members want to protect the cemetery. Mrs. Guynn stated that there are many ancestors buried in the cemetery. She explained that a person does not have to be a member of the church to be buried in the cemetery or pay for a plot to be buried in the cemetery. Mrs. Guynn stated that two privies serve the church and there is no intention of installing a well/septic to serve the church in the future.

Chair Crowgey inquired about future maintenance of the church and cemetery.

Mrs. Guynn explained that a corporation will be established to maintain the cemetery; and, the Virginia Lutheran Church Synod will take over the maintenance of the church property if it closes.

Chair Crowgey inquired about the deed for the church.

Mr. Bradley Tate, Surveyor, reported that the original deed for the church was to the German Reformed and Lutheran Church; however, he has also found conveyances in the names of the local Lutheran church trustees.

Mr. Wright inquired about a layout for the future burial plots.

Mrs. Guynn stated that there is a layout for the new portion of the cemetery; however, there is no mapping for the old cemetery plots.

Mr. Wilson noted that the proposed plat states that the existing gravel driveway shall be jointly used and maintained for egress and ingress purposes for proposed Parcel A and B.

Mrs. Debra Cregger stated that she and her husband currently maintain the cemetery property. She stated that there will be people buried in the cemetery in the future because there is not a charge to be buried in the cemetery.

Mr. Wright stated that he is concerned about the proposed lot size of proposed

Unapproved Minutes
January Minutes

Parcel A. He stated that he would be in favor of granting the variance to the septic requirement for both lots if the lot size requirement was met for proposed Parcel A.

Mr. Clippard stated that if the church would revitalize, proposed Parcel A would not be large enough to include water/sewer.

Mr. Everett Ward appeared before the Commission and explained that the proposed separation of the cemetery and church properties will protect funding needed to maintain the cemetery in the future. He further stated that the church property may never be sold.

Hearing no further comments, Chair Crowgey closed the public hearing.

Chair Crowgey stated that he would like to see proposed Parcel A larger than proposed. He explained that it is unknown what will happen to the property in the future and the property needs to be large enough to be able to install a well and septic system if necessary.

Mr. Wright stated that there is open unusable space that could be included with the church to meet the lot size requirement.

Mr. Houseman asked what would be gained by making proposed Parcel A comply with the lot size requirement.

Mr. Wright stated that if the need arises to install a septic system in the future, there will be enough room.

Chair Crowgey stated that if the church building is renovated in the future and a home site is located on the property there would be enough space to install a septic system and obtain a building permit.

Mr. Clippard stated that a building permit could not be obtained for renovation/construction on the property at the size that is being proposed.

Mr. Bear stated that a building permit could be obtained for renovation/construction on the property if the Commission granted a variance to the lot size requirement.

Mr. Bear stated that the Commission has the option of visiting the property prior to making a decision on the variance.

Mr. Tate stated that a drain field could possibly be installed around the gravel drive; however, it would not be usable for the church property because a pump would be required to force the sewage uphill which would not be realistic.

Mr. Wright stated that the extra space could be used for parking or some other use.

He stated that he does not want to set precedence for a commercial builder.

A motion was made by Mr. Wright to approve the request for variance to Section 5.2.2 of the Subdivision Ordinance for proposed Parcels A & B to exempt water/sewer service for these parcels. The motion was seconded by Mr. Wilson and the vote is as follows:

AYES:	Eric W. Crowgey, Chair	Randal C. Wright
	Eural D. Clippard	Douglas E. Wilson
	Robert H. Walk	David P. Midkiff

NAYS: None

ABSENT: Timothy W. Carter

A motion was made by Mr. Wright to deny the request for variance to Section 5.3.1(5) of the Subdivision Ordinance regarding lot size for proposed Parcel A. The motion was seconded by Mr. Clippard and the vote is as follows:

AYES:	Eric W. Crowgey, Chair	Randal C. Wright
	Eural D. Clippard	Robert H. Walk

NAYS: David P. Midkiff

ABSTAIN: Douglas E. Wilson

ABSENT: Timothy W. Carter

3. Adjoining Owner/Lot Line Revision - The Commission reviewed a plat showing an adjoining owner/lot line revision for the heirs of the Raymond and Victor Buchanan estate that was approved by Ms. Cassell.
4. Family Subdivision – The Commission reviewed a plat showing a family subdivision that was approved by Ms. Cassell for Dorothy Miller.

Completed divisions by staff will be included on the agenda each month to keep the Commission up to date on the divisions that are being done in the County.

CITIZENS TIME

Chair Crowgey asked if anyone wished to address the Commission during citizen's time. Hearing no comments, he proceeded with the agenda.

PLANNING COMMISSION MONTHLY CALENDARS

The Commission reviewed and accepted the monthly calendars for January and February 2015.

COMPREHENSIVE PLAN

The Commission reviewed Chapter 1 – Design and Process of the Plan; Chapter 2 – A Place and a People; Chapter 6 – Community Services and Facilities; and Chapter 9 – Consolidated Goals, Objectives and Strategies.

Mr. Salem Bush distributed Chapter 8 – Land Use and Development: Tools and Issues for the Commission’s review. He stated that it is the last chapter to be reviewed and that he still needs to make some final revisions to the entire plan and add some pictures. The Commission reviewed the proposed future land use map.

The Commission intends to review all chapters at their February meeting.

EX-OFFICIO REPORT

Dr. Gary Houseman reported that the Barren Springs Water Project has begun.

He further reported that Mr. Dalton, County Administrator, recently submitted his letter of resignation. The process will begin to obtaining proposals from search companies to employ a new County Administrator. Dr. Houseman further stated that a new School Superintendent will be employed during the same timeframe.

ADJOURN

With no further business to come before the Planning Commission a motion was made by Mr. Wright to adjourn. The motion was seconded by Mr. Carter and passed unanimously.

Eric W. Crowgey

Plat Report

Landowner	Subdivision Name	Surveyor	Parcels	Submitted	Completed	District
Jeff & Helen Newman Minor Subdivision 12/18/14 - 1st review - needs revisions 1/15/15 - 2nd review - ok for originals 1/22/15 - Received originals/complete pb 12 pg 696	n/a	Hurt & Proffitt Inc.	2	12/18/14	1/22/15	Black Lick
Linkous, Jimmy & Brenda Minor subdivision 12/5/14 - 1st review - needs revisions 12/18/14 - 2nd review - submit originals 12/22/14 - received plat/complete pb 12 pg 690	n/a	N. Keith Niday	1	12/05/14	12/22/14	Speedwell

Total Number of Parcels: 3

1
6
1



Subdivision Report

To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 1/28/2015
Re: Minor Subdivision - Newman

Mrs. Helen Newman recently subdivided her property located along State Route 699, Musser's Mill Road, in the Blacklick Magisterial District. The parent tract of 12.618 acres located on the north side of Musser's Mill Road was subdivided to create New Lot A of 2.00 acres and Lot 2 of 10.618 acres. In addition, the parent tract of 8.264 acres on the south side of the road was subdivided to create New Lot C of 2.044 acres and Lot B of 6.220 acres.

All lots will continue to be utilized for residential/agricultural purposes and any future development will be served by private sewer and private water. All lots have adequate state road frontage.

Staff will answer any questions that the Commission may have regarding this division.

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE "X" AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #01197001800 DATED MAY 02, 2008.
4. ALL NEW PARCELS ARE CURRENTLY SERVED BY PRIVATE SANITARY SEWER AND PRIVATE WATER.
5. THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG NEW BOUNDARY LINES. FRONT SETBACKS = 35', REAR SETBACKS = 10', AND SIDE SETBACKS = 10'.
6. PUBLIC UTILITY EASEMENTS OF NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE PROVIDED FOR WATER, SEWER, POWER LINES, AND OTHER PUBLIC UTILITIES IN THE SUBDIVISION ALONG EACH PROPERTY LINE EXCEPT ALONG THE OUTLET BOUNDARY WHERE TWENTY (20) FEET SHALL BE REQUIRED.
7. SUBJECT PROPERTY IS CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL. THE PROPOSED USE FOR THE NEW LOTS SHALL BE AGRICULTURAL/RESIDENTIAL. ALL ADJACENT PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL.
8. THERE ARE NO EXISTING STORM SEWER STRUCTURES ON THE PROPERTY EXCEPT AS SHOWN HEREON.
9. RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND THERE ARE NO EXISTING COVENANTS.
10. THERE ARE CURRENTLY NO PLANS FOR DEVELOPING THESE NEW LOTS. ORIGINAL ACREAGE FOR T.M. #52-8-2 IS 12.618 ACRES AND ORIGINAL ACREAGE FOR T.M. #52-90A IS 8.284 ACRES.
11. LOT 'A' AND LOT 'C' ARE NEW LOTS AND LOT 'B' AND LOT '2' ARE RESIDUAL LOTS.
12. SANITARY DRAIN FIELDS SHOWN ARE PERFORMED BY SOUTHWEST SOILS INC. WITH CERTIFICATION #1940001068. COUNTY PERMIT NUMBER IS 14-186 - SUBD-02 NEWMAN.

SOURCE OF TITLE T.M. #52-8-2
 THE PROPERTY SHOWN HEREON WAS ACQUIRED BY JOHN E. BLACKARD FROM G.J. DILLON AND LOUIE F. DILLON BY DEED DATED NOVEMBER 18, 1930 AS RECORDED IN D.B. 65 PG. 218 OF THE CIRCUIT COURT CLERK'S OFFICE OF WYTHE COUNTY, VIRGINIA. UPON THE DEATH OF JOHN E. BLACKARD THE PROPERTY WAS CONVEYED TO HIS WIFE LINETTE KING BLACKARD. UPON THE DEATH OF LINETTE KING BLACKARD THE PROPERTY WAS CONVEYED TO HELEN BLACKARD NEWMAN SHOWN AS THE SOLE HEIR IN LIST OF HEIRS INSTR. #120000168.

THIS PLAT IS EXECUTED ON BEHALF OF HELEN B. NEWMAN IN ACCORDANCE WITH JEFFREY KING NEWMAN BEING A POWERED AGENT AS PER DOCUMENT DATED APRIL 1, 1994, RECORDED IN INSTR. #100001382 OF THE CIRCUIT COURT CLERK'S OFFICE OF WYTHE COUNTY, VIRGINIA.

OWNER'S COMMENT:
 THIS IS TO CERTIFY THAT THIS SUBDIVISION AS SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

JEFFREY KING NEWMAN DATE _____
 COMMONWEALTH AT LARGE TO WIT:
 STATE OF VIRGINIA
 COUNTY/CITY OF _____
 I, _____ A NOTARY PUBLIC IN AND FOR
 THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
 WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
 THIS _____ 20____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
WYTHE COUNTY CLERK OF APPROVAL
 THE SUBDIVISION PLAT KNOWN AS THE JEFFREY NEWMAN DIVISION IS
 IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS
 AND MAY BE ADMITTED TO RECORD.

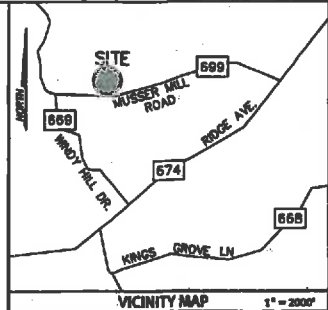
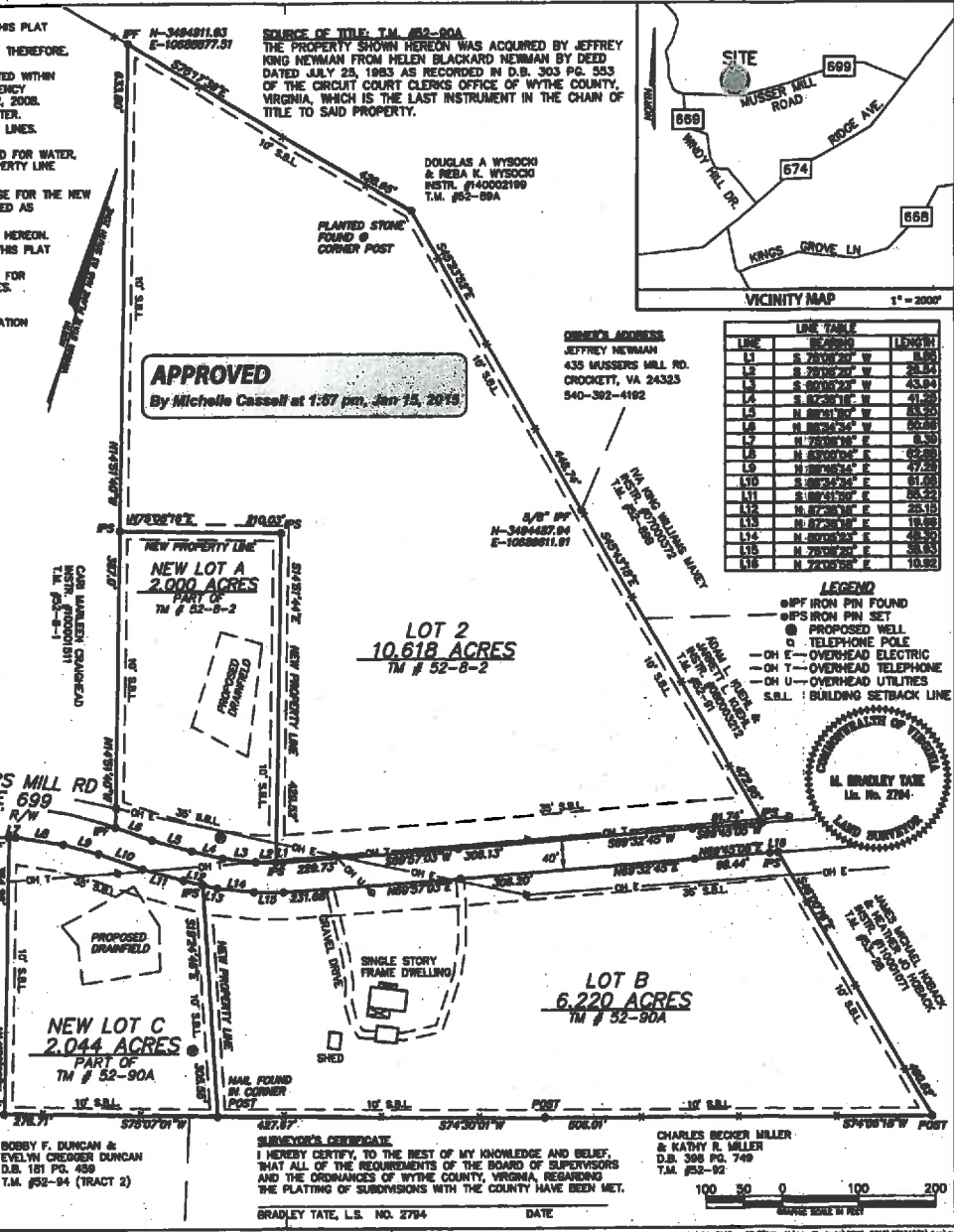
ADMINISTRATOR DATE _____
PLANNING COMMISSION DATE _____

AGREEMENT STATEMENT:
 THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE
 WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND
 DISPOSAL REGULATIONS (12 VAC 5-810-50 ET SEQ, THE "REGULATIONS"), AND LOCAL
 ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT
 PRIVATE EVALUATION FOR COMPLIANCE WITH LOCAL ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO
 82-3-563.3 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT
 PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR
 (AGSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AGSE FOR
 RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD
 CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE
 WITH THE BOARD OF HEALTH'S REGULATIONS BY: STEPHEN DALTON, AGSE #1940 00062,
 PHONE (276) 738-5682. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT
 CERTIFICATION.

PURSUANT TO 560 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT
 SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE
 SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE
 FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND
 CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT ARE PRESENT AT
 THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE
 APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT
 APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM
 DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



OWNER'S ADDRESS
 JEFFREY NEWMAN
 435 MUSSERS MILL RD.
 CROCKETT, VA 24323
 540-392-4182

LINE	BEARING	LENGTH
L1	S 72°00'24" W	11.851
L2	S 72°00'24" W	28.851
L3	S 80°02'24" W	43.044
L4	S 87°38'18" W	41.280
L5	N 88°18'30" E	83.250
L6	N 88°34'24" W	82.688
L7	N 72°00'18" E	8.330
L8	N 80°00'00" E	62.880
L9	N 88°34'24" E	47.880
L10	S 87°38'18" E	61.280
L11	S 87°38'18" E	58.220
L12	N 87°38'18" E	28.180
L13	N 87°38'18" E	18.880
L14	N 80°00'24" E	48.330
L15	N 72°00'24" E	38.880
L16	N 72°00'24" E	10.880

HURTT & PROFFITT
 REGISTERED PROFESSIONAL SURVEYORS
 200 E. HURTT - SUITE 200
 WASHINGTON, VA 22191
 703-426-0000 FAX
 703-426-0000 TEL

PLAT SHOWING
 MINOR SUBDIVISION OF THE PROPERTIES OF
JEFFREY KING NEWMAN AND HELEN NEWMAN
 BLACK LICK MAGISTERIAL DISTRICT, WYTHE COUNTY, VIRGINIA

PROJECT NO. 20120031
S.L. NO.
FILE NO.
DATE 12-15-14
DRAWN BY: MBF
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HURTT & PROFFITT

SHEET NO.
1 OF 1



Subdivision Report

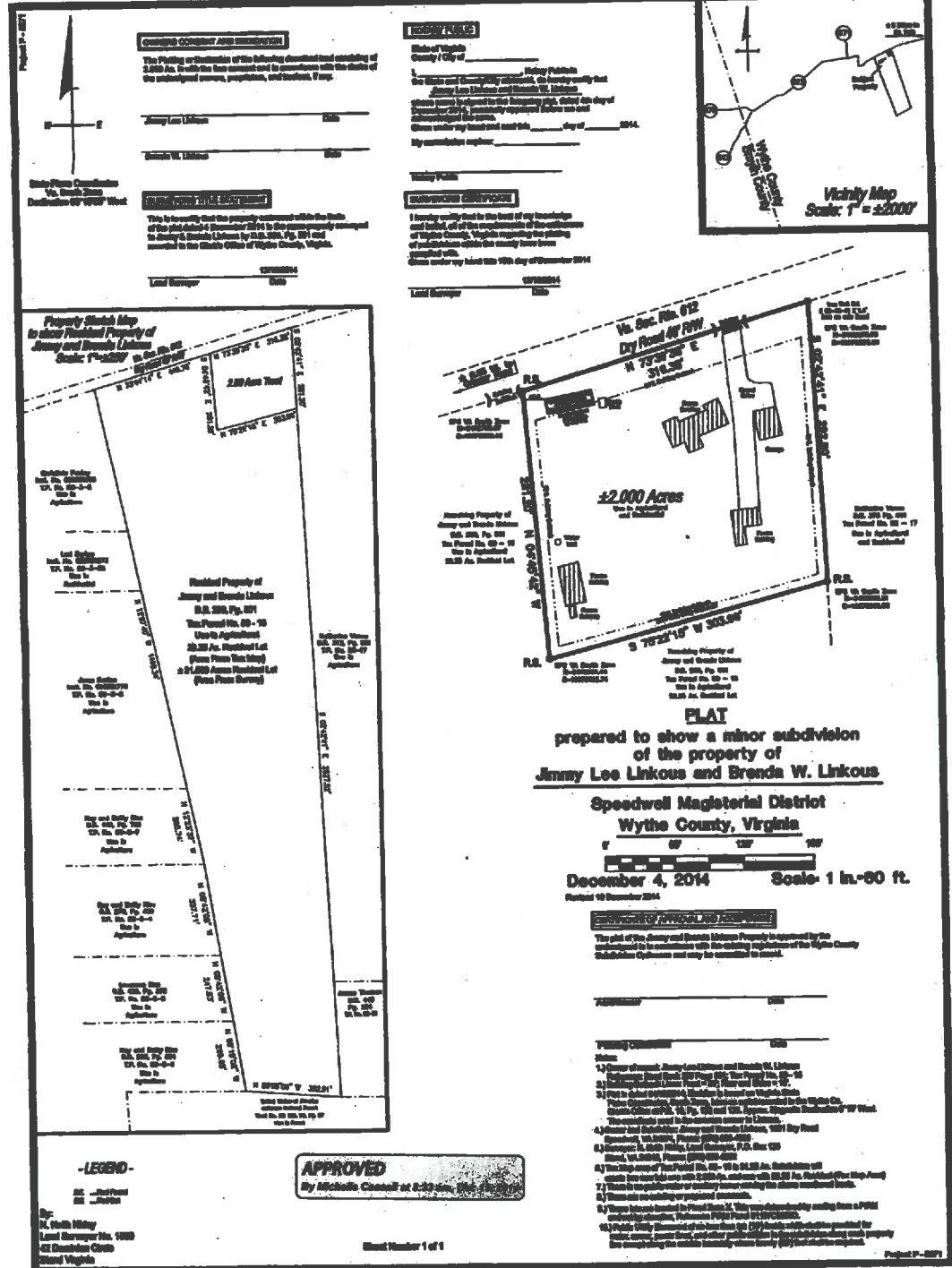
To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 1/28/2015
Re: Minor Subdivision - Linkous

Jimmy and Brenda Linkous recently subdivided their property of 31.25 acres located along Dry Road, State Route 612, in the Speedwell Magisterial District. This minor subdivision created a 2.00 acre lot and a 29.25 acre residual.

The 2.00 acre lot is proposed for agricultural/residential purposes and will continue to be served by private sewer and private water. It has adequate state road frontage to meet the ordinance requirements.

The residual property will continue to be utilized for agricultural/residential purposes and has adequate state road frontage to meet the ordinance requirements.

Staff will answer any questions that the Commission may have regarding this division.



February 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Planning Commission 7 pm	3 Building & Grounds Committee Meeting 8 am	4 Staff Meeting 8 am	5 Economic Development Committee Meeting 8 am	6	7
8	9	10 Board of Supervisors Meeting 7 pm	11	12	13	14
15	16 County Offices Closed in Observance of George Washington Day	17 Water Committee Meeting 9 am	18 *Subdivision Deadline JPSA - 7 pm	19 Budget Committee Meeting 4 pm NRRWA 9:30 am	20	21
22	23	24 Board of Supervisors Meeting 9 am	25	26	27	28
<div style="border: 1px dashed black; padding: 10px; margin: 10px auto; width: 80%;"> <p>*The Planning Commission approves Major/Townhouse subdivisions ONLY. Those proposals must be submitted no later than February 18th to be included on the March 2nd Planning Commission agenda for review/approval.</p> </div>						

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March 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Planning Commission 7 pm	3 Building & Grounds Committee Meeting 8 am	4 Staff Meeting 8 am	5 Economic Development Committee Meeting 8 am	6	7
8	9	10 Board of Supervisors Meeting 7 pm	11	12	13	14
15	16	17 Water Committee Meeting 9 am	18 Joint Public Service Author- ity 7 pm	19 Budget Committee Meeting 4 pm NRRWA 9 :30	20	21
22	23	24	25 *Subdivision Deadline	26	27	28
29	30	31		*The Planning Commission approves Major/ Townhouse subdivisions ONLY. Those proposals must be submitted no later than March 25th to be included on the April 6th Planning Commission agenda for review/approval.		

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