



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: January 25, 2016

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Agenda Item Title: Ordinance O-2016-03 Granting a Conditional Use Permit (15-12-CUP) to Richard W. Dressler to operate a commercial landscape operation on Tax Parcel #53-78

Motion: In accordance with public necessity, convenience, general welfare and good zoning practice, move to approve Ordinance O-2016-03 as presented

Dates Previously  
Considered by Board: n/a

Summary of Item: The Applicant, Richard W. Dressler, is requesting approval of a Conditional Use Permit (CUP) for a commercial landscape operation on his lot off of Stavemill Road near its intersection with Dorset Road. The property is currently zoned A-10, Agricultural District. A commercial landscaping business is listed as a conditional use in the A-10

The Planning Commission conducted a public hearing at its December 1, 2015 meeting to solicit public comment on the request. No citizens spoke during the public hearing. The Planning Commission voted 5-0 to recommend approval of the request to the Board of Supervisors with the conditions as presented.

A public hearing has been advertised for January 25, 2015.

Staff:  Approve  Disapprove  See Comments

Planning  
Commission/Board:  Approve  Disapprove  See Comments  
**12/1/2015 (5-0)**

County Administrator:   Approve  Disapprove  See Comments

Comments: None

Budget/Fiscal Impact: None

Attachments: Staff Report

Staff/Contact: March Altman, Deputy County Administrator, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

*If Board members have questions, please call the staff / contact prior to the meeting.*

**ORDINANCE O-2016-03**  
**Granting a Conditional Use Permit to Richard W. Dressler**  
**to operate a commercial landscaping operation on Tax Parcel #53-78**

**WHEREAS**, on October 2, 2015, Richard W. Dressler requested a Conditional Use Permit (CUP) to operate a commercial landscape operation on Tax Parcel #53-78; and

**WHEREAS**, §15.2-1427 and §15.2-1433 of the *Code of Virginia*, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof, and

**WHEREAS**, §15.2-2280, §15.2-2285 and §15.2-2286 of the *Code of Virginia*, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

**WHEREAS**, on December 1, 2015, the Powhatan County Planning Commission held a public hearing on this matter and all of those who spoke on this topic were heard; and

**WHEREAS**, on December 1, 2015, the Powhatan County Planning Commission voted to recommend approval of the request to grant the Conditional Use Permit to the Board of Supervisors; and

**WHEREAS**, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter in the Powhatan Today on January 13<sup>th</sup> and 20<sup>th</sup>, 2016; and

**WHEREAS**, the full text of this amendment was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

**WHEREAS**, on January 25, 2016, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

**NOW, THEREFORE, BE IT ORDAINED** by the Powhatan County Board of Supervisors, in accordance with §83-123(f)(4) of the *Code of the County Powhatan*, public necessity, convenience, general welfare, and good zoning practice, that the CUP request submitted by Richard W. Dressler requested a Conditional Use Permit (CUP) to operate a commercial landscaping operation on Tax Parcel #53-78 is hereby approved subject to the following conditions:

1. The Applicant shall consent to annual administrative inspections by Planning Department Staff for compliance with the requirements of this CUP.
2. The Applicant shall sign the list of the adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.
3. Failure to comply with the conditions of this CUP may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this CUP to the Board of Supervisors for revocation if the NOV is not resolved as directed. Upon issuance of a third NOV of the permit, and failure of the permit

- holder to appeal to the Board of Zoning Appeals, the Zoning Administrator shall present the CUP to the Board of Supervisors for revocation.
4. The hours of operation shall be 7:00AM-6:00PM Monday through Friday, and 7:00AM-12:00PM on Saturday. There shall be no business activities conducted on Sundays.
  5. A maximum of ten (10) employees shall be permitted.
  6. Business vehicles shall be limited to three (3) dump trucks and two (2) pick-up trucks. Parking of employee vehicles and business vehicles shall be limited to the parking area around the existing building on the lot.
  7. Equipment shall be limited to two (2) track hoes, two (2) loaders, two (2) skid steers, one (1) fork lift and four (4) trailers. Equipment maintenance shall be conducted by the equipment manufacturer. Removal and proper disposal of waste fluid and products shall be the responsibility of the Applicant.
  8. Materials to be stored on the property shall be limited to gravel, topsoil, drainpipe, straw, seed, fertilizer, and mulch. Material storage shall be limited to within the building or if outside the building, in a screened area adjacent to the building.
  9. The address numbers need to be a minimum of four (4) inches in height and reflective so they are highly visible from both directions on Stavemill Road. Address numbers shall be maintained throughout the life of the CUP.
  10. All activities associated with this CUP shall be in compliance with all State and Federal laws. The site shall fully comply with all applicable provisions of Section 83-162 of the Powhatan County Zoning Ordinance throughout the life of this CUP.
  11. This conditional use permit (CUP) shall be issued to Richard W. Dressler for a commercial landscape operation on the lot.
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**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON  
JANUARY 25, 2016.**

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**William E. Melton, Chairman  
Powhatan County Board of Supervisors**

**ATTEST:**

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**Patricia A. Weiler, Clerk  
Powhatan County Board of Supervisors**

**Recorded Vote:**

<b>David T. Williams</b>	_____
<b>Larry J. Nordvig</b>	_____
<b>Angela Y. Cabell</b>	_____
<b>William E. Melton</b>	_____
<b>Carson L. Tucker</b>	_____



# 15-12-CUP, Richard W. Dressler

Staff Report prepared for the Planning Commission Public Hearing  
*Revised January 15, 2016*

*This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.*

## I. PUBLIC HEARINGS:

Planning Commission	December 1, 2015	Recommended Approval
Board of Supervisors	January 25, 2015	Public Hearing

## II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	Conditional Use Permit for a Commercial Landscape Operation	
Existing Zoning:	A-10, Agricultural-10 District	
Parcel Size:	33.05 acres	
Parcel ID#	53-78	
Owner:	Richard & Melinda Dressler	
Location of Property:	Stavemill Road	
Electoral District:	2	Powhatan Station/Graceland
2010 Land Use Plan Recommendation:	Rural Residential	
Zoning of Surrounding Property:	North:	A-10
	South:	C
	East:	A-10
	West:	A-10

## III. EXECUTIVE SUMMARY:

The Applicant, Richard W. Dressler, is requesting approval of a Conditional Use Permit (CUP) for a commercial landscape operation on his lot off of Stavemill Road near its intersection with Dorset Road. The property is currently zoned A-10, Agricultural District. Per §83-162(50) of the Zoning Ordinance, commercial landscape operations are allowed by Conditional Use Permit (CUP) within the A-10, Agricultural District provided the use complies with all applicable requirements as listed in the Powhatan County

Zoning Ordinance. The Applicant currently operates a commercial landscape operation on the adjacent commercial zoned lot to the south. Due to the fact the Applicant wishes to move the business to his A-10 zoned lot, he is required to obtain a CUP.

The Planning Commission conducted a public hearing to solicit citizen comment on the request at their December 1, 2015 meeting. No citizens spoke for or in opposition to the request. After closing the public hearing, the Commission discussed the request with the applicant and staff. The Commission voted unanimously to recommend approval of the request to the Board of Supervisors.

#### **IV. APPLICABLE CODE SECTIONS:**

The provisions of the Zoning Ordinance that are germane to this conditional use request are as follows:

- **Section 83-521, Definitions**

A commercial landscaping business is listed as a conditional use in the A-10, Agricultural District and the definition is as follows:

*Commercial landscape operation – means the provision of tree, lawn and landscaping services including planting, pruning, mulching, and tree/lawn/grounds maintenance using landscaping materials grown on the property and landscape materials produced off-site such as top soil and mulch. Such uses may include greenhouses, office buildings, and equipment necessary for the operation of such services.*

- **Section 83-162. Conditional Uses (A-10, Agricultural District)**

(50) Commercial landscape operation

- **Section 83-123(F) (4) - Conditional Use Permit Review Standards**

A Conditional Use Permit shall be approved if the applicant demonstrates the proposed conditional use:

- a) Is consistent with the purposes, goals, objectives, and policies of the comprehensive plan and other applicable county-adopted plans;
- b) Complies with all applicable zoning district-specific standards in Articles III through VI;
- c) Complies with all applicable use-specific standards Article VII: Use Standards;
- d) Complies with all applicable development and design standards in Article VIII: Development Standards;
- e) Complies with all relevant subdivision and infrastructure standards in Chapter 68: Subdivisions of the Powhatan County Code;

- f) Is appropriate for its location and is compatible with the general character of surrounding lands and the uses allowed in the zoning district where proposed;
- g) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- h) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- j) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- k) Complies with all other relevant county, state and federal laws and standards; and
- l) Is required by the public necessity, convenience, general welfare, or good zoning practice.

▪ **Section 83-123(F) (5) - Expiration**

A Conditional Use Permit shall expire in accordance with any expiration date or provisions in a condition of its approval. A Conditional Use Permit shall automatically expire if a Building Permit, Site Plan, or other county approval, whichever occurs first, for the development granted by the Conditional Use Permit, is not obtained within two (2) years after the date of approval of the Conditional Use Permit, or if no subsequent county approval is required, the development is not completed and operational within two (2) years.

**V. SUBJECT PROPERTY:**

The subject property is a 33.05-acre parcel with an existing driveway that accesses directly onto Stavemill Road. The parcel is surrounded on three sides by lots that are zoned A-10, Agricultural District and on the fourth side by a lot zoned C, General Commercial District. There is an existing one-story building on site that will be used by the commercial landscaping operation.

**VI. LAND USE ANALYSIS:**

While the property is zoned A-10, Agricultural District, it does adjoin some properties that have commercial uses on them. The Applicant's requested use would be compatible with uses on neighboring lots.

**VII. COMPREHENSIVE PLAN ANALYSIS:**

The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. This request is generally consistent with the Comprehensive Plan.

**VIII. PUBLIC SERVICE ANALYSIS:**

- Environmental:  
Shaun Reynolds (Powhatan County Community Development) has no concerns with this request.
- Public Safety:  
Pat Schoeffel (Powhatan County Fire Department) had no concerns with this request.
- Virginia Department of Health:  
Richard Michniak (VDH) had no comments on this request.
- Transportation:  
The Virginia Department of Transportation takes no exception to this request, where low volume usage is specified.
- Public Utilities:  
Johnny Melis (Powhatan Utilities/General Services) stated that the parcel is outside of the current Water and Sanitary Sewer Service Districts.
- Building Department:  
Kevin Zoll (Powhatan Building Department) had no comments on this request.
- Other County Departments:  
No comments were received from other agencies or County Departments.

**IX. APPLICANT'S POSTIONS:**

The applicant's justification for the proposed request is contained in the application.

**X. STAFF RECOMMENDATION:**

In accordance with public necessity, convenience, general welfare and good zoning practice, staff recommends approval of the request submitted by Richard W. Dressler for a commercial landscape operation on his property off of Stavemill Road subject to the following conditions:

1. The Applicant shall consent to annual administrative inspections by Planning Department Staff for compliance with the requirements of this CUP.
2. The Applicant shall sign the list of the adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.

3. Failure to comply with the conditions of this CUP may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this CUP to the Board of Supervisors for revocation if the NOV is not resolved as directed. Upon issuance of a third NOV of the permit, and failure of the permit holder to appeal to the Board of Zoning Appeals, the Zoning Administrator shall present the CUP to the Board of Supervisors for revocation.
4. The hours of operation shall be 7:00AM-6:00PM Monday through Friday, and 7:00AM-12:00PM on Saturday. There shall be no business activities conducted on Sundays.
5. A maximum of ten (10) employees shall be permitted.
6. Business vehicles shall be limited to three (3) dump trucks and two (2) pick-up trucks. Parking of employee vehicles and business vehicles shall be limited to the parking area around the existing building on the lot.
7. Equipment shall be limited to two (2) track hoes, two (2) loaders, two (2) skid steers, one (1) fork lift and four (4) trailers. Equipment maintenance shall be conducted by the equipment manufacturer. Removal and proper disposal of waste fluid and products shall be the responsibility of the Applicant.
8. Materials to be stored on the property shall be limited to gravel, topsoil, drainpipe, straw, seed, fertilizer, and mulch. Material storage shall be limited to within the building or if outside the building, in a screened area adjacent to the building.
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10. All activities associated with this CUP shall be in compliance with all State and Federal laws. The site shall fully comply with all applicable provisions of Section 83-162 of the Powhatan County Zoning Ordinance throughout the life of this CUP.
11. This conditional use permit (CUP) shall be issued to Richard W. Dressler for a commercial landscape operation on the lot.

**XI. PLANNING COMMISSION RECOMMENDATION:**

In accordance with Section 83-123(F)(4), of the Powhatan Zoning Ordinance, and public necessity, convenience, general welfare and good zoning practice, the Planning Commission recommends *approval* of the request submitted by Richard W. Dressler for a commercial landscape operation on Tax Parcel #53-78 subject to the conditions presented above.

**XII. PROPOSED RESOLUTION:**

In accordance with Section 83-123(F)(4), of the Powhatan Zoning Ordinance, and public necessity, convenience, general welfare and good zoning practice, the Board of Supervisors (*approves / denies / defers*) the request submitted by Richard W. Dressler to operate a commercial landscape operation on Tax Parcel #53-78 subject to the conditions presented above.

Attachment(s):

1. Map of the General Area of Proposal
2. Zoning Map of Area
3. Application for Conditional Use Permit submitted by Richard W. Dressler
4. Site Plan
5. Letter from VDOT, dated October 30, 2015
6. List of Adjacent Property Owners

# Powhatan County Virginia

## Legend

- Places
- Parcels



**Title: 15-12-CUP area map**

**Date: 12/1/2015**

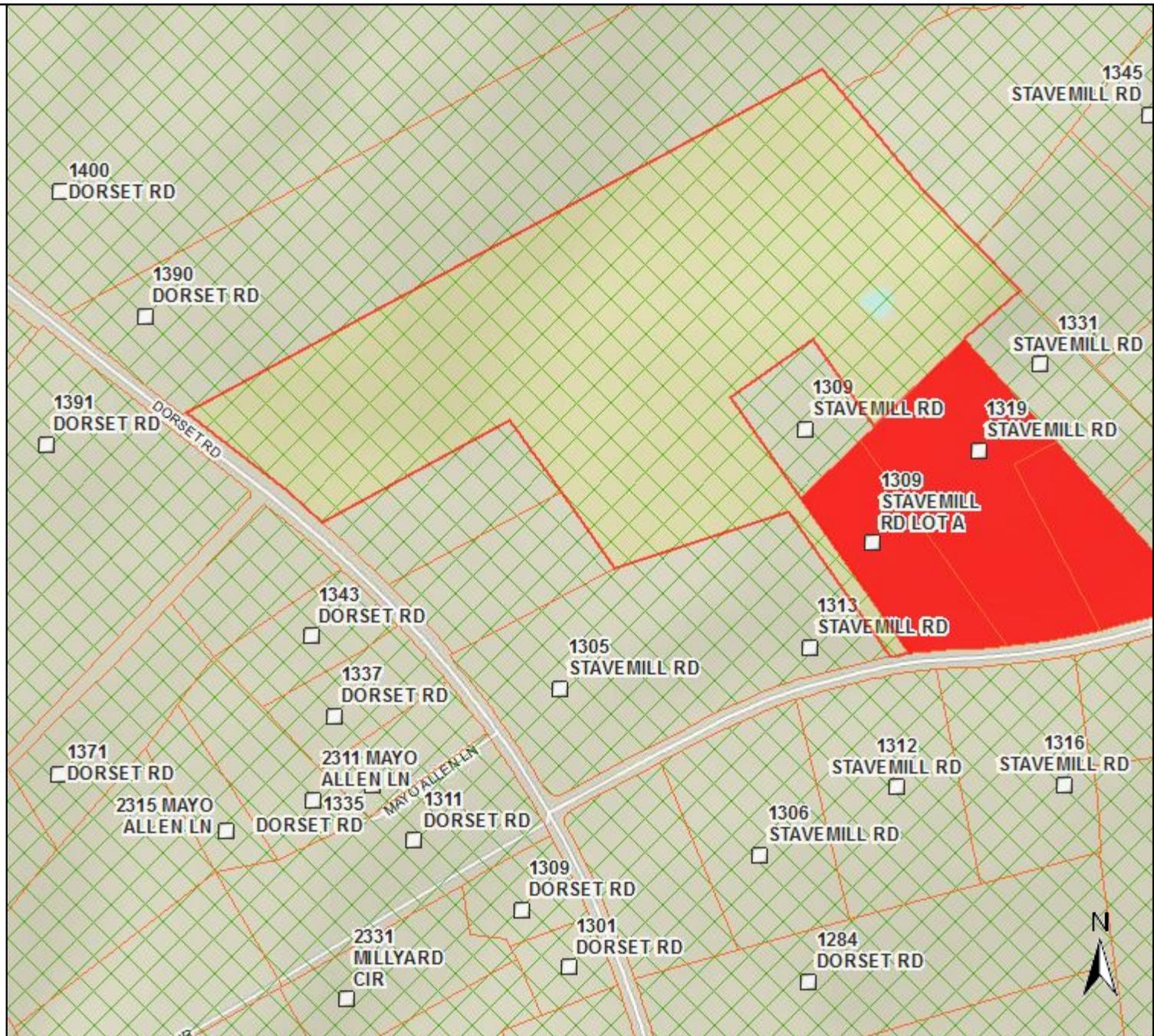
Feet  
0 100 200 300 400  
1:4,800 / 1"=400 Feet

DISCLAIMER: Maps and data are for display purposes only and are not intended for legal uses. No warranty, expressed or implied, is made by the County of Powhatan as to the accuracy of the data.

# Powhatan County Virginia

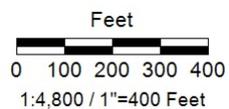
## Legend

-  Places
-  Addresses
-  Parcels
- Zoning
  -  Agricultural Forestal District
  -  Agriculture A-10
  -  Agricultural/Animal Confinement
  -  Commercial
  -  Courthouse Square Center
  -  Industrial - 1
  -  Industrial - 2
  -  Mining
  -  Office
  -  Residential - 2
  -  Rural Residential 5
  -  Residential Commercial
  -  Residential Utility
  -  Rural Residential



**Title: 15-12-CUP zoning map**

**Date: 11/18/2015**



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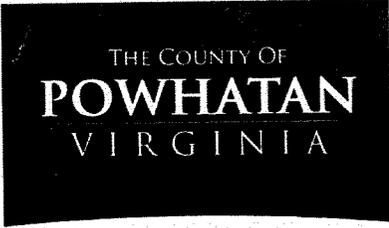
CONDITIONAL USE PERMIT (CUP) APPLICATION PROCEDURES

1. Prior to the submission of a Conditional Use Permit application, a pre-application meeting must be held with staff to discuss the Conditional Use request information that will be required of the applicant, and the steps in the Conditional Use Permit process.
2. The applicant should review the Powhatan County Zoning Ordinance. A copy is available from the Planning Department: 804-598-5621.
3. All Conditional Use Permit applications must be filled out completely with full answers to every question.
4. A complete Conditional Use Permit application will include the required attachments:
  - a. **List of Adjacent Property Owners**, including those across roadways, watercourses, railroads, and municipal boundaries.
  - b. **Statement for Validity of Information**, which shall be notarized.
  - c. **Required fee** for Conditional Use Permit.
  - d. **A detailed site plan** (using recorded plat) of existing/proposed structures, etc.
5. The County Conditional Use Permit fee is:           **\$1000.00**  
CUP Renewal (with public hearing)           **\$250.00**  
  
Telecommunication Tower - A separate review charge of **\$2,800** shall be paid by the applicant plus the CUP charge.
6. In order for your Conditional Use Permit request to be heard by the Planning Commission, a **complete application** including all attachments must be received by the Planning Department on or before the application deadline date. **Application deadlines are the 1<sup>st</sup> Friday of each month.**
7. The Planning Commission meets the first Tuesday of the month at 7:00 P.M. A schedule of their meetings is available on the County website. The applicant or representative must be present at the meeting.

(THIS SECTION TO BE COMPLETED BY COUNTY STAFF)

Case Number 15-12-CUP  
Submittal Deadline 10/2/15

PC Meeting 12/1/15  
BOS Meeting \_\_\_\_\_



Case Number \_\_\_\_\_  
 Submittal Deadline \_\_\_\_\_  
 PC Meeting \_\_\_\_\_  
 BOS Meeting \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT  
 POWHATAN COUNTY, VIRGINIA**

(NOTE: Please type or print all information)

1. Applicant

NAME: RICHARD W. DRESSLER  
 ADDRESS: 3460 BROOKLAND MANOR DRIVE  
POWHATAN VA 23139  
 TELEPHONE: 804-598-7222

Is the applicant the: Property Owner () Contract Purchaser ( )  
*Check appropriate designation*

Other:

2. Please list all owners, occupants, or parties in interest of the property:  
RICHARD W. DRESSLER JR  
MELINDA C. DRESSLER  
RICK'S GRADING & EXCAVATING INC

3. The property is located at: (please give exact directions and include the Route number of your road or street)  
EAST LINE OF DORSET ROAD (STATE ROUTE 622), NORTH  
OF ITS INTERSECTION WITH STAVEMILL ROAD (RT 634)

4. The property has a road frontage of 335 feet and a depth of 1976 and consists of acres. (Please be exact)  
ON DORSET  
33.25  
40' ROAD FRONTAGE ON STAVEMILL  
873 538' dept

5. Parcel number 53-78 on Powhatan Real Estate Tax Map Number.

Current Zoning A-10.

6. Adjoining Property:

<u>Direction</u>	<u>Use</u>	<u>Zoning</u>
North	<u>FARM LAND</u>	<u>AgRIC</u>
East	<u>HOUSE</u>	<u>AgRIC</u>
South	<u>BUSINES</u>	<u>COMMERCIAL</u>
West	<u>FARM LAND</u>	<u>AgRIC.</u>

7. Describe the proposed use in detail, including the reason for this request for a Conditional Use.

WE RECENTLY PURCHASED THE NEIGHBORING  
PROPERTY WITH MORE ACERAGE.  
MOVE BUSINESS. WE ARE IN BUSINESS  
AS A SMALL COMMERCIAL LANDSCAPING.





10. Please list (type or print) of all of the individuals, firms, or corporations owning property adjacent on both sides, rear and in front of (also across street from) the property where requested use will be conducted. (Continue on back if necessary). These people will be notified by mail of this application:

<u>Parcel Number</u>	<u>Name</u>	<u>Address</u>
053-3-1B	KILIC HASAN	13306 BEACHCREST RD CHESTERFIELD 23872
053-3-5	ANGELA SKELTON	1309 STAVEMILL RD
053-3-4	RICK'S GRADING	3460 BROOKLAND MANOR DR.
053-3-3	BERNIE HUFF INC	PO BOX 37385 RICH VA 23234
053A-1-5	JAMES HARRISON	40 SAMPSON WASHINGTON, WASHINGTON DC 20017
053A-1-6	SCOTT DAISY	% HARTWELL T. SCOTT WASHINGTON DC 20017
053-78A	RICHARD DRESSLER	3460 BROOKLAND MANOR DR.
053-76	STAVEMILL FOREST PRODUCTS	% DAVID WEAVER MGR AMELIA VA 23002
053-3-7	RICHARD DRESSLER	3460 BROOKLAND MANOR DR.
053-3-6	"	" " " " "
053-891	MELANIE P. JENNINGS	1312 STAVEMILL RD

11. Additional comments, if any:

053-89J DJB FAMILY LIMITED PARTNERSHIP  
2150 CARTER GALLIER BLVD POWHATAN VA

053-74F GOODMAN COLEMAN 13504 LADY ASHLEY RD. MIDLO VA 23114

053-74 MAXINE ROSE 1391 DORSET RD POWHATAN

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

State of Virginia  
County of Powhatan to wit:

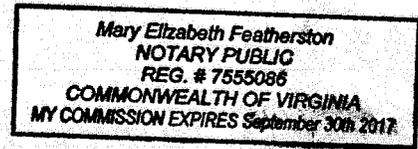
I, Richard W. Dressler Jr, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed Richard W. Dressler Jr.

Print Name RICHARD W. DRESSLER JR

Subscribed and sworn to before me this 1<sup>st</sup> day of October 2015.

Mary Elizabeth Featherston  
Notary Public # 7555086



OWNERSHIP DISCLOSURE

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

NAME

ADDRESS (Include Zip Code)

MELINDA C. DRESSLER (SPOUSE)  
Rick's GRADING & EXCAVATING INC

I, RICHARD W. DRESSLER SR, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 53-78 of tax map number(s) \_\_\_\_\_ requesting Rezoning Conditional Use Permit and Variance/Appeal. **(Please circle one)**

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

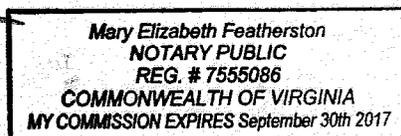
Richard W. Dressler SR  
Signature

STATE OF VIRGINIA  
COUNTY OF POWHATAN, to wit:

This day Richard W. Dressler SR personally appeared before me, Mary Elizabeth Featherston, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 7 day of October, 2015.

Mary Elizabeth Featherston  
Notary Public



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We

Name Richard W. Dressler Telephone 804-598-7222

Address \_\_\_\_\_

Name Melinda C. Dressler Telephone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

being all of the owner(s) of the property described as County tax map numbers:

53-78

and authorized to take such action, do hereby make, constitute and appoint:

2. Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



4. In witness whereof, I/we have hereto set my/our hand and seal this

\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

---

Signature(s)

---

Signature(s)

---

Signature(s)

---

Signature(s)

Witnessed  
by: \_\_\_\_\_

Witnessed  
by: \_\_\_\_\_

**NOTE:** This document, with original signatures, shall be filed with the application and become a permanent part thereof.

## F. Conditional Use Permit

### 1. Purpose

A use designated as a conditional use in a particular zoning district is a use that may be appropriate in the district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. The purpose of this section is to establish a mechanism to review conditional uses to ensure they are appropriate for a particular zoning district.

### Conditional Use Permit

Pre-Application Conference

Neighborhood Meeting (optional)

Application Submittal and Acceptance

Staff Review and Recommendation (Report)

Public Hearing Scheduling and Public Notification

Planning Commission Public Hearing and Recommendation

Board of Supervisors Public Hearing and Decision

### 2. Applicability

Prior to development of a conditional use identified in Articles III, IV, V, and VI, it shall receive approval of a Conditional Use Permit in accordance with this section.

### 3. Conditional Use Permit Procedure

- a) Pre-Application Conference  
Applicable see Sec. 83-122(B)
- b) Neighborhood Meeting  
Optional (see Sec. 83-122(C)).
- c) Application Submittal and Acceptance  
Applicable (see Sec. 83-122(D))
- d) Staff Review and Action  
Applicable (see Sec. 83-122(E))
- e) Public Hearing Scheduling and Public Notification

Applicable see Sec. 83-130

f) Advisory Body Review and Recommendation

Applicable.

(i) The Planning Commission, following a public hearing, shall make a recommendation on the application.

(ii) The Planning Commission's recommendation may include proposed conditions of approval.

g) Decision-Making Body Review and Decision

Applicable.

(i) The Board of Supervisors, following a public hearing, shall decide an application in accordance with Sec. 83-123(F)(4), Conditional Use Permit Review Standards.

(ii) The Board of Supervisors may attach conditions of approval and performance bond(s), as appropriate.

**4. Conditional Use Permit Review Standards**

A Conditional Use Permit shall be approved if the applicant demonstrates the proposed conditional use:

- a) Is consistent with the purposes, goals, objectives, and policies of the comprehensive plan and other applicable county-adopted plans;
- b) Complies with all applicable zoning district-specific standards in Articles III through VI;
- c) Complies with all applicable use-specific standards Article VII: Use Standards;
- d) Complies with all applicable development and design standards in Article VIII: Development Standards;
- e) Complies with all relevant subdivision and infrastructure standards in Chapter 68: Subdivisions of the Powhatan County Code;
- f) Is appropriate for its location and is compatible with the general character of surrounding lands and the uses allowed in the zoning district where proposed;
- g) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on

adjacent lands;

h) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

i) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

j) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

k) Complies with all other relevant county, state and federal laws and standards; and

l) Is required by the public necessity, convenience, general welfare, or good zoning practice.

## **5. Expiration**

A Conditional Use Permit shall expire in accordance with any expiration date or provisions in a condition of its approval. A Conditional Use Permit shall automatically expire if a Building Permit, Site Plan, or other county approval, whichever occurs first, for the development granted by the Conditional Use Permit, is not obtained within two (2) years after the date of approval of the Conditional Use Permit, or if no subsequent county approval is required, the development is not completed and operational within two (2) years.

APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

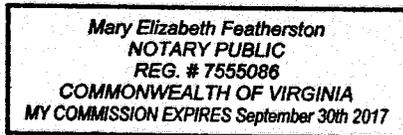
I, RICHARD W. DRESSLER JR., hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for \_\_\_\_\_ (Specify type of request – rezoning, conditional use permit, private road, variance, etc.).

Richard W. Dressler Jr.  
Applicant's Signature

10-1-15  
Date

Subscribed and sworn to before me this 1 day of October, 20 15.

Mary Elizabeth Featherston  
Notary Public's Signature



## SCHEDULE A

ALL that certain parcel of land, lying and being in Powhatan County, Virginia, containing 33.05 acres, more or less, as shown as Parcel 8 on plat of survey entitled "Compiled Plat Showing 4 Parcels of Land Lying on the east line of State Route No. 622," prepared by Woodrow F. Cofer, Inc., Certified Land Surveyor, dated January 17, 2006, last revised October 28, 2014, a copy of which plat is attached hereto and to which plat reference is made for a more particular description of the land hereby conveyed.

SUBJECT to a 50' access and utility easement along the southern portion of the herein conveyed property leading to State Route No. 634, for the benefit of the owner(s) of Parcel 5, as shown on "Compiled Plat Showing 4 Parcels of Land Lying on the east line of State Route No. 622," prepared by Woodrow F. Cofer, Inc., Certified Land Surveyor, dated January 17, 2006, last revised October 28, 2014, a copy of which plat is attached hereto and to which plat reference is made for a more particular description of the easement.

BEING a part of the same real estate conveyed to Kenneth W. Moore by deed from Paul R. Abbey and Geraldine R. Abbey, dated April 5, 1988, recorded in the Clerk's Office, Circuit Court, Powhatan County, Virginia in Deed Book 199, page 195.

10/02/15 10:50:53

Real Estate Maintenance REVIEW

User WANDAN

Acct# 000008890

eBill?

L-Chg 8/19/2015

Owner/Name Address Adr Chg Y \*Status

\*Dist: PH 000

Batch

MOORE KENNETH W

SSN#1:

SSN#2:

Tenant Name / Property Address

C/O RICK'S GRADING & EXCAVATION

3460 BROOKLAND MANOR DR

POWHATAN VA

23139 0000

00000

EDZ: CDA:

Dsc1 DORSET ROAD

Dsc2 PARCEL 8

\*Blck Internet

Dsc3

Dsc4

\*Blck E-Check

Map# PG 053 INS (0) BLK

LOT 78 SUB

GPIN

Grantor: MOORE KENNETH W

Land	137200	Acres (3)	27440	Assessment	Loan#	Mor	500
Use	79350	Class	5	*Zone	ID#	ACH FG/\$	
Impv.	40600	Par.(1)/Cd		Date	00000000	Bill#	8936
Mtn Land		Ty/Rn/Lnd	T /	Batch		1st Half	539.78
Timber		P BkPg	I 53	St Excl	00	1H Addtl	
Mineral		D BkPg	862 387			2nd Half	539.77
Tot Value	119950	W BkPg		BIPermt	00000000	2H Addtl	
Total Tax		Instrmt	0000 00000000 00			Tot. Tax	1079.55
		Cons/Date	300000 / 01202015			Prort Dt	00000000
		F3=Exit		F4=Suppl	F11=Transf	F24=More Keys	





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Charles A. Kilpatrick, P.E.**  
COMMISSIONER

October 30, 2015

Mr. David Dameron  
Zoning Administrator  
Powhatan County Zoning  
3834 Old Buckingham Road  
Powhatan, Virginia 23139

REFERENCE: **15-12-CUP. Richard W. Dressler**  
**(Powhatan Station/Graceland Electoral District)**  
**Date VDOT Received: 10/13/15**

Dear Mr. Dameron:

The Virginia Department of Transportation has reviewed the request submitted by the applicant on October 1, 2015, for a conditional use permit (CUP) to operate a commercial landscaping business in the A-10, Agricultural District per §83-162(50) of the Powhatan County Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject properties as Rural Residential on the Countywide Land Use Plan Map. The property is approximately 33.05 acres in size and is located east of Dorset Road (Rt. 622) north of its intersection with Stavemill Road (Rt. 634). Reference to Tax Map Parcel #53-78.

The Virginia Department of Transportation takes no exception to this request, where low volume usage is specified. A low volume commercial entrance(s) (requiring a VDOT permit) will be required where an access points is sought at VDOT maintained state right-of-way.

Should you have any questions, or need any additional information, please do not hesitate to contact me at (804) 674-2560, or Brian Lokker at (804) 674-3874.

Sincerely,

A handwritten signature in cursive script that reads "J.T. Phillippe".

J.T. Phillippe  
Plan Reviewer  
VDOT Richmond District  
Central Area Land Use

Department of Public Works

Johnny Melis, EIT  
Utilities Manager

THE COUNTY OF  
**POWHATAN**  
VIRGINIA

3834 Old Buckingham Road, Suite A  
Powhatan, Virginia 23139

Tel 804-598-5764  
Fax 804-598-4821  
[www.powhatanva.gov](http://www.powhatanva.gov)

October 13, 2015

Mr. David Dameron  
Zoning Administrator

RE: 15-12-CUP, Richard W. Dressler

Dear David:

The Department of Public Works has reviewed 15-12-CUP, Richard W. Dressler, dated October 13, 2015. The property, Tax Map Parcel #53-78, is located outside of the County's Water and Wastewater Service District. The department does not have any further review comments.

Sincerely,

Johnny Melis

Utilities Manager  
Department of Public Works

CC: Ramona Carter, P.E., MPA, Director of Public Works

**David Dameron**

---

**From:** Pat Schoeffel  
**Sent:** Thursday, October 15, 2015 11:19 AM  
**To:** David Dameron  
**Cc:** Penny Reams  
**Subject:** RE: December 2015 CUP Cases

15-11-CUP – Site to meet current codes

15-12-CUP No comment

15-13-CUP Site to meet current codes

---

**From:** David Dameron  
**Sent:** Tuesday, October 13, 2015 2:20 PM  
**To:** Ed Howland; Ralph Shelton; Kevin Zoll; Johnny Melis; Pat Schoeffel; Thomas E. Lachene; Shaun Reynolds  
**Subject:** December 2015 CUP Cases

All:

Please review and provide comment reference the above attached cases.

David Dameron, CZA  
Zoning Administrator  
Department of Community Development  
Powhatan County  
3834 Old Buckingham Road, Suite F  
Powhatan, VA 23139  
Office: 804-598-5698

## David Dameron

---

**From:** Pat Schoeffel  
**Sent:** Thursday, November 19, 2015 9:42 PM  
**To:** David Dameron  
**Cc:** Penny Reams  
**Subject:** 15-12-CUP

Commercial Landscaping. Correct the address numbers need to be a minimum of 4 inches in height, reflective or illuminated and located so they are highly visible from both directions on the road the business is going to be addressed to.

Thanks  
Patrick M. Schoeffel, Assistant Chief  
Powhatan County Fire - Rescue Dept



**RICK'S GRADING  
&  
EXCAVATING INC.**

3460 Brookland Manor Dr. • Powhatan, VA  
office: 804.598.7222 • fax: 804.598.2541

KILIC HASAN  
13306 BEACHCREST RD  
CHESTERFIELD, VA 23832

HUFF BERNIE INC  
P O BOX 37385  
RICHMOND, VA 23234

RICK'S GRADING & EXCAVATING INC  
3460 BROOKLAND MANOR DR  
POWHATAN, VA 23139

SKELTON ANGELA D  
1309 STAVEMILL RD  
POWHATAN, VA 23139

DRESSLER RICHARD W & MELINDA C  
3460 BROOKLAND MANOR DR  
POWHATAN, VA 23139

SCOTT DAISY  
C/O HARTWELL T SCOTT  
643 KENNEDY STREET NE  
WASHINGTON, DC 20011

ROSE MAXINE W  
1391 DORSET RD  
POWHATAN, VA 23139

GOODMAN H COLEMAN JR & JANET B TRS  
13504 LADY ASHLEY RD  
MIDLOTHIAN, VA 23114

TOLLISON LARRY J JR  
1343 DORSET RD  
POWHATAN, VA 23139

STAVEMILL FOREST PRODUCTS LLC  
C/O DAVID C WEAVER MANAGER  
14851 N LODORE RD  
AMELIA, VA 23002

RICK'S GRADING & EXCAVATING INC  
3460 BROOKLAND MANOR DR  
POWHATAN, VA 23139

RICHARDSON DORIS  
3706 DEMING DR  
SUITLAND, MD 20746

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**Bruce Blackwell**  
State Certified Home Inspector  
#3380 000220



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# LEGALS

## Legal Notices

### TRUSTEE SALES

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 3421 Lake Randolph Circle, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated December 15, 2004, and recorded in Deed Book 630, Page 1296 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$215,000.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

February 2, 2016 at 1:30 PM

improved real property, with an abbreviated legal description of All that certain tract, piece or parcel of land lying and being in Spencer District, Powhatan County, Virginia, designated as Lot 15 of Lake Randolph Estates-Section 8 on plat of survey by Woodrow K. Cofer, Inc., C.L.S. dated November 20, 2003, recorded April 20, 2004, in the Circuit Court, Clerk's Office, Powhatan County, Virginia, in Plat Cabinet G., Slide 69, reference to which is hereby made for a more particular description, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents.

Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustees a memorandum or contract of the sale at the conclusion of bidding.

FOR INFORMATION CONTACT:  
Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
7910 Woodmont Avenue, Suite 750  
Bethesda, Maryland 20814  
301-907-8000  
www.rosenberg-assoc.com

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 2700 Daphne Lane, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated May 29, 2008, and recorded in Deed Book 749, Page 001 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$267,500.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

February 2, 2016 at 1:30 PM

improved real property, with an abbreviated legal description of ALL that certain parcel of land lying and being in Huguenot District, Powhatan County, Virginia, containing 10.40 acres, shown and designated as "Parcel G" on plat of survey by Foster & Miller, Certified Surveyors, dated February 2, 1970, a copy of which is recorded in the Clerk's Office of the Circuit Court of Powhatan County, Virginia, in Deed Book 93, page 518, and in accordance with said plat being more particularly described as follows. COMMENCING at the point of the Northern and Western lines of the Northern terminus of a fifty foot road called Daphne Lane as shown on the aforesaid plat, said point being marked thereon "A", thence from said point of commencement proceeding with the said western line of said Daphne Lane South 33 degrees 58' 30" West 300 feet, thence leaving said Western line of said Daphne Lane and proceed North 56 degrees 01' 30" West 252.07, thence North 25 degrees 27' 40" East 39 68 feet, thence South 86 degrees 17' 30" East 77 61 feet, thence North 3 degrees 57' 00" East 786 54 feet, thence South 86 degrees 17' 30" East 555 55 feet, thence South 4 degrees 02' 20" West 483 30 feet, thence South 73 degrees 32' 45" East 39 80 feet, thence South 23 degrees 00' 21" West 338 72 feet, thence North 56 degrees 01' 30" West 238 92 feet to the point of commencement, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents.

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Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
7910 Woodmont Avenue, Suite 750  
Bethesda, Maryland 20814  
301-907-8000  
www.rosenberg-assoc.com

### LEGAL DISPLAY ADS

### LEGAL DISPLAY ADS

### LEGAL DISPLAY ADS

## NOTICE OF PUBLIC HEARINGS POWHATAN COUNTY BOARD OF SUPERVISORS

Pursuant to Sections 15.2-1427 and 15.2-2204 of the Code of Virginia, notice is hereby given that the Powhatan County Board of Supervisors will conduct public hearings on **Monday, January 25 at 7:00 p.m.** in the Village Building Auditorium located at 3910 Old Buckingham Road, Powhatan, VA, 23139. The purpose of the public hearings is to receive public comment on the following proposed ordinances:

- **Ordinance O-2015-01** (15-03-REZC) Riverton Associates (Subletts/Manakin/Flat Rock Electoral District) request the rezoning from Residential-Utility (R-U) and Commercial (C) to Village Center Planned Development (VC-PD) and amendment of the zoning district map of approximately 50+ acres of land fronting 584 feet on the south side of Huguenot Trail and on the along Winterfield Road. Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center, Village Residential and Natural Conservation on the Route 711 Village Special Area Plan Map. Reference to Tax Map Parcels 32-44A, 32-44C, 32-45B1, 32-45B2, 32-46, 32-46A, 32-58B, 32D-1-1, 32D-1-3, 32C-2-1, 32C-2-2, 32C-2-3, 32C-2-4, 32C-2-5, 32C-2-6, and 32C-2-7.
- **Ordinance O-2016-02** (15-11-CUP) Blanton and Debora Gordon (SmithsCrossroads/ Pineville/Tobaccoville Electoral District) request a conditional use permit (CUP) to operate a country inn on two adjoining parcels in the A-10, Agricultural District per §83.162(49) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject properties as Rural Preservation on the Countywide Land Use Plan Map. One property is located at 1660 Ballsville Road and is approximately 2.65 acres in size and the second property is approximately 43.8 acres in size and has not been assigned an address. Reference Tax Map Parcels #35-17B & #35-17.
- **Ordinance O-2016-03** (15-12-CUP) Richard W. Dressler (Powhatan Station/ Graceland Electoral District) requests a conditional use permit (CUP) to operate a commercial landscaping operation in the A-10, Agricultural District per §83-162(50) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The property is approximately 33.05 acres in size and is located east of Dorset Road (Rt. 622) north of its intersection with Stavemill Road (Rt. 634). Reference Tax Map Parcel #53-78.
- **Ordinance O-2016-04** (15-15-REZC) Academy Park II, LLC (Bethesda / Lees Landing Electoral District) request the rezoning from Residential-Commercial (R-C) to Village Center (VC) and amendment of the zoning district map of approximately 2.47+ acres of land fronting 511 feet on the north side of Anderson Highway (U.S. Route 60). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Area Plan Map. Reference to Tax Map Parcels 39C-2-2 and 39C-2-3.
- **Ordinance O-2016-05** (15-10-CUP) Virginia Solar LLC (Powhatan Courthouse/Mt. Zion Electoral District) requests a conditional use permit (CUP) to operate a solar energy farm in the A-10, Agricultural District per §83-162(26) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is 350 acres of the 898.4 acre parcel and is located west of Old Buckingham Road (Rt. 13) south of its intersection with Old Plantation Road (Rt. 644). The lot at 4325 Old Buckingham Road is also a part of the CUP, is 3.6 acres, and will serve as the access point for the use. Reference to Tax Map Parcels #38-28 and # 38-3-1.
- **Ordinance O-2016-06** Ordinance amending and re-enacting Article II, Fire Prevention Code, of the Code of the County of Powhatan related to the appointment of a local Fire Marshall and delineation of the Fire Marshall's responsibilities, and modifications to the Virginia Statewide Fire Prevention Code requirement enforced in Powhatan County.

A copy of the proposed ordinances may be reviewed at the Powhatan County Administrator's Office located at 3834 Old Buckingham Road, Suite A, Powhatan, Virginia, during normal business hours. All interested persons are invited to attend and participate in the public hearings. Persons requiring special assistance to attend and participate in the hearings should contact the Powhatan County Administrator's Office at (804) 598-5612 at least three days prior to the meeting.

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## CONTACT US

(804) 598-4305 - Office  
(877) 888-0449 - Toll Free  
(804) 598-7757 - Fax  
P.O. 10, Powhatan, VA 23139

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**Billy Fellin, Sports Writer**  
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wfellin@powhatantoday.com

**Susan Marannano, Sales Representative**  
(804) 598-4305 x14  
smarannano@powhatantoday.com

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**Bruce Blackwell**  
State Certified Home Inspector  
#3380 000220



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# LEGALS

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- **Ordinance O-2016-05** (15-10-CUP) Virginia Solar LLC (Powhatan Courthouse/Mt. Zion Electoral District) requests a conditional use permit (CUP) to operate a solar energy farm in the A-10, Agricultural District per §83-162(26) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is 350 acres of the 898.4 acre parcel and is located west of Old Buckingham Road (Rt. 13) south of its intersection with Old Plantation Road (Rt. 644). The lot at 4325 Old Buckingham Road is also a part of the CUP, is 3.6 acres, and will serve as the access point for the use. Reference to Tax Map Parcels #38-28 and # 38-3-1.
- **Ordinance O-2016-06** Ordinance amending and re-enacting Article II, Fire Prevention Code, of the Code of the County of Powhatan related to the appointment of a local Fire Marshall and delineation of the Fire Marshall's responsibilities, and modifications to the Virginia Statewide Fire Prevention Code requirement enforced in Powhatan County.

A copy of the proposed ordinances may be reviewed at the Powhatan County Administrator's Office located at 3834 Old Buckingham Road, Suite A, Powhatan, Virginia, during normal business hours. All interested persons are invited to attend and participate in the public hearings. Persons requiring special assistance to attend and participate in the hearings should contact the Powhatan County Administrator's Office at (804) 598-5612 at least three days prior to the meeting.

## Legal Notices

### PROPOSALS, BIDS, RFP

2001 GMC Sierra, 4wd, Ext cab, vinyl int., cruise, 131K miles, tow package, 4.8L V8. Sealed bids must be submitted/post marked by 4:30 pm 2/5/16 to Monacan SWCD, 3064 River Rd West, PO Box 66 Goochland, VA 23063. Min bid of \$4,500. For info call 804-556-4936. Monacan SWCD reserves the right to accept or reject any bid. Payment is due within 30 days & prior to transfer of ownership.

### ADVERTISE

Call 598-4305 to find out about upcoming opportunities to advertise with your community newspaper in print and online!



### NOTICE OF RFP

The County of Powhatan Virginia is seeking proposals from qualified applicants for Public Safety Staffing Services. To view the RFP packet and get more information please visit our Bid and Procurement Opportunities page on our website at www.powhatanva.gov. Responses are due no later than 2:00 pm February 12th 2016, to the Powhatan County Department of Finance located at 3834 Old Buckingham Rd, Suite B Powhatan VA, 23139. If you need additional information please contact the Department of Finance office at 804-598-5610.

### ADVERTISE

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## Business & Service Directory

### AC & HEATING

Central Boiler E-Classic **OUTDOOR WOOD FURNACE.** Limited time big savings offer. Instant rebate up to \$1500. Call today! Ellis Contracting 804-366-9536

### SIDING

**Miller's Exterior Works** All types of repair jobs, or new jobs! Decks, soffit & fascia work, sheds, wood wrapping siding, siding repairs, replacing entry doors & wrap them, & all your handyman jobs. Call Marlin Miller 804-512-3131

## Merchandise

### MISCELLANEOUS FOR SALE

**Mattress Truck Load Sale - Twin \$89; Full \$99; Queen \$129; King \$189. Delivery/Lay -A-Way. Call 804-218-0680.**

## Recruitment

### ADMIN. & OFFICE WORK

**Cumberland Area - Part-time ADMINISTRATIVE ASSISTANT** needed. Duties include (but not limited to): answering phone, filing, data entry, and cleaning the office. Approximately 5 hours a day/4 days a week Monday through Thursday. Email resumes to: [asallumber@verizon.net](mailto:asallumber@verizon.net)

### GENERAL

**Awesome House Cleaners needed** (no experience necessary): Hours 8:00-4:00ish, M-F (no evening or weekends). Caring, passionate & committed individual's who take pride in their work. A team player is a must! Valid driver's license required. Salary \$10 to \$11/hr. (except during training) +paid time off + holidays and other benefits. We do background checks and drug testing. Located in Powhatan, SET Cleaning services [www.setcleaning.com](http://www.setcleaning.com) or 598-3210 for application.

**Electrical Automation Technician** Come work for a growing process automation company as an Automation Technician. No experience necessary & travel required with all expenses paid. Full Benefits Package. Send resume to: [ethautoinc@comcast.net](mailto:ethautoinc@comcast.net)

**FABRICATOR/WELDER** - Brookfield M&W is currently seeking an experienced Fabricator/Welder. Please apply @ 9135 Barricade Ln, Mechanicsville. Salary is negotiable depending on experience. Call (804) 746-0488.

### HEALTHCARE

**PSYCHOSOCIAL REHABILITATION COUNSELOR** wanted for a clubhouse model day support program for SMI adults. FT w/ benefits, QMHP-A required. Visit [www.gpcsb.org](http://www.gpcsb.org) for application, job description & salary. Open until filled. EOE.

## TRANSPORTATION

**DRIVERS - Part-time.** Goochland Powhatan Community Services is seeking drivers to transport individuals to and from facilities in Goochland and Powhatan Counties. Qualified applicants must be 25 yrs. or older. Must be able to work w/people, and work morning hours and late afternoon hours. A valid VA Driver's License w/ a good driving record, pre-employment drug screening, and criminal background check required. \$10.14/hour. Call 804-556-5400 or visit [www.gpcsb.org/Job-Opportunities](http://www.gpcsb.org/Job-Opportunities) for job description and application. Open until filled. EOE.

### GENERAL

10 positions - Temporary/Seasonal work planting, cultivating, and harvesting nursery stock, field grown trees, shrubs and ornamental plants, from 2/15/2016 to 12/15/2016 at Watkins Nurseries, Inc., Amelia Courthouse & Powhatan, VA. Three months of previous verifiable experience required in the job described. Saturday work required. Must be able to lift/carry 60 lbs. Employer-paid post-hire drug testing is required after a worker has an accident at work. \$10.72/hr or current applicable AEW. Raise/bonus at employer discretion. Workers are guaranteed ¾ of work hours of total period. Work tools, supplies, equipment supplied by employer without charge to worker. Housing with kitchen facilities provided at no cost to only those workers who are not reasonably able to return same day to their place of residence at time of recruitment. Transportation and subsistence expenses to work site will be paid to nonresident workers not later than upon completion of 50% of the job contract. Interviews required. Apply for this job at nearest State Workforce Agency in state in which this ad appears, or Virginia Employment Commission, 221 Sunchase Blvd., Farmville, VA 23901. Provide copy of this ad. VA Job Order #706812.

## Residential for Rent

### Apartment Referral Services Policy

Apartment referral service companies sell lists of available apartments for rent in your area. Please read contracts thoroughly to ensure that you understand and agree to all the terms and the cancellation policy of the contract.

### HOUSES UNFURNISHED

3 Bedroom, 1 Bath \$850. per month + deposit. No Pets. Call 804-314-5191

3-bedroom, 1-bath house with detached garage. Newly renovated & new heating & air system, new floor coverings, new paint. Very Clean. No pets. No smoking. \$1,000/month + \$1,000 security deposit. Call 757-876-5295

## HOUSES UNFURNISHED

### FOR RENT

**3465 A Goodwyn Road Powhatan, VA 23139**  
2 bedrooms, 1.5 baths, Duplex \$895/month

**2518 Georges Road Powhatan, VA 23139**  
2 bedrooms/1 bath \$750/month

**5832 Trenholm Woods Drive Powhatan, VA 23139**  
3 bedrooms, 2 baths, attached garage \$1,495/month

**1508 Cartersville Road Goochland County, VA 23063**  
4 bedrooms, 2.5 baths \$1,495/month

**377 Clayville Road Powhatan, VA 23139**  
3 bedrooms, 3 baths, full basement \$1,395/month

**3148 Kemp Trail Powhatan, VA 23139**  
1 bedroom, 1 bath \$695/month

**2228 Lakeview Drive Powhatan, VA 23139**  
2 bedrooms, 1 bath \$995/month

**35 Boone Trail Cartersville, VA 23027**  
2 bedrooms, 1 bath \$800/month

**4748 Bell Road Powhatan, VA 23139**  
3 bedrooms, 2 baths \$895/month

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## POWHATAN TODAY

Letters to the Editor Every Week  
E-mail us at [editor@powhatantoday.com](mailto:editor@powhatantoday.com)

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