

Public Hearing Agenda

Item #4.02

Apprenticeship School-
Conditional Use Permit
CUP #2022-02

STAFF REPORT

APPLICATION SUMMARY:

Project:	IUOE Joint Apprenticeship Program
Location:	The property is located east of Jerusalem Plank Road (Rt. 35), approximately 2.5 miles northeast along Cabin Point Road (Rt. 602).
Tax Parcel Number(s):	24-A-1
Proposal:	Construct an additional building for IUOE Joint Apprenticeship and Training Program
Applicant:	IUOE Local 147 Joint Apprenticeship & Training Program 21883 Cabin Point Road Disputanta, VA 23842

APPLICATION:

The applicant, IUOE Joint Apprenticeship under Conditional Use Permit (CUP) #2022-02 seeks to expand an existing training facility which trains heavy equipment operators and crane operators through a 4-year state registered apprenticeship. The CUP is necessary to conform to current zoning regulations. The property is located on Cabin Point Road (Rt.602), approximately 2.5 miles east of its intersection with Jerusalem Plank Road (Rt. 35).

ELECTION DISTRICT:

Courthouse Election District

LOCATION:

The location for the training facility is on tax parcel 24-A-1 consisting of approximately 27 acres. The property is bordered by overhead transmission lines, forested, and agricultural lands on the northern side of the property. To the south, there are few residential properties, but mostly forested and agricultural land. To the west, there are mostly forested and agricultural lands. To the east, there are several residential properties.

BACKGROUND:

The applicant has been in operation and registered, with the Commonwealth of Virginia, as a private, non-profit organization to provide educational training to persons within the construction industry since 1966. The facility usually conducts most of its training on one

or two weekends out of each month. However, the facility is making a shift to having sessions throughout the week once a month. The existing facility was erected in 2006 prior to the adoption of the current zoning ordinance which was revised on January 1, 2008 to require a Conditional Use Permit for this use. As a result of this revision, it made the facility a legal non-conforming use. In order for IUOE Apprenticeship Program to add a building expansion, the land use must conform to the current zoning regulations.

DESCRIPTION:

The applicant is requesting a conditional use permit to expand an existing training facility on a 27-acre lot. The plans are to build a new 4,000 square feet building for additional classroom space. The existing training facility consists of a 5,122 square feet building which includes a classroom and a shop. The training areas are placed on the southern portion of the site away from the transmission lines that run along the northern side.

COMPREHENSIVE PLAN REVIEW:

The current Comprehensive Plan existing & future land use designation for this property is Agricultural/Forested/Open Space. Appropriate uses for the Agricultural land use designation include forestry, passive recreation, and other conservation uses, as well as incidental residential use. The overall density of these uses should be kept at a relatively low level by maintaining a minimum lot area of one acre.

ORDINANCE REVIEW:

The current zoning designation for this property is the General Agricultural (A-1) District. The district is established to protect land and property values, ground water and surface water quality, and other resources. The intent is to provide for the continued security of the county's agricultural sector by encouraging the orderly and responsible growth of its livestock, dairy, and poultry industry. Limited residential development is anticipated in these areas.

The zoning district only allows this use through a CUP. If the CUP is granted, the applicant will be required to submit a site plan for staff approval prior to construction of any new site improvements, including building expansion.

STAFF CONCLUSIONS:

Strengths:

1. Well screened
2. Asset to the county
3. Site established with utilities (well, septic, electric)
4. The site has existed harmoniously with surrounding uses for 16 years with no known complaints.

Weaknesses:

1. None identified at this time.

AGENCY/DEPARTMENTAL COMMENTS:

- Department of Environmental Quality (DEQ): There is not enough information provided for DEQ staff to determine if there are applicable state environmental laws and regulations for this proposal. **The applicant for the local zoning conditional use permit should consult with the DEQ - Piedmont Regional Office to determine if environmental permitting is required.** As a reminder if land disturbing activities are proposed, erosion and sediment control plans and Construction Stormwater General Permit coverage may be required *prior* to commencing construction activities.
- Virginia Department of Transportation (VDOT): No comments received.
- Virginia Department of Health (VDH): No comments received.
- Sussex County Erosion and Sediment Control Program: If the project disturbs over 10,000 square feet, Erosion and Sediment Control Plans will be need to be submitted to the county for review and approval along with a land disturbance permit.
- Public Safety: No comments received.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval of the conditional use permit contingent with the following conditions:

- Any future building improvements to the site will require site plan review.

ATTACHMENTS:

- Application
- Concept Plan
- Statement Letter
- Description of the property
- Copy of Deed
- Photo of the applicant's current facility
- Public Comments Received
 - Email from Dr. Cupps
 - Email from Robin Mah





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Sussex County, Virginia
Planning and Zoning Department

CONDITIONAL USE PERMITS

WHY DO I NEED A CONDITIONAL USE PERMIT?

Sussex County's Zoning Ordinance permits certain "by right" land uses in a district, and other uses, which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Such other uses, under the right set of circumstances and conditions, may be acceptable in certain specific locations only after review and recommendation of a Conditional Use Permit by the Planning Commission and approval by the Board of Supervisors.

WHAT IS THE PROCEDURE FOR OBTAINING A CONDITIONAL USE PERMIT?

1. Prior to submitting an application, we recommend scheduling a pre-application meeting to review the application and discuss any questions the applicant may have. Pre-application meetings may be scheduled by calling the Planning and Zoning Department at 434-246-1043.
2. Submit fifteen (15) copies of the completed application form, completed application checklist with all required documents (See Submittal Checklist for additional items that may be required), completed disclosure of real estate holdings, owner's affidavit, the filing fee and one (1) digital copy of all documents.

Conditional Use Permit

- Fee: \$500.00

WHEN IS A CONDITIONAL USE PERMIT APPLICATION CONSIDERED BY THE PLANNING COMMISSION?

Once a completed application has been submitted to the County, the application is distributed for comment and review to all appropriate County and State agencies and departments. Once all comments are received and the application is deemed acceptable by all appropriate County and State agencies and departments, the application is scheduled for public hearing at the next Planning Commission meeting. Planning Commission meetings are held at 6:00 p.m. on the first Monday of each month in the General District Courtroom at the Sussex Judicial Center. The advertising deadline for an upcoming Planning Commission public hearing is the first Friday of the month; therefore, an application must be deemed acceptable by the Planning and Zoning Department prior to this deadline in order to be placed on the next month's agenda.

WHAT IS THE PUBLIC HEARING PROCEDURE FOR A CONDITIONAL USE PERMIT?

1. Once the application is scheduled for a public hearing by the Planning Commission, the applicant may be required to submit additional copies of the application deemed necessary by the Planning and Zoning Department for distribution to the Planning Commission. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.
2. The applicant will be given at least one sign to post on the property at least ten (10) days prior to the Planning Commission public hearing, indicating an application has been filed.

If you have any questions, please call the Planning and Zoning Department at 434-246-1043 or email at mpoarch@sussexcountyva.gov



8	The Board of Supervisors will hold the public hearing as scheduled, and make a determination to approve or deny the application. The applicant and/or a representative is required to attend the Board of Supervisors meeting to present the application and answer any questions from Board of Supervisors members.	8	The Board of Supervisors will hold the public hearing as scheduled, and make a determination to approve or deny the application. The applicant and/or a representative is required to attend the Board of Supervisors meeting to present the application and answer any questions from Board of Supervisors members.
9	The applicant will be notified in writing of the Board of Supervisors' decision. If denied, a period of at least one (1) year must elapse in order to resubmit the application, unless significant changes are made. Also, the applicant may appeal the Board's decision to the Sussex County Circuit Court within 30 days.	9	The applicant will be notified in writing of the Board of Supervisors' decision. If denied, a period of at least one (1) year must elapse in order to resubmit the application, unless significant changes are made. Also, the applicant may appeal the Board's decision to the Sussex County Circuit Court within 30 days.
	HOW LONG IS A CONDITIONAL USE PERMIT VALID?		HOW LONG IS A CONDITIONAL USE PERMIT VALID?
	Indefinitely, unless the Board of Supervisors places a time limit or other condition on the use permit that makes it not indefinite.		Indefinitely, unless the Board of Supervisors places a time limit or other condition on the use permit that makes it not indefinite.
	CAN A CONDITIONAL USE PERMIT BECOME VOID OR BE REVOKED?		CAN A CONDITIONAL USE PERMIT BECOME VOID OR BE REVOKED?
	Yes, unless otherwise specified by the conditions of the use permit, failure to establish the use within two (2) years from the date of approval shall cause the use permit to become void. When a use is discontinued for any reason for a continuous period of two (2) years or more, the use permit shall become void. The Board of Supervisors may revoke a use permit due to a change in conditions affecting the public health, safety or general welfare of the community. Repeated violations of the Zoning Ordinance and/or the conditions of the use permit, or providing false information in order to obtain the use permit.		Yes, unless otherwise specified by the conditions of the use permit, failure to establish the use within two (2) years from the date of approval shall cause the use permit to become void. When a use is discontinued for any reason for a continuous period of two (2) years or more, the use permit shall become void. The Board of Supervisors may revoke a use permit due to a change in conditions affecting the public health, safety or general welfare of the community. Repeated violations of the Zoning Ordinance and/or the conditions of the use permit, or providing false information in order to obtain the use permit.
	WHAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION?		WHAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION?
	<ul style="list-style-type: none">• Zoning Permit• Stormwater Permit• Building Permit• Health Department Permit• Site Plan Approval• Subdivision Plat Approval• Landscaping Survey• BMP Maintenance Agreement		<ul style="list-style-type: none">• Zoning Permit• Stormwater Permit• Building Permit• Health Department Permit• Site Plan Approval• Subdivision Plat Approval• Landscaping Survey• BMP Maintenance Agreement
3	The application is advertised for public hearing in the local newspaper(s) twice - no more than twenty-one (21) days and no less than five (5) days prior to the public hearing.	3	The application is advertised for public hearing in the local newspaper(s) twice - no more than twenty-one (21) days and no less than five (5) days prior to the public hearing.
4	Notices are sent by the Planning Department to all property owners within a 200-foot radius of the property associated with the application at least five (5) days prior to the public hearing.	4	Notices are sent by the Planning Department to all property owners within a 200-foot radius of the property associated with the application at least five (5) days prior to the public hearing.
5	Staff will prepare a report on the application and the applicant will be sent a copy of the report and other comments made by County and State agencies and departments prior to the meeting date.	5	Staff will prepare a report on the application and the applicant will be sent a copy of the report and other comments made by County and State agencies and departments prior to the meeting date.
6	The applicant and/or a representative is required to attend the Planning Commission meeting to present the application and answer any questions from Commission members.	6	The applicant and/or a representative is required to attend the Planning Commission meeting to present the application and answer any questions from Commission members.
7	Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' agenda for a public hearing. Board of Supervisors meetings are held on the third Thursday of each month and begin at 6:00 pm in the Sussex Central Elementary School Gymnasium, 21394 Sussex Drive, Waverly, VA 23890. The same notification procedure as outlined above will be followed, and ten (10) additional copies of all application documents will be required to be submitted by the applicant for distribution to the Board of Supervisors. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.	7	Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' agenda for a public hearing. Board of Supervisors meetings are held on the third Thursday of each month and begin at 6:00 pm in the Sussex Central Elementary School Gymnasium, 21394 Sussex Drive, Waverly, VA 23890. The same notification procedure as outlined above will be followed, and ten (10) additional copies of all application documents will be required to be submitted by the applicant for distribution to the Board of Supervisors. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.



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Planning and Zoning Department

SUBMITTAL CHECKLIST FOR CONDITIONAL PERMIT APPLICATIONS

In conjunction with Section 34-30, *Conditional Uses*, of the Sussex County Zoning Ordinance, as amended, the following information shall be submitted for a Conditional Use Permit Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a Conditional Use shall be certified as complete unless the following information is provided, unless the Zoning Administrator reduces the number of required copies.

1. Fifteen (15) copies of the original, executed application and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page No. 2 of the application.
2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Sussex County.
3. Fifteen (15) copies of a statement of the reasons for seeking such permit, and if applicable, a statement of conditions.
4. Fifteen (15) copies of a narrative description of the property which shall include the Tax Parcel Identification Number.
5. One (1) copy of the most recent deed(s) for the property(s) associated with the application.
6. A concept plan of the property showing all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the Planning Commission and Board of Supervisors that adequate provisions shall be made for compliance with all standards for that particular use and the extent of the property to be so used on a given parcel or parcels. Such document shall be drawn to scale and shall include the following information:
 1. A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
 2. Title of drawing
 3. Date of drawing
 4. Existing wood line
 5. North arrow
 6. Scale bar
 7. Dimensions of property, location, size and elevation of existing buildings and proposed buildings, roadways, sidewalks, parking and loading spaces, and landscaping.
 8. Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
 9. Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
 10. Street names including route number and width(s) of the right-of-way(s)
 11. Fifteen (15) full size copies, with one (1) reduced 11-inch X 17-inch copy shall be submitted
 12. Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the Planning Commission and Board of Supervisors



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7. Fifteen (15) copies of such supplemental material as may be necessitated by the proposal.

8. (One (1) electronic copy of all application documents.

9. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other materials, and that all statements made herein are to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any action not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Matthew Baker

Printed or Typed Name

Matthew Baker
Signature

6-30-2022
Date

City/County of Isle of Wight
Commonwealth of Virginia
The foregoing hearing was subscribed and sworn
by Rebecca A Lee
before me this 30 day of June, 2022
Rebecca A Lee
Notary Public's Signature
July 31, 2025
7973192 Commission Expires



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 Sussex County, Virginia
 Planning and Zoning Department

APPLICATION FOR CONDITIONAL USE PERMIT

This application should be used to petition for a permit for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The following application requirements are consistent with the procedures set forth in Section 34-30, *Conditional Uses* of the Sussex County Zoning Ordinance, as amended.

A. APPLICATION

Conditional Use Permit (Are applicant proposed conditions attached?): Yes No

The proposed use or activity is listed as a conditional use in the A-1 zoning district as per Section 34-217 in Article III of the Sussex County Zoning Ordinance.

Proposed Use, Activity, or Type of Improvement: Training Facility, New Classroom Building
Training Facility, New Classroom Building

Fair Market Value of Improvements? \$ 750,000

B. PROJECT DESCRIPTION:

Project Name: IUOE Local 147 Joint Apprenticeship Program

Property Address (if any): 21883 Cabin Point Road Disputanta, VA 23842

Election District: Courthouse

Comprehensive Plan Designation: Agricultural/Forested/Open Space

The use permit will apply to 12.5 acres out of 27.35 total acres

Tax Parcel Identification # 24-A-1 Number of acres to be effected: 12.5

Tax Parcel Identification # _____ Number of acres to be effected: _____

Tax Parcel Identification # _____ Number of acres to be effected: _____

Proposed Utilities (check all that apply):
 Public Water Private Well
 Public Sewer Private Septic

Are there any deed restrictions on the property? Yes No
 (If yes, please attach a copy of the deed restrictions.)



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C. APPLICATION INFORMATION:

Applicant(s) Name(s): Matthew Baker

Address: 21883 Cabin Point Road

City, State, Zip Code: Duplicates, VA 23042

Phone No.: 757-802-2477

Email: matt@iuc08147.org

Fax No.: n/a

Property Owner(s) Name(s): David Brady Home (Chairman of the Board)

Address: 21883 Cabin Point Road

City, State, Zip Code: Duplicates, VA 23042

Phone No.: 757-461-4505

Email: bromo@iuc08147.org

Fax No.: n/a

Applicant(s)/Owner(s) Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this use permit application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: Matthew Baker

Printed or Typed Name

Signature

Date: 6-30-2022

Owner: D. B. N. E.

Signature

Date: 6-30-22

Printed or Typed Name

(Owner: David Brady Home)

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me Rebecca Alec

A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 30th day of June, 2022.

Notary Public

Rebecca Alec Lee reg# 173192

My Commission Expires July 31, 2025

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me Rebecca A. Lee

A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 30th day of June, 2022.

Notary Public

Rebecca A. Lee reg# 173192

My Commission Expires July 31, 2025



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Planning and Zoning Department

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Sussex County Planning Department, 20135 Princeton Road, P. O. Box 1397,
Sussex, Virginia 23884

FOR OFFICE USE ONLY:

Complete Application Received On: _____ Fees Paid: _____

Tax Query: Current Delinquent Distribution Date: _____

Posted/Date to Post: _____

AGENCIES REFERRALS:

- _____ Department of Environment Quality
- _____ Finance
- _____ Industrial Development Authority
- _____ County Administration
- _____ Public Safety
- _____ Health Department
- _____ VDOT
- _____ Commissioner of the Revenue
- _____ Sussex Service Authority

- _____ Building Inspections
- _____ Sheriff's Office
- _____ Town of Jarratt
- _____ Town of Waverly
- _____ Town of Stony Creek
- _____ Town of Wakefield
- _____ Schools
- _____ County Attorney
- _____ Other _____

Verified By _____ Date: _____



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Planning and Zoning Department

COUNTY OF SUSSEX

DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant: Madison Davis

Address: 21803 Cedar Point Road

Street

Department, VA 23042

State

City

/Ap

REAL ESTATE HOLDINGS TO BE AFFETED

Location or Address	Description
N/A	

OTHER OWNERS OF AFFETED REAL ESTATE

Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.

Name of Individuals (Corporation/Partnership)	Address
N/A Business Assesment	

Does any member of the Sussex County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, name of member:

I do solemnly swear that the foregoing statement(s) and attachment(s), if any, are complete, correct and true.
Applicant: Madison Davis Applicant: Rebecca A Lee Printed or Typed Name: Rebecca A Lee Signature: Rebecca A Lee Date: 6-30-2022

Commonwealth of Virginia
County of Sussex

Subscribed and sworn to before me
Rebecca A Lee

A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 30th day of June, 2022

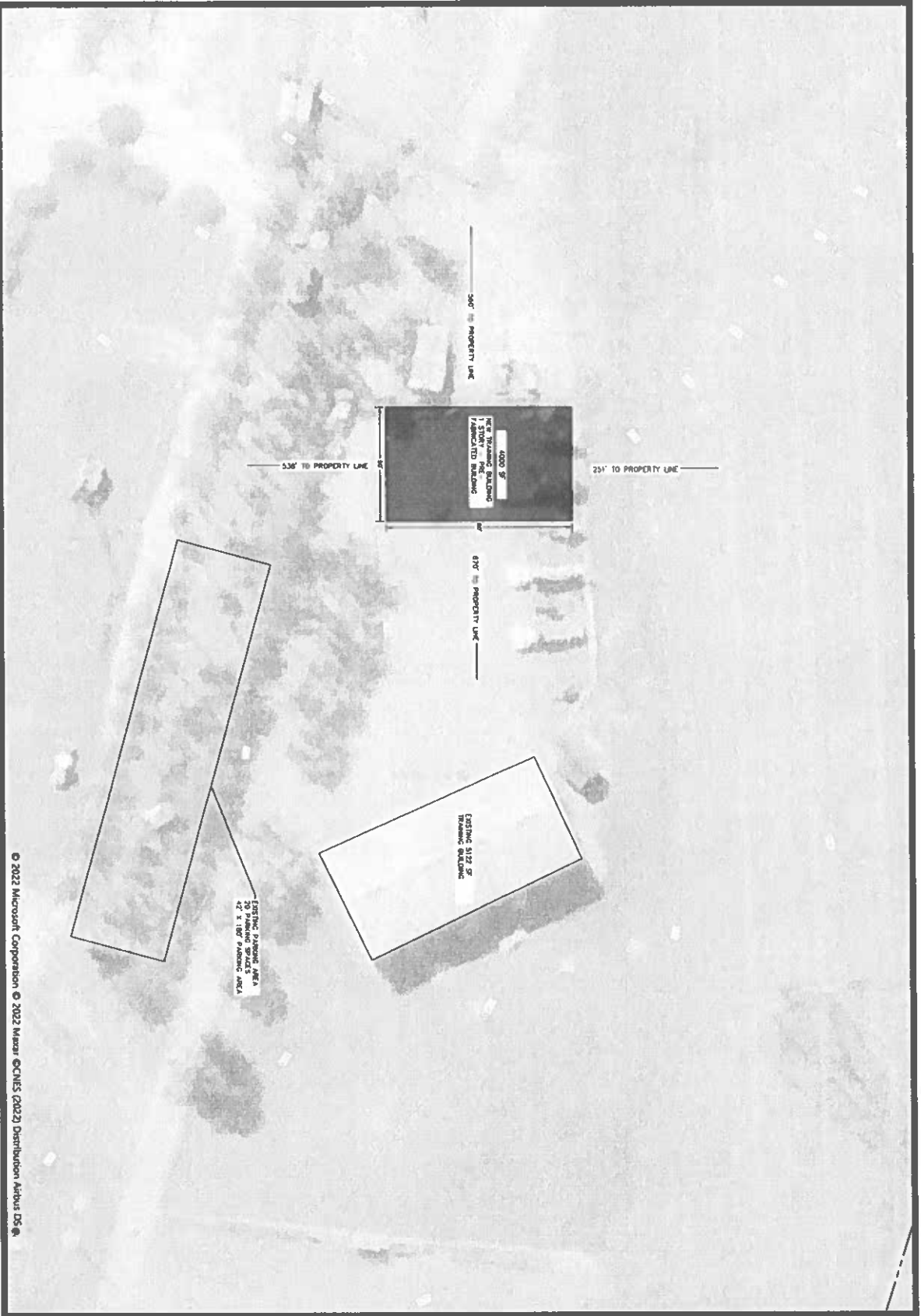
Rebecca A Lee Reg # 713412
Notary Public

My Commission Expires July 31, 2025

IUOE LOCAL 147 TRAINING FACILITY Concept Plan

DATE: 6.29.2022

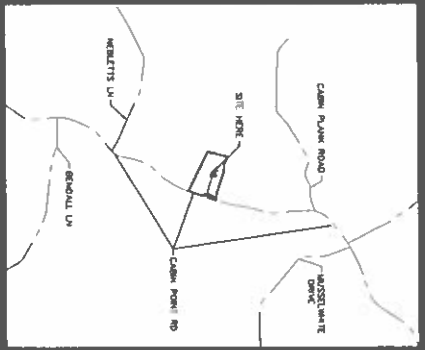
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SITE DATA

ADDRESS: 2180 CAMBRIAN ROAD, DEBENTON, VA 23040
 PARCEL SIZE: 27.85 AC
 SITE ZONING: A-1 (COMMERCIAL/INDUSTRIAL)
 ADJACENT ZONING: A-1 (COMMERCIAL/INDUSTRIAL)
 1. SPACES TO BE PROVIDED AS PER REQUIRED
 2. SPACES REQUIRED

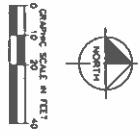
VICINITY MAP



PROPOSED SITE PLAN
 THIS SITE PLAN BEING PRELIMINARY IN NATURE AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.

Kimley»Horn

4325 VALE STREET, SUITE 2000, WENONA, MICHIGAN 49786
 PHONE: 734.283.1000 FAX: 734.283.1001
 WWW.KIMLEY-HORN.COM





OPERATING ENGINEERS

Local 147

JOINT APPRENTICESHIP & TRAINING PROGRAM

21883 Cabin Point Road

Disputanta, Va. 23842

Training Director

Matt Baker

Office: (804) 991-4555

Mobile: (757)802-2477

Assistant Director

Michael Ferraro Jr.

Office: (804) 991-4555

Mobile: (804)615-9508

To Whom it may concern,

The IUOE Joint Apprenticeship Program, located at 21883 Cabin Point Road Disputanta, VA 23842, is applying for a Conditional Land Use Permit. This permit is being required by Sussex County due to the IUOE JAP wanting to build a new building on the property. Our site was established in 2003 when this permit was not required by Sussex County.

The IUOE Joint Apprenticeship Program is a training facility for many contractors across the state of VA and NC. We train heavy equipment operators and crane operators through a 4-year state registered apprenticeship. Our training facility is very important to the future of our contractors and the overall future of the building trades. Thank you for your consideration in this matter.

Matthew Baker



Training Director



Description of Property

Tax Parcel Identification Number: 24-A-1

All that certain lot, piece or parcel of land lying and being situate in Newville Magisterial District, Sussex County, Virginia, containing 27.532 acres, including 0.279 acres contained in the highway right of way, and being particularly shown and described on the certain plat of survey entitled "Plat Showing Property for Margaret R Yancey and Walton M. Jefferss, Jr., Trustees, Newville Magis. District, Sussex County, Virginia" dated March 18th, 1992, and prepared by S.V. Camp, III CLS on behalf of S.V. Camp III and Associates, said plat being recorded in the Clerk's Office of the Circuit Court of Sussex County in Plat Book 18, at page 111, and to which reference is hereby made for a more complete description of the property herein conveyed, the description as contained on said plat being incorporated herein by reference as if same were textually set forth herein in its entirety.

This Document was prepared by:
 Clinton B. Faison, Jr.
 Attorney at Law
 P. O. Box 186
 Surry, Virginia 23883
 (757) 294-3000
 Tax Map Parcel 24-A-1

THIS DEED OF BARGAIN AND SALE, made this 2nd day of April, 2003, by and between AMERICAN TIMBERLAND COMPANY, a Virginia corporation, party of the first part and hereinafter styled "Grantor", and TRUSTEES OF THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL NO. 147, JOINT APPRENTICESHIP AND TRAINING PROGRAM of 3 Koger Executive Center, Suite 123, Norfolk, Virginia 23502, party of the second part and hereinafter styled "Grantee".

W I T N E S S E T H : That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, at and before the signing, sealing and delivery of this Deed, the Grantor does hereby bargain, sell, grant and convey unto the Grantee, with GENERAL WARRANTY and with ENGLISH COVENANTS of Title, the following described real estate, to-wit:

ALL that certain lot, piece or parcel of land lying and being situate in Newville Magisterial District, Sussex County, Virginia, containing 27.352 acres, including 0.279 acres contained in the highway right of way, and being particularly shown and described on that certain plat of survey entitled "Plat Showing Property for Margaret R. Yancey and Walton M. Jeffress, Jr., Trustees, Newville Magis. District, Sussex County, Virginia" dated March 18, 1992, and prepared by S. V. Camp, III, C.L.S. on behalf of S. V. Camp, III and Associates, said plat being recorded in the Clerk's Office of the Circuit Court of Sussex County in Plat Book 18, at page 111, and to which reference is hereby made for a more complete description of the property herein conveyed, the description as contained on said plat being incorporated herein by reference as if same were textually set forth herein in its entirety.

BEING in all respects the same property described as PARCEL 3 containing 50 acres in that certain deed to American Timberland Company, a Virginia

Clinton B. Faison, Jr.
 Attorney at Law
 Surry, VA 23883

Mailed: APR 24 2003
 Clinton B. Faison, Jr., Atty.
 P.O. Box 186
 Surry, VA 23883

corporation, dated September 16, 2002 from C. W. Yancey, LLC, a Virginia Limited Liability Company, and recorded in the aforesaid Clerk's Office in Deed Book 188, at page 562.

This conveyance is made EXPRESSLY SUBJECT to all restrictions, easements, covenants, and conditions as are contained in instruments forming the chain of title to said property, or as may be apparent from a careful inspection of the premises, and is conveyed EXPRESSLY SUBJECT to that certain easement granted to Virginia Electric and Power Company which is delineated on the above mentioned plat of survey.

IN WITNESS WHEREOF, American Timberland Company, a Virginia Corporation, has caused this deed to be executed by R. Gregory Gunn, an agent of said corporation who is duly authorized to execute this document on behalf of the corporation pursuant to a properly adopted Resolution of the Board of Directors:

AMERICAN TIMBERLAND COMPANY

By: R. Gregory Gunn (SEAL)
R. Gregory Gunn, Agent

STATE OF VIRGINIA
COUNTY/CITY OF Surry, to-wit:

The foregoing instrument dated the 2nd day of April, 2003, was acknowledged before me this 9th day of April, 2003, by R. Gregory Gunn, an agent of American Timberland Company, a Virginia Corporation, on behalf of the said corporation.

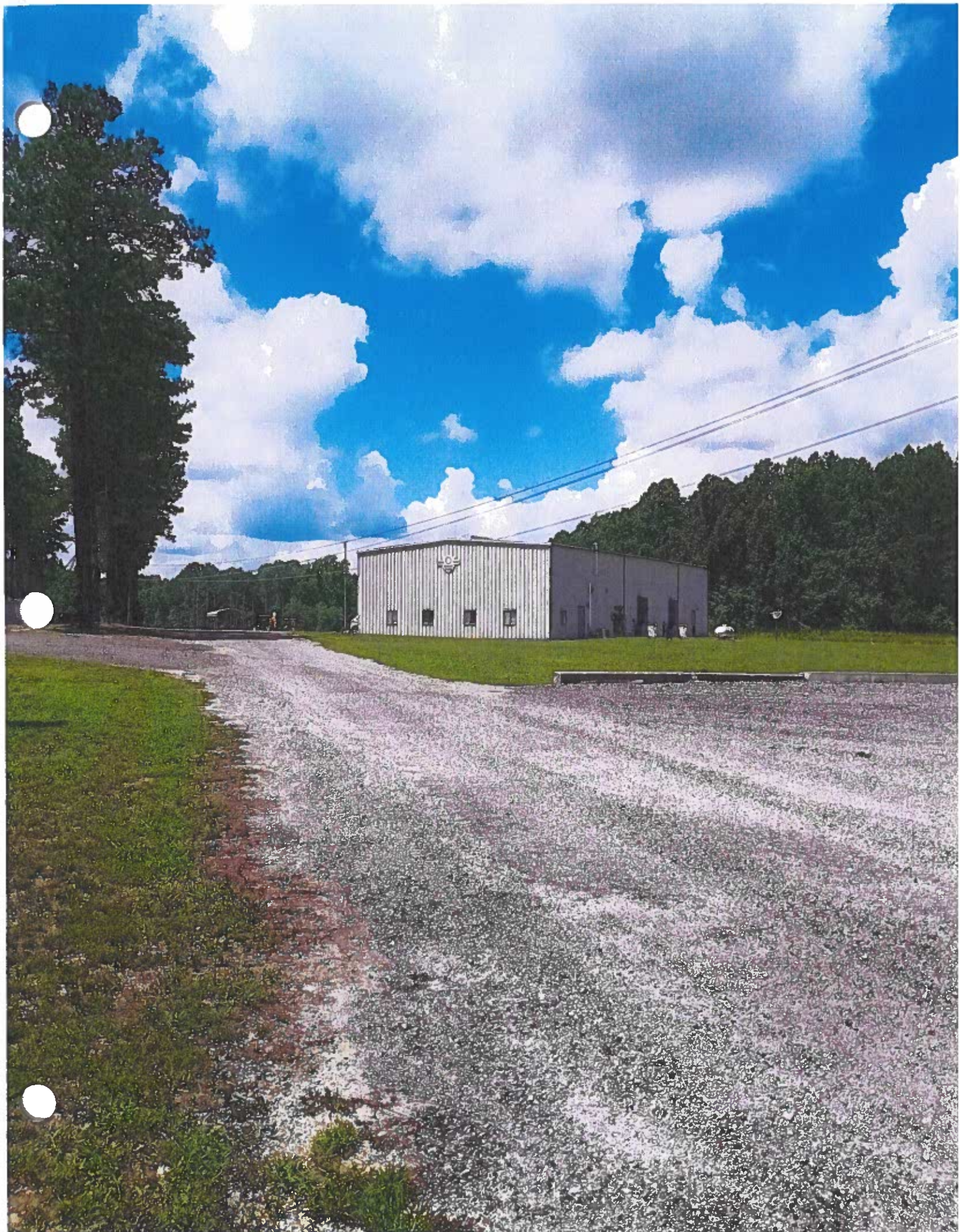
My Commission expires: 7/31/06

Samuel Bailey
Notary Public

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

VIRGINIA: In the Clerk's Office of the Circuit Court of Surry County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 14th day of April, 2003, at 10:32 A. M. The tax imposed by §58.1-802 of the Code has been paid in the amount of \$60.00

TESTE: Gay Williams Clerk





From: hosdocdc@aol.com <hosdocdc@aol.com>

Sent: Monday, August 1, 2022 5:36 PM

To: Matt Baker <matt@iuoe147.org>

Subject: Land Use

Dear Matt Baker and To Whom It May Concern ,

I understand there is a meeting tonight to discuss a change in your property to build a new building for student lectures and wet labs. At a time in our country when engineering and heavy equipment in such high demand, I would think that this addition would be a great asset to the county.

I have no problem with IUOE Training site , building or organizing their land to further the training of future heavy equipment operators. My land sets adjacent to your property.

Dale L. Cupp, DVM
Owner Cabin Point Veterinary Hospital
Disputanta VA 23842
804-834-8341

From: Robin Mah <r_iverson_mah@hotmail.com>
Sent: Thursday, July 28, 2022 4:19 PM
To: Beverly Walkup <bwalkup@sussexcountyva.gov>
Cc: Jason Mah <jasoncmah@yahoo.com>
Subject: Conditional Use Permit Application #2022-02

CAUTION: This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Ms. Walkup,

We are vehemently opposed to the expansion the applicant seeks for their training facility. The existing facility is directly opposite our property, where we are in the final stages of building our house. Traffic has been building on Cabin Point Road as it is, and we cannot fathom more traffic and especially the additional noise coming from across the road.

Unfortunately, we are not able to be there on Monday. It's also unfortunate that the facility owners didn't care to send notification to the surrounding property owners to allow time for discussions. In fact, our relatives just three driveways down did not receive notification from the county as we did this week.

Thank you for your consideration.

Robin and Jason Mah
21980 Cabin Point Road

