

Public Hearing Agenda

Item #4.01

AA Gibbs Lumber Yard-
Conditional Use Permit
CUP #2022-03

STAFF REPORT

APPLICATION SUMMARY:

Project: A.A. Gibbs Lumber Company Inc.

Location: The property is located on the south side of Rt. 40 (Sussex Drive), approximately 0.08 miles along Parham Lane (Rt. 1213)

Tax Parcel Number(s): 67-A-38

Proposal: Expand and upgrade existing sawmill facility

Applicant: A.A. Gibbs Lumber Company Inc.
13056 Parham Lane
Stony Creek, VA 23882

APPLICATION:

The applicant, A.A. Gibbs Lumber Company Inc. under Conditional Use Permit (CUP) #2022-03 seeks to expand and upgrade operations for an existing sawmill. The operations for this sawmill will primarily focus on producing pallet components. The property is located on the south side of Rt. 40 (Sussex Drive), approximately 0.08 miles along Parham Lane (Rt. 1213)

ELECTION DISTRICT:

Stony Creek Election District

LOCATION:

The location for the sawmill is on tax parcel 67-A-38 which consist of 9.46 acres. The property sits on the boundary of the Town of Stony Creek and Sussex County. To the north, it is adjacent to the Stony Creek Convenience Center, the Town of Stony Creek, and agricultural lands. To the south, there is mostly forested lands. To the west, it is adjacent to a recently approved rock bagging and sorting facility. To the east, the property is adjacent to a cemetery and CSX Railroad.

BACKGROUND:

The applicant has an existing sawmill company that was established in 1984. The company has had a change in ownership. The new owners are seeking to make necessary improvements in order to keep up with supply and demand. These improvements will result in expanding the current footprint of the sawmill operations. The facility was

established 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 these improvements to take place, the land use must conform to the current zoning regulations.

DESCRIPTION:

The applicant is requesting a Conditional Use Permit to expand an existing sawmill facility on a 9.46-acre parcel. The plans are to upgrade existing equipment and machinery along with expanding the current facility to provide adequate protection for ongoing production. The ongoing production consists of pallet components and assembly. AA Gibbs Lumber Company anticipates hiring at least 5 employees. The facility will be in operation Monday through Friday. The hours of operation will vary depending on the season. For the summer months, the hours of operation would be 7:00 am to 3:30 pm. For the winter months, the hours of operation would be 8:00 am to 4:00 pm.

COMPREHENSIVE PLAN REVIEW:

The current Comprehensive Plan 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 A-1. 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. Improves the operation of a local business
2. Most of the infrastructure is already in place
3. Not in close proximity to residences
4. Adjacent to a similar operation (rock sorting and bagging) that will utilize materials from this facility in the business operation.

Weaknesses:

1. No operating well and septic system
2. Aesthetics
3. Concern about potential dust control

AGENCY/DEPARTMENT 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 part of the existing facility that cannot be utilized, shall be removed and disposed of off-site.
- Stockpiles of sawdust and wood chips shall not be maintained on the property due to environmental and fire hazard concerns. Any sawdust and/or wood chips shall be disposed of within an appropriate timeframe of 90 days.
- Implement proper measures to minimize the amount of sawdust off-site such as a dust collection collector system to reduce the potential of air pollution.
- The site shall provide a toilet facility for men and women, handwashing stations, and potable water available for its employees prior to full operation.
- Provide vegetative buffer/screening between the cemetery and sawmill.
- Any future building improvements to the site will require site plan review.

ATTACHMENTS:

- Application
- Statement Letter
- Property Record
- Site Survey Exhibit
- Photo of the applicant's current facility



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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.





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Additional signs may be required based on linear road frontage. These signs are provided by the County and may be picked up in the Planning and Zoning Department at 21035 Princeton Road, Sussex, VA 23884.

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.
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.
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.
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' discussion. 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?

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?

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, 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?

- Zoning Permit
- Stormwater Permit
- Building Permit
- Health Department Permit
- Site Plan Approval
- Subdivision Plat Approval
- Landscaping Surety
- BMP Maintenance Agreement





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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 submittals, 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 section 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.

Printed or Typed Name

Signature

Date



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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 1622 in Article III of the Sussex County Zoning Ordinance.

Proposed Use, Activity, or Type of Improvement: UPGRADING OF EQUIPMENTS AND PUTTING WOOD PROTECTING SHED.
UPGRADING OF EQUIPMENTS AND PUTTING WOOD PROTECTING SHED.

Fair Market Value of Improvements? \$ N/A

B. PROJECT DESCRIPTION:

Project Name: A. A. GIBBS LUMBER COMPANY INC

Property Address (if any): 13056 PARHAM Ln. STONY CREEK, VA 23882

Election District: STONY CREEK

Comprehensive Plan Designation: N/A

The use permit will apply to 9.46 acres out of 9.46 total acres

Tax Parcel Identification # 67 - A - 38 Number of acres to be effected: 9.46

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): A. A. GIBBS LUMBER COMPANY INC

Address: 13056 PARHAM Ln.

City, State, Zip Code: STONY CREEK, VA. 23882

Phone No.: 443-362-0310 Email: A.GIBBSLUMBER@GMAIL.COM Fax No.: N/A

Property Owner(s) Name(s): A. A. GIBBS LUMBER COMPANY INC

Address: 13056 PARHAM Ln.

City, State, Zip Code: STONY CREEK, VA. 23882

Phone No.: 443-362-9404 Email: A.GIBBSLUMBER@GMAIL.COM Fax No.: N/A

Applicants/Owners 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: GIBBS LUMBER COMPANY INC
 Printed or Typed Name

Owner: GIBBS LUMBER COMPANY INC
 Printed or Typed Name

Applicant: AA Gibbs Lumber Co Date: 25/4/22
 Signature

Owner: [Signature] Date: _____
 Signature

County of Sussex, Commonwealth of Virginia

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me Mirna X. Cartagena, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 24th day of May, 2022

Subscribed and sworn to before me Mirna X. Cartagena, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 24th day of May, 2022

[Signature]
 Notary Public

[Signature]
 Notary Public

My Commission Expires

MIRNA X. CARTAGENA
 Notary Public - Maryland
 Montgomery County
 My Commission Expires
 February 17, 2023

My Commission Expires

MIRNA X. CARTAGENA
 Notary Public - Maryland
 Montgomery County
 My Commission Expires
 February 17, 2023





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 Sussex County, Virginia
 Planning and Zoning Department

Owner: A.A. Gibbs Lumber Co
 Printed or Typed Name

Owner: A.A. Gibbs Lumber Co
 Printed or Typed Name

Owner: [Signature] Date: 05/24/2022
 Signature

Owner: [Signature] Date: 05/24/2022
 Signature

County of Sussex, Commonwealth of Virginia

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me Mirna X. Cartagena,
Cartagena, A Notary Public in and for
 the County of Sussex, Commonwealth of Virginia,
 this 24th day of May, 2022

Subscribed and sworn to before me Mirna X. Cartagena,
Cartagena, A Notary Public in and for
 the County of Sussex, Commonwealth of Virginia,
 this 24th day of May, 2022

[Signature]

[Signature]

Notary Public
 MIRNA X. CARTAGENA
 Notary Public-Maryland
 Montgomery County
 My Commission Expires
 February 17, 2023

Notary Public

My Commission Expires

My Commission Expires

MIRNA X. CARTAGENA
 Notary Public-Maryland
 Montgomery County
 My Commission Expires
 February 17, 2023





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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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COUNTY OF SUSSEX

DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant GIBBS LUMBER COMPANY INC

Address 13056 PARHAM Ln.

STONY CREEK City STONY CREEK VA State 23882 Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Table with 2 columns: Location or Address, Description. Row 1: 13056 PARHAM Ln. STONY CREEK, VA. 23882, SAWMILL

OTHER OWNERS OF AFFECTED REAL ESTATE

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

Table with 2 columns: Name of Individuals Corporation/Partnership Business Association, Address

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, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: A. A. GIBBS LUMBER COMPANY INC Applicant: Date: Printed or Typed Name Signature

Commonwealth of Virginia County of Sussex

Subscribed and sworn to before me A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this day of, 20

Notary Public My Commission Expires



A.A. GIBBS LUMBER CO INC



13056 PARHAM LN
STONY CREEK VA 23882
(443) 362 9401
INFO@GIBBSLUMBER.COM
WWW.GIBBSLUMER.COM

GIBBS LUMBER COMPANY INC is under new ownership and will continue to operate as usual, looking forward to work more efficient by improving the installation on the promises.

In order to do this, We are requiring a **CONDITIONAL USE PERMIT** according to rules and regulations of Sussex county of the Commonwealth of Virginia, a short descriptive narrative is hereby provided to facilitate in the issuance of the permit.

1. One of the existing building will be equip with equipment and machineries necessary to met the demand of production need it.
1. Pallet components and pallet assemble are part of the outgoing production.
1. There is a septic system on site that used to service the former office. An assessment of the existing septic system is ongoing. Additional temporary sanitary facilities have been put in place on premises. This matter is been addressed.
1. There is sufficient electrical poly-phase electrical service on site to accommodate the built-out facility
1. The future improvements will allow **A. A. GIBBS LUMBER COMPANY INC** to keep up with the demand, better the quality of the products minimizing physical effort and man-power reducing the chances of any injuries and the same time making a safety work place.

All this measurements taken are to keep up with the demand in the ever changing work of manufacture.



Property Identification Run Dc: 4/26/2022 Owner Name/Address
 MAP #: 67 A 38
 ACCT #: 000005201-001
 Address: 013056 PARKHAM LANE
 City/St: STONY CREEK, VA 23882

Legal Description 001 of 02
 P E L LEE EST
 WINFIELD TR

Occupancy: COMMERCIAL
 Dbl Type: OFFICE
 Use/Class: /COMMERCIAL & INDUSTRIAL
 Year Assd: 2018
 Zoning: STONY CREEK
 Dist: 03 STONY CREEK

Year Built: 1962
 Year Rmld: 1990
 Year Effic: 1980
 Condition: FAIR
 On Site Date: (TB) 2/28/2017
 Review Date: ()

Improvement Description
 Exterior Interior Site
 EXTR-WOOD FRAME FLOOR-SOFTWOOD STREET-PAVED
 FNDT-CONC BLOCK FUEL-ELECTRIC TOPO-LEVEL
 FNDT-CONTINU WL WALL-T&G WOOD UTIL-WELL
 REMT-COMP SHGLS UTIL-SEPTIC
 ROOF-GABLE UTIL-ELECTRIC

Cls	Grad	Yrff	Description	Str/#	Size	Rate	Pct	Value	Area
064			OFFICE	1.0	950	87.00		16530	22
089			STOOP	1.0	15	11.00		82	16
089			STOOP	1.0	16	11.00		88	16
Total Market Value								16700	88

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	
SHED-LUMB	50.0	150.0	7500	C	10.80	.20	64800	
FENCE-CL	1.0	1.0					7500	
SHED-IMPL	1.0	1.0					100	
Total Imp Value								72400

TRAC:	Desc	G	Size	Dpth	Rate	FV/Pct	Value	STP	STOOP	Area
M	40 COMM/INDUS	C	4.0000		12650.00		50600	1.0	W533E5N3	15
A	40 COMM/INDUS	A	4.0000		5060.00		20240	1.0	W4S4E4N4	15
Total Land Value										70800

W/LEAN	TOS	Comments	Land	Improvements	Total	Cur. Value	Prev. Value	%Chg.
			70800	89100	159900	70800	98900	(10%)
				159900	159900	169700		(6%)



Property Identification Run Dc: 4/26/2022 Owner Name/Address
Map #: 67 A 38 GIBBS LUMBER CO INC A A
Acct #: 000005201-001 13056 PARHAM LANE
Address: 013056 PARHAM LANE STONY CREEK VA 23882
City/St: STONY CREEK, VA 23882

Legal Description: 002 of 02
PT E L LEE EST
WINFIELD TR

Bk/Pg: 124 / 333 /
Plat Bk/Pg: 12 / 46 /

Total Property Value 141200 Average Price Per Acre 8855 15000
Sale Date/Amount 9/29/1994



OWNER'S INTENT AND DEDICATION
 Portion of the following described land and plat showing a boundary line adjustment between T.M. #67-A-38 & T.M. #67-A-39 is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any.

City/County of _____
 Commonwealth of Virginia
 The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by _____

Notary Public
 Notary Registration Number: _____
 My Commission Expires: _____

Owner: _____

GENERAL NOTES

1. Timony A-1
2. T.M. #67-A-38 & 67-A-39
3. A. A. Gibbs Lumber Company
13056 Pamam Lane
Stony Creek, VA 23882
4. Water; Well
5. Sewer; Septic
6. Drainage: Road Side Ditches
7. Area in Lots: 18.780 Acres
8. Area in R/W: 0.214 Acres
9. Number of Lots: 2
10. Based on graphic determination this property is in zone "AE & X" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #5118300184D dated July 7, 2009.
11. This plat was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.
12. A, B & C are copied from Plat Book 12, Page 48.
13. Prior glass & deeds of record were found to be vague, and in error, and do not complete a mathematical closure. Therefore bearings and distances shown hereon are based on actual monumentation and distances shown hereon are based on actual monumentation found from prior surveys.

APPROVED FOR RECORDATION IN
 SUSSEX COUNTY, VIRGINIA
 THIS PLAT SHALL BE DATED WITHIN SIX (6) MONTHS FROM THE DATE OF APPROVAL

VICINITY MAP SCALE 1" = 2000'

SUBDIVISION AGENT _____ DATE _____

VDOT ENGINEER _____ DATE _____

LINE TABLE

LINE	BEARING	LENGTH
L1	N18°05'49"W	6.70'
L2	N61°08'15"E	247.76'
L3	N61°21'48"E	377.10'
L4	N68°43'35"W	163.00'
L5	S07°16'35"E	212.00'
L6	S88°43'35"E	175.79'
L7	S28°10'21"E	264.08'
L8	S4°42'59"E	217.25'
L9	N61°08'15"E	247.87'
L10	N61°21'48"E	375.03'

SOURCE OF TITLE
 T.M. #67-A-38 & 67-A-39
 The property within the limits of this boundary line adjustment was conveyed to A. A. Gibbs Lumber Co. Inc. by deed dated July 31, 1980 recorded August 1, 1980 in Deed Book 126, Page 333 in the Clerk's Office of the Circuit Court of Sussex County, Virginia.

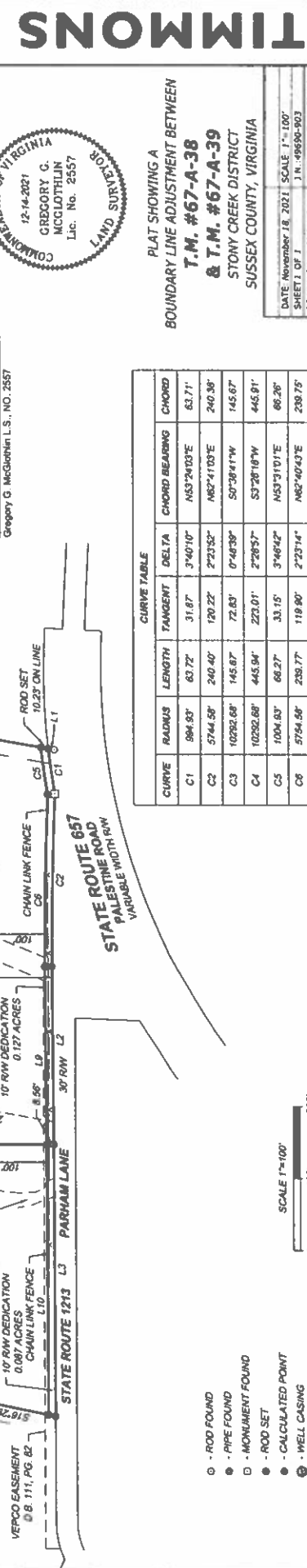
Gregory G. McGoethlin L.S., NO. 2557
 Date: December 14, 2021

SURVEYOR'S CERTIFICATE
 I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and Ordinances of the County of Sussex, Virginia, regarding the platting of subdivisions within the County have been complied with. Given under my hand this 14th day of December, 2021.

Gregory G. McGoethlin L.S., NO. 2557
 Date: December 14, 2021

PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN T.M. #67-A-38 & T.M. #67-A-39
 STONY CREEK DISTRICT
 SUSSEX COUNTY, VIRGINIA

DATE: November 18, 2021 | SCALE: 1" = 100'
 SHEET 1 OF 1 | J.N. #9590-903
 DRAWN BY: J. Livingston | CHECK BY: G. McGoethlin



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	984.83'	63.72'	31.87'	3°40'10"	N53°24'03"E	63.71'
C2	5744.58'	240.40'	120.22'	2°23'52"	N62°11'03"E	240.38'
C3	10292.68'	145.67'	72.83'	0°44'39"	S0°39'41"W	145.67'
C4	10292.68'	445.54'	222.01'	2°28'57"	S3°26'19"W	445.91'
C5	1004.83'	66.27'	33.15'	3°46'42"	N53°11'01"E	66.26'
C6	5744.58'	239.77'	119.80'	2°23'14"	N62°40'43"E	239.75'

REVERSED December 14, 2021



