

No. 24-22

Date: 6 September 2024

TOWN OF CHASE CITY, VIRGINIA
ZONING APPLICATION FOR CONDITIONAL USE PERMIT

This permit will be reviewed at the pleasure of the Planning Commission and the Town Council,
but at least once annually.

- 1. REFERENCES:**
- A. Article D, Title 6, Code of the Town of Chase City, Virginia.
 - B. Chapter IV, Administrative Instructions, Zoning Ordinance, Town of Chase City, Virginia.
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2. APPLICANT TO COMPLETE THE FOLLOWING:

- A. I (we) the undersigned do hereby respectfully make application and petition the governing body to grant a Conditional Use Permit to build a multi-unit apartment complex on four parcels of land, lying and being in the Town of Chase City in Mecklenburg County, Virginia, off Virginia State Highway No. 92, Lot 1, containing 4.51 acres, Lot 2, containing 6.75 acres, Lot 3, containing 6.20 acres, and Lot 4, containing 5.42 acres.

See preliminary development plans attached.

- B. The property is owned by: Thomas and Sharon Worman as evidenced by deed from 01 March, 2012 recorded by instrument #130004823, by E. E. Coleman Registry of the County of Mecklenburg.
 - C. The property is zoned R2
 - D. The code section which authorizes this specific conditional use permit is: *Sec. 6-3-172. - Use regulations*
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- E. I (we) offer the following conditions and guarantees for the protection of the public interest to assure compliance with the standards specified in Section 6-3-76 of the Code of Chase City: Version Feb 2, 2024.

We uphold, affirm, and agree that we will abide by the standards and guidelines set by the planning commission while acting upon this conditional use permit if granted.

Specifically, we will ensure:

- a) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
 - b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
 - c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - d) That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
 - e) That adequate utilities, access roads, drainage or necessary facilities have been or are being provided.
 - f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the council of the Town of Chase City.
- F. The following are all the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property to be issued a conditional use permit.

- a) H3 LLC, 247 Autumn Lane, Chase City VA 23924-Parcel 12
- b) Parker Oil Company, PO Box 120 South Hill VA 23970-Parcel 102
- c) Cattle Investments LLC, 597 S. Main St, Chase City VA 23924-Parcel 103
- d) C Wayne and Carolyn R Carter, 176 Family Dr. Chase City VA 23924-Parcel 104
- e) Bernard Duncan, 417 S Main St, Chase City VA 23924-Parcel 105

- f) Claude E & Warren, Cynthia Hector, 403 S Main St Chase City VA 23924-Parcel 105A
- g) American Legion, 231 S Main St Chase City VA 23924-Parcel 080
- h) South Central Fair Association, PO Box5 Chase City VA 23924-Parcel 079
- i) Town of Chase City-Parcel 107
- j) Kenneth Brian and Bonnie D Hightower, 22 Lendon Ln Chase City VA 23924

Signature of Applicant: _____

John Connell for Tom and Sharon Worman

Address of Applicant: 9757 Courthouse Rd Spotsylvania VA 22553

Email Address: john@heritage-contracting.net

3. PLANNED DEVELOPMENTS: Section 6-3-20 (85) Code of Chase City;

In addition to the information listed above the datum attached at enclosure(s)

- Preliminary development plans
- Deed

is hereby submitted in accordance with Section 6-3-78 of the Town Code.

Signature of Applicant: _____

John Connell for Tom and Sharon Worman

Address of Applicant: 9757 Courthouse Rd Spotsylvania VA 22553

Email Address: john@heritage-contracting.net

4. ACTION BY PLANNING COMMISSION: This petition for a conditional use permit was received on 9/19/24 A public hearing was held on _____, and the Planning Commission wishes to make the following Recommendations (s) to the Town Council:

Secretary, Planning Commission

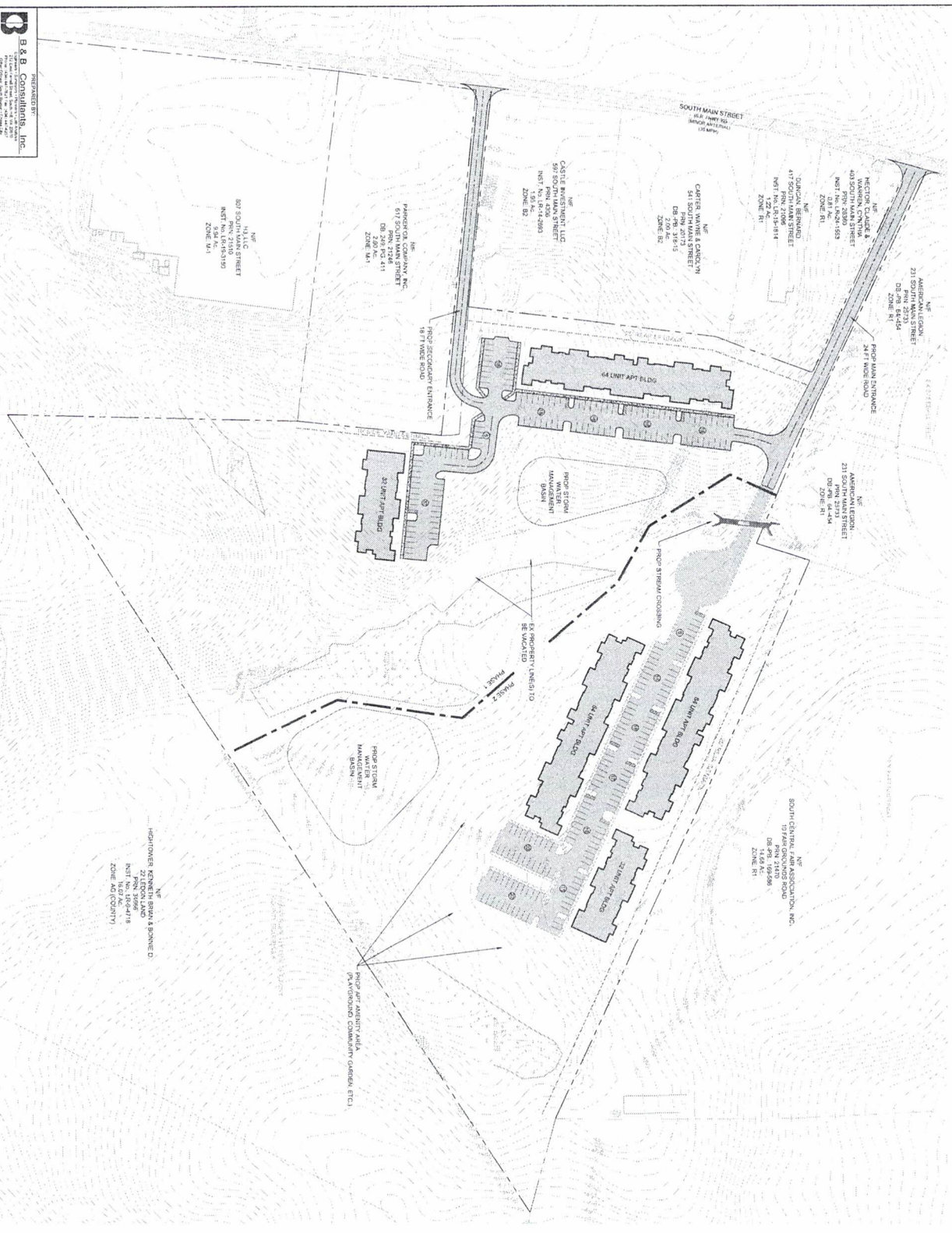
5. ACTION BY THE COUNCIL OF THE TOWN OF CHASE CITY:

On _____ the governing body took the following action on the petition: _____

Clerk of Council

HERITAGE APARTMENT COMPLEX CHASE CITY, VIRGINIA

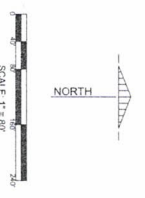
08/20/2024



B & B Consultants, Inc.
 10000 WOODBRIDGE DRIVE, SUITE 100
 CHASE CITY, VIRGINIA 24625
 TEL: 434-636-1111
 FAX: 434-636-1112
 WWW.BANDBCONSULTANTS.COM

SITE SUMMARY

PARCELS IDENTIFICATION	2062, 3473, 3474 & 3477
PROJECT ADDRESS	SOUTH MAIN STREET CHASE CITY, VIRGINIA
PARCEL ACRES	4.2218 AC
CLIENT/PROSPECTIVE OWNER	THOMAS S. SARGIS WORKMAN SPOTSWYLD, VIRGINIA 22553
DEVELOPER	HERITAGE CONSTRUCTION SERVICES LLC 1000 CONNELL DRIVE SPOTSWYLD, VIRGINIA 22553
ZONING	EXISTING - GENERAL RESIDENTIAL (R-2) APARTMENTS (B) RESIDENTIAL USE PERMITTED (R-2)
PROPOSED USE	APARTMENTS
PROPOSED NO. BUILDINGS	4 BUILDINGS (200 UNITS)
REGULATED	NO
PROVIDED	NO
BUILDING HEIGHT	35 FT MAX
BUILDING SETBACKS	FRONT - 10 FT, REAR - 5 FT, SIDE - 5 FT ROAD - 25 FT
UTILITIES	WATER - PUBLIC SEWER - PRIVATE CAMP STORMWATER - SPOTSWYLD



PG0004823

Prepared by: Spring Valley, L.C.
Grantee's Address: 11903 Bowman Dr, Suite 101
Fredericksburg, VA 22408

WITHOUT BENEFIT OF TITLE EXAMINATION

THIS DEED IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 58.1-811(D) OF THE CODE OF VIRGINIA, 1950, AS AMENDED.

THIS Deed, made this 1st day of March, 2012, by and between SPRING VALLEY, L.C., a Virginia Limited Liability Company, Grantor, and THOMAS J. WORMAN AND SHARON G. WORMAN, as husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees, as tenants by the entirety with the common law right of survivorship, all that certain lot or parcel of land together with improvements thereon, situate, lying and being in the Town of Chase City in Mecklenburg County, Virginia, and more particularly described as follows:

All that certain lot or parcels of real estate, with all improvements thereon and privileges and appurtenances thereunto appertaining, lying and being in the Town of Chase City in Mecklenburg County, Virginia, off Virginia State Highway No. 92 with access to and from the herein conveyed real estate over and across an undeveloped 60-foot street owned by the Town of Chase City, being Lot 1, containing 4.51 acres, more or less, Lot 2, containing 6.75 acres, more or less, Lot 3, containing 6.20 acres, more or less, and Lot 4, containing 5.42 acres, more or less, all shown on a plat of survey made by Warren A. Trent, L.S., of Trent Land Surveying, dated February 6, 2001, which said plat is recorded in the Clerk's Office of the Circuit Court of Mecklenburg County, Virginia, in Plat Cabinet 1, Slide 318, Page 8 and to which plat reference is hereby made for a more particular description of the real estate hereby conveyed.

BEING all of the same property conveyed unto the Grantor herein by Deed duly recorded as instrument number

11903 Bowman Drive, Suite 101
Fredericksburg, VA 22408

When recorded send to:

090000136, among the land records of Mecklenburg County, Virginia.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights of way of record contained in the deeds forming the chain of title to said property.

The said Grantor covenants that they have the right to convey the said land to the said Grantees; that they have done no act to encumber the same; that the said Grantees shall have quiet possession of the said land, free from all encumbrances except as mentioned herein, and that they, the said Grantor, will execute such further assurances of the land as may be requisite.

WITNESS the following signatures and seals:

SPRING VALLEY, L.C.,
a Virginia Limited Liability Company

By: *Thomas J. Worman* (SEAL)
Thomas J. Worman, Manager

COMMONWEALTH OF VIRGINIA, at large
COUNTY OF SPOTSYLVANIA, to-wit:

I, the undersigned, a Notary Public in and for the County aforesaid in the Commonwealth of Virginia, do hereby certify that Thomas J. Worman, whose name as Manager, of Spring Valley, LC, a Virginia Limited Liability Company, is signed to the foregoing writing, on the 1st day of March, 2012, has personally appeared before me in my jurisdiction aforesaid and acknowledged the same to be the act and deed of the said corporation pursuant to due and proper authority of the Board of Directors.

GIVEN under my hand and official seal this 1st day of March, 2012

Charles J. Rosenback (SEAL)
Notary Public Reg # 1101161



My commission expires:
Oct. 31, 2013

INSTRUMENT #130004823
RECORDED IN THE CLERK'S OFFICE OF
MECKLENBURG COUNTY ON
DECEMBER 19, 2013 AT 03:03PM

E. E. COLEMAN, CLERK
RECORDED BY: FTT *By A.S.O.C.*

Del. to Robert Burr