



# PLANNING COMMISSION MEETING

TOWN OF CHASE CITY, VA

Wednesday, October 09, 2024 at 5:30 PM

525 North Main Street, Chase City VA 23924

Phone: (434) 372-5136 | [www.chasecity.org](http://www.chasecity.org)

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## ADA NOTICE

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It is the intention of the Town of Chase City to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact Town Hall by phone or email, at least four business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

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## AGENDA

### Call to Order

### Topics

1. The minutes from the Planning Commission Meeting on 7/10/24 submitted to the members for approval.
2. The minutes from 8/22/24 submitted to the Planning Commission Members for approval.
3. The Conditional Use Permit submitted by Thomas and Sharon Worman regarding PRN 34677, PRN 20625, PRN 34675 & PRN 34676. This permit includes a map of the proposed apartment complex. These parcels are currently zoned R2, which requires a conditional use permit for multiple family dwellings. The Planning Commission will vote whether to approve this permit to move to a joint public hearing.

### Adjournment

# PLANNING COMMISSION

TOWN OF CHASE CITY, VA

Wednesday, July 10, 2024 at 5:30 PM

525 North Main Street, Chase City VA 23924

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## MINUTES

### Call to Order

The meeting was called to order at 5:30 p.m. by Vice Chairman James Bohannon.

#### PRESENT

Secretary Stacey Pafford

Commission Member James Bohannon

Commission Member Charles Willis

Commission Member Glenn Wood

Commission Member Matthew Chumney

Town Manager Dusty Forbes

Mayor Alden Fahringer

#### ABSENT

Chairman MJ Colgate

Commission Member Christian Clair Martin Anderson

### Topics

1. The minutes from the 3/20/24 Planning Commission meeting submitted to the members for a vote of approval.

Motion made by Commission Member Willis to accept the minutes from 3/20/2024. It was seconded by Commission Member Wood.

Voting Yea: Secretary Pafford, Commission Member Bohannon, Commission Member Willis, Commission Member Wood

2. Variance request from Dr. Jacqueline Barnette regarding property at 417 N Washington Street, presented to the planning commission for a vote.

Members discussed the variance request and looked at the property to see how close the home would be placed to the property line.

Motion made by Commission Member Willis to deny the variance request. It was determined the home would sit too close to the property line & other home designs would fit better. It was seconded by Secretary Pafford.

Voting Yea: Secretary Pafford, Commission Member Bohannon, Commission Member Willis, Commission Member Wood

3. Having been approved by the Town Council on 6/10/24, Matt Chumney will be sworn in as a member of the Planning Commission for a four-year term that will expire on 7/2028. He will replace M. J. Colgate Jr, who's term ended 7/2024.

Matthew Chumney was sworn into office by Mayor Fahringer.

4. Having been approved by the Town Council on 6/10/24, Christian Clair Martin Anderson will be sworn in as a member of the Planning Commission for a four-year term that will expire on 7/2028. She will replace Charles Willis, who's term ended 7/2024.

Christian Clair Martin Anderson was unable to be at the meeting. She came in earlier in the day and took the oath and was sworn in by Mayor Fahringer.

5. With M. J. Colgate Jr's term ending 7/2024, members will need to elect and vote in a new Chairman to serve for a term of one year, ending on 7/2025.

Motion made by Secretary Pafford to elect Glenn Wood as the new Chairman of the Planning Commission. It was seconded by new Member Matthew Chumney  
Voting Yea: Secretary Pafford, Commission Member Bohannon, Commission Member Willis, Commission Member Wood, Commission Member Matthew Chumney

### **Adjournment**

There being no further business the meeting was adjourned at 6:00 p.m.

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**Stacey Pafford, Clerk of Council**

# PLANNING COMMISSION MEETING

TOWN OF CHASE CITY, VA

Thursday, August 22, 2024 at 5:30 PM

525 North Main Street, Chase City VA 23924

Phone: (434) 372-5136 | [www.chasecity.org](http://www.chasecity.org)

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## MINUTES

### Call to Order

The meeting was called to order at 5:30 p.m. by Chairman Wood.

### PRESENT

Chairman Glenn Wood

Secretary Stacey R Pafford

Commission Member James Bohannon

Commission Member Matthew Chumney

Town Manager Dusty Forbes

Mayor Alden Fahringer

### ABSENT

Commission Member Christian Claire Martin Anderson

### Topics

1. The Planning Commission members will review the Zoning permit submitted by Stuart Rutledge Jr and vote whether or not to approve it to forward to public hearing.

Motion made by Commission Member Chumney to approve the zoning permit submitted by Stuart Rutledge. It was seconded by Secretary Pafford. The permit will be forwarded to the Town Council for a joint public hearing.

Voting Yea: Chairman Wood, Secretary Pafford, Commission Member Bohannon, Commission Member Chumney

### Adjournment

There being no further business the meeting was adjourned at 5:34 p.m.

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**Stacey Pafford, Clerk of Council**

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.

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- 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*

- 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

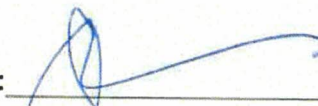
Email Address: john@heritage-contracting.net

**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

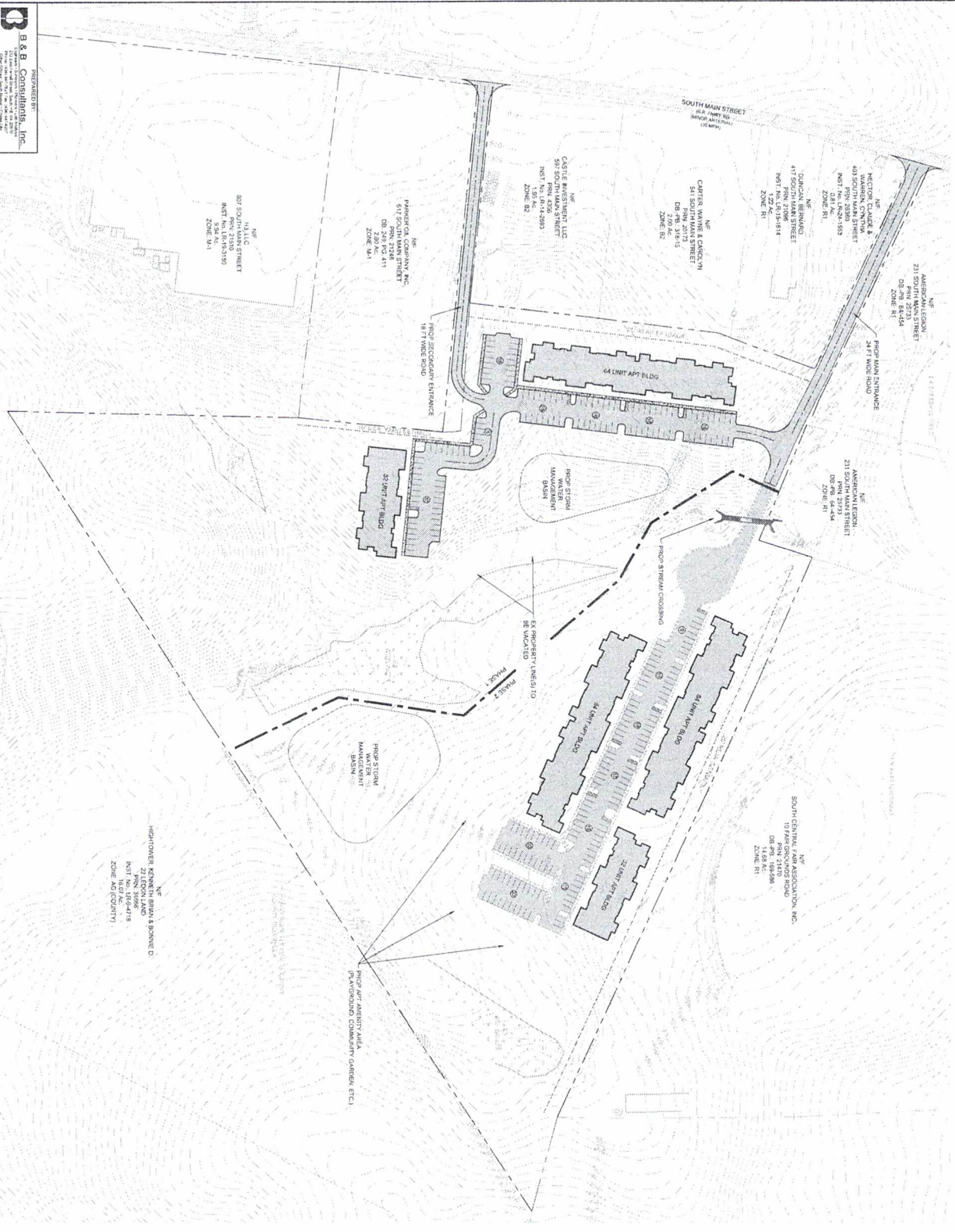
**5. ACTION BY THE COUNCIL OF THE TOWN OF CHASE CITY:**

On \_\_\_\_\_ the governing body took the following action on the petition: \_\_\_\_\_

Clerk of Council

HERITAGE APARTMENT COMPLEX  
CHASE CITY, VIRGINIA

08/20/12



**SITE SUMMARY**

**PARCELS IDENTIFICATION** 2022, 3475, 3476 & 3477  
**PROJECT ADDRESS** SOUTH MAIN STREET  
 CHASE CITY, VIRGINIA

**PARCEL ACRES** 4.2218 AC

**CURRENT PROSPECTIVE OWNER** THOMAS S. SARGIS, WORMAN SPOTTSWANA, VIRGINIA 22553

**DEVELOPER** HERITAGE CONTRACTING SERVICES LLC  
 1700 CONNELL DRIVE  
 SPOTTSWANA, VIRGINIA 22553

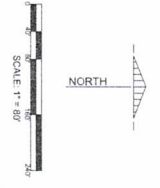
**ZONING** EXISTING - GENERAL RESIDENTIAL (R-2)  
 PROPOSED USE APARTMENTS

**PROPOSED NO. BUILDINGS** 4 BUILDINGS (200 UNITS)  
**REGULATED** (SEC. 6.5-1331(1))  
**PROVIDED** 200 SIZES (18 ADA)

**BUILDING HEIGHT** 35 FT MAX

**BUILDING SETBACKS** FRONT - 10 FT, REAR - 5 FT, SIDE - 5 FT  
 REAR - 25 FT  
 WATER - PUBLIC  
 SEWER - PRIVATE CAMP  
 UTILITIES SITUATION SPECIFIC

**UTILITIES**



**B & B Consultants, Inc.**  
 CONSULTANTS  
 1000 W. MAIN STREET, SUITE 100  
 CHASE CITY, VIRGINIA 22553  
 TEL: 540-345-1111  
 FAX: 540-345-1112  
 WWW.BANDBCONSULTANTS.COM



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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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.D.C.*

*Del. to Robert Burr*