



PUBLIC HEARING

TOWN OF CHASE CITY, VA

Monday, April 08, 2024 at 7:00 PM

525 North Main Street, Chase City VA 23924

Phone: (434) 372-5136 | www.chasecity.org

ADA NOTICE

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.

AGENDA

Call to Order

Urgent Meeting Items

The Chase City Town Council & the Chase City Planning commission will have a joint vote regarding the strip of land located between 597 & 617 S Main Street. They are asked to vote on whether to convey the land to Castle's Investments, LLC.

1. A map of the area in question submitted to members for further consideration.
2. The letter submitted by Jim & Frances Castle requesting the alleyway be conveyed to Castle's Investments, LLC.
3. An objection letter submitted by Attorney Robert Byrne on behalf of Mr. & Mrs. Worman, the owners of the property behind Castle's Butcher Shop.

Adjournment

October 14, 2023

To The Town of Chase City:

I am writing this letter regarding the alleyway between Castle's Butcher Shop and Parker Oil Company. We have taken care of this property for the last fifteen years. We are requesting that the Town consider turning the alleyway over to Castle's Investments, LLC. Thank you so much for your consideration in this matter.

Sincerely,

Jim and Frances Castle

ROBERT M. BYRNE
ATTORNEY AT LAW

10619 JONES STREET
THIRD FLOOR
FAIRFAX, VIRGINIA 22030
(703) 352-7877

April 3, 2024

Town of Chase City Town Counsel
Town of Chase City Planning Commission
ATTN: Stacey Pafford Clerk of Council
525 North Main Street
Chase City, Virginia 239924
Sent By Email: ccclerk@gmail.com

RE: Objection to the conveyance of the property (alleyway) located
between lots 597 and 617 S. Main Street

To the Town of Chase City Town Council and the Town of Chase City Planning Commission:

Please be advised that I represent Mr. & Ms. Worman in reference to their objection to the conveyance of the property located between lots 597 and 617 S Main Street (the "Street") to Castle's Investment LLC. Mr. and Ms. Worman own the property located in the Town of Chase City known as tax map nos. 033-A09(20) 001 ("Lot 1") and 033-A09(20) 004 ("Lot 4").

I would advise you that Mr. & Ms. Worman are out of the country on vacation and will not be able to attend the hearing scheduled for April 8, 2024. They did not received notice of the possible conveyance of this property until March 29, 2024, and as such were unable to rearrange their family travel.

Mr. and Ms. Worman object to the Town's transfer of the Street to Castle's Investment.

The Wormans' major objection is that the Street is known on the Mecklenburg County, Town of Chase City tax map as a "60' St." (see Exhibit A to this letter) and its conveyance to Castle's Investment LLC would deprive the Wormans of their right of way to their property. If the Street were to be conveyed to Castle, Lot 1 would be completely landlocked and access to Lot 4 would be significantly negatively impacted. The Wormans were entitled to rely on the taxing authority information that this land is a Street. The Town should not convey public land used as a right of way to create a landlocked situation.

Town of Chase City Town Counsel
Town of Chase City Planning Commission
ATTN: Stacey Pafford Clerk of Council
April 3, 2024
Page Two

Also, the Deed conveying the property to Mr. & Ms. Worman, as do the deeds preceding it, specifically sets out the following:

“All that certain lot or parcels of real estate ... 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....”

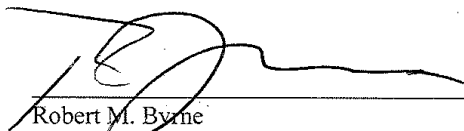
The following deeds are attached to this correspondence as Exhibit B:

1. A Deed of conveyance from Mr. William Michael Huttle to Worman Development LLC
2. A Deed of conveyance from Worman Development LLC to Spring Valley L.C.
3. A Deed of conveyance from Spring Valley L.C. to Mr. & Ms. Worman.

The Wormans next objection to this conveyance of the 60-foot street is that the Wormans purchased the property for the purpose of building approximately 180 residential dwellings. This development of the property will not be economically feasible without this right away into the Wormans' property. A copy of a development plan they propose to build is attached to this letter as Exhibit C.

For the reasons stated above Mr. & Ms. Worman would respectfully request that the Chase City Council and the Chase City Planning Commission not transfer the 60' street to Castle's Investment LLC.

Thank you for your consideration in this matter.



Robert M. Byrne
Counsel for Thomas and Sharon Worman
10619 Jones Street
Third Floor
Fairfax, Virginia 22030
703-352-7877
Va. Bar No. 23732
robertmbyrne@rmbymelaw.com



EXHIBIT A

TAX IDENTIFICATION PURPOSES ONLY

Consideration: S 38000
Tax Map #: 033-A09((20))001/2/3/4
Grantees Address:
P. O. Box 120
Fredericksburg, Virginia 22404
Return after Recording to:
Guardian Title & Escrow, L.C.
12660 Lake Ridge Drive
Lake Ridge, Virginia 22192

040003838

THIS DEED made this 18th day of June, 2004 by and between **William Michael HUTTLE, an unmarried man**, Grantor, and **WORMAN DEVELOPMENT, L.C.**, a Virginia limited liability co., Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN AND NO/100'S (\$10.00) Dollars, 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 Grantee, all that certain lot or parcel of land together with improvements thereon, situate, lying and being in Mecklenburg County, State of Virginia, and more particularly described as follows:

All of those certain tracts 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 the same property conveyed unto William Michael HUTTLE, an unmarried man, by virtue of Deed dated 10/18/01, recorded 10/22/01, as Instrument No. 010005407, 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 he/she has the right to convey the said land to the said Grantee; that he/she has done no act to encumber the same; that the said Grantee shall have quiet possession of the said land, free from all encumbrances except as mentioned herein, and that he/she, the said Grantor, will execute such further assurances of the land as may be requisite.

WITNESS the following signature and seal:

 (SEAL)
William Michael HUTTLE

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

I, the undersigned Notary Public in and for the State and County aforesaid,
do hereby certify that William Michael HUTTLE, an unmarried man, whose name is
signed to the foregoing Deed, dated 06/18/04 has acknowledged the same before me
in my State and County aforesaid.

Given under my hand and seal this 18th day of June, 2004.

My commission expires:

Joan M. Walker (SEAL)
Notary Public

JOAN M. WALKER
Notary Public
My Commission Expires December 23, 2008
Enclosed Herein is My
File # GT058604

Prepared by: Nichols, Bergere, Zauzig & Sandler, P.C.



INSTRUMENT #040003838
RECORDED IN THE CLERK'S OFFICE OF
MECKLENBURG COUNTY ON
JUNE 22, 2004 AT 03:45PM
\$38.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$19.00 LOCAL: \$19.00
E. E. COLEMAN, CLERK
BY: *[Signature]* (DC)

Page 2 Exhibit B

DCL TO TERRIE BATTEN

NS0004823

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

When recorded send to:
11903 Bowman Drive, Suite 101
Fredericksburg, VA 22408

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: [Signature] (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

[Signature] (SEAL)
Notary Public Reg # 1611651



My commission expires:
Dec 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 [Signature]

Del. to Robert Burr

Prepared by: Worman Development, L.C.
PG 040 Fee's Add: 11903 Bowman Dr., Suite 101
Fredericksburg, VA 22408

090000136

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 15th day of February, 2008, by and between WORMAN DEVELOPMENT, L.C, a Virginia Limited Liability Company, Grantor, and SPRING VALLEY, L.C., a Virginia Limited Liability Company, 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:

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BEING all of the same property conveyed unto the Grantor herein by Deed duly recorded as instrument number 040003838, among the land records of Mecklenburg County, Virginia.

When recorded send to:
Worman Dev.,
11903 Bowman Drive, Suite 101
Fredericksburg, VA 22408
→ W.A.T.L.C. →

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.

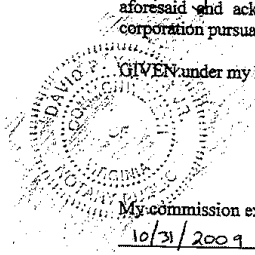
WITNESS the following signatures and seals:

WORMAN DEVELOPMENT, L.C,
a Virginia Limited Liability Company

By: [Signature] (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 Worman Development, L.C, a Virginia Limited Liability Company, is signed to the foregoing writing, on the 15th day of February, 2008, 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.

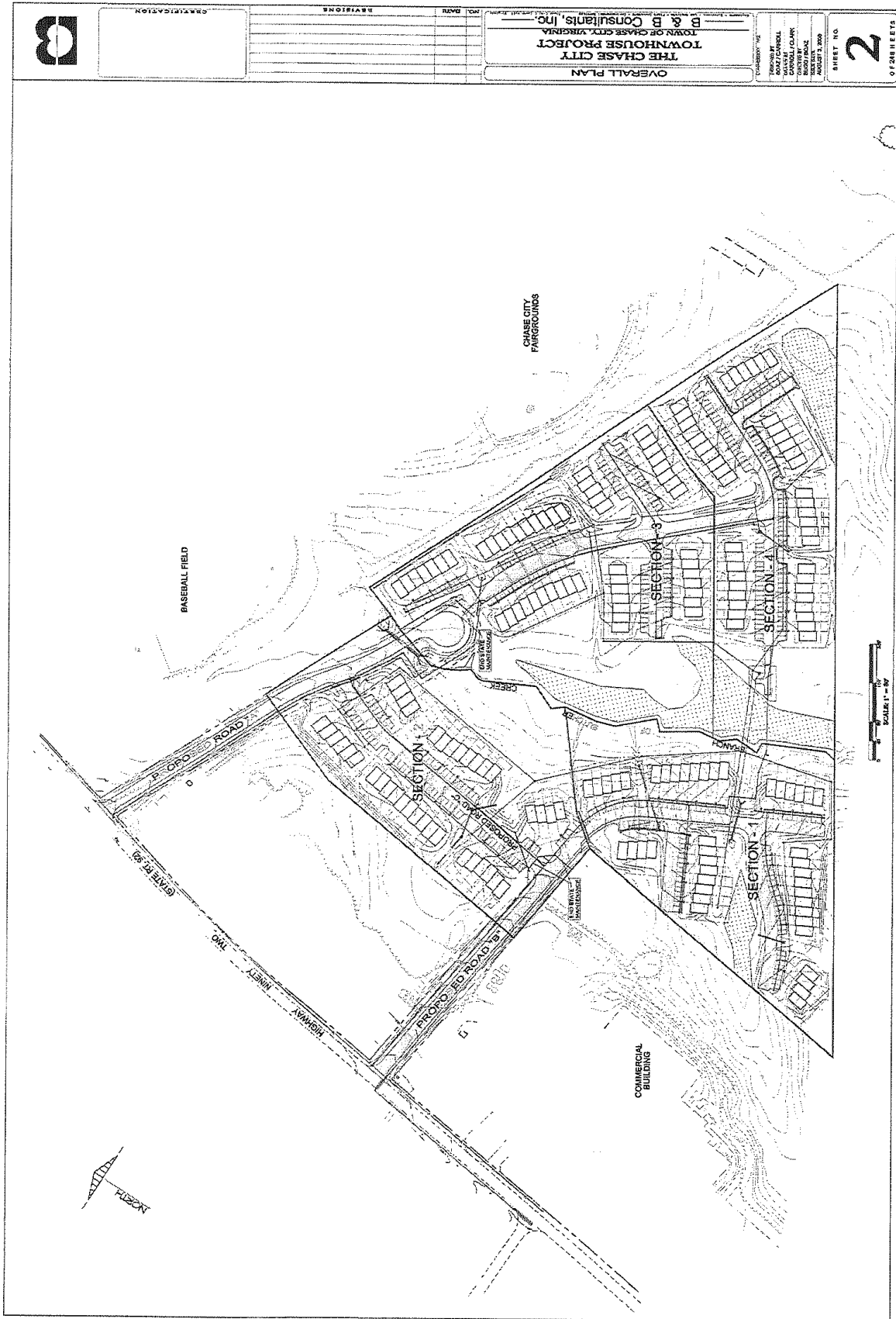


GIVEN under my hand and official seal this 15th day of February, 2008

[Signature] (SEAL)
Notary Public
David P. Young, Jr.

My commission expires:
10/31/2009
355462

INSTRUMENT #090000136
RECORDED IN THE CLERK'S OFFICE OF
MECKLENBURG COUNTY ON
JANUARY 12, 2009 AT 04:41PM
E. E. COLEMAN, CLERK
RECORDED BY: FTI



Item 3.

