



**Planning Commission**  
340 South Sixth Street - Administration Building  
Wytheville, Virginia 24382-2598  
Telephone (276) 223-4508 or 223-4500  
FAX (276) 223-4515

Eric W. Crowgey, Chair  
Robert H. Walk, Vice Chair  
Stephen D. Bear, County Administrator  
K. Michelle Cassell, Assistant Department Head

**MEMORANDUM**

Douglas E. Wilson  
Timothy W. Carter  
David P. Midkiff  
Jeffery S. Lienhart  
Ronald C. Boone

**TO:** Wythe County Planning Commission Members

**FROM:** K. Michelle Cassell, Assistant Department Head

**DATE:** June 28, 2017

**SUBJECT:** July Meeting

The Wythe County Planning Commission will conduct its regular monthly meeting on **Monday, July 10, 2017 at 7:00 p.m.** The meeting will be held in the Board Room of the County Administration Building, 340 South 6<sup>th</sup> Street, Wytheville, VA.

Enclosed is an agenda package for your review and if you have any questions, please do not hesitate to call me at 223-4508.

Enclosures

**MICHELLE CASSELL**



ORDER OF BUSINESS  
WYTHE COUNTY PLANNING COMMISSION  
JULY 10, 2017  
7:00 P.M.

- I. Determination of Quorum and Call to Order
- II. June 5, 2017 Minutes (Page 1)
- III. Subdivision Ordinance
  - A. Subdivision Plat Report (Page 2)
  - B. Minor Subdivision - Huddle (Page 3)
  - D. Lot Line Revisions
    1. Kemp (Page 4)
    2. Fields (Page 5)
- IV. Citizens Time
- V. New Business
  - A. July/August Calendars (Page 6 )
  - B. Informational Package (Numbered Separately)
- VI. Adjourn

*For most recent Department Head Reports visit:*  
<http://www.wytheco.org/index.php/departments/board-of-supervisors/board-packages.html>

**June 5, 2017**

The Wythe County Planning Commission held its regular monthly meeting on Monday, June 5, 2017, in the Board Room of the County Administration Building, 340 South Sixth Street, Wytheville, Virginia beginning at 7:00 p.m.

**PRESENT**

Eric W. Crowgey, Chair  
Douglas E. Wilson  
David P. Midkiff

Robert H. Walk  
Timothy W. Carter

**ABSENT**

Ronald C. Boone

Jeffery S. Lienhart

**OTHERS PRESENT**

K. Michelle Cassell, Assistant Department Head  
William E. Vaughan, County Engineer

Billy Anderson  
Gary Houseman

**DETERMINATION OF QUORUM AND CALL TO ORDER**

Chair Crowgey determined that a quorum was present and called the meeting to order.

**APPROVAL OF MINUTES**

A motion was made by Mr. Midkiff to approve the May 1, 2017 minutes as corrected. The motion was seconded by Mr. Walk and passed.

**SUBDIVISION ORDINANCE**

1. Major Subdivision - Pannell et al – Chair Crowgey asked staff to give a report on the proposed major subdivision.

Ms. Cassell reported that the Planning Commission, at its May 1, 2017 meeting, approved a variance to Section 5.3.1(8) of the Subdivision Ordinance regarding the frontage requirement in order to allow a major subdivision for Johnthan & Annabelle Pannell; Jerry B. and Kimberly Stanley-Chase; David B. Stanley; Wesley Kerns Stanley; James K. Stanley; Sherman D. Mullins and Robert A. Mullins. She explained that this proposed division is a major subdivision that it is over four lots and must be approved by the Planning Commission.

Ms. Cassell explained that in 1996, Charles and Frances Chase subdivided their 42.5147 acres located along a right-of-way that varies in width off of State Route 600, Crockett's Cove Road, in the East Wytheville District. The right-of-way begins at the state road as an unspecified width and is 50 feet wide through the 42.5147 acres that was subdivided. Mr. and Mrs. Chase subdivided this property to create six lots and conveyed Lots 1-5 to their children. They retained Lot 6 and built the home where Mr. Chase currently resides.

The plat that created these lots was not approved by a county official or recorded in the Office of the Clerk of the Circuit Court as required by the Subdivision Ordinance. In order to legalize Lots 1-5, the landowners are submitting the attached subdivision plat for approval.

A motion was made by Mr. Wilson to approve the subdivision plat showing a major subdivision submitted by Johnthan & Annabelle Pannell; Jerry B. and Kimberly Stanley-Chase; David B. Stanley; Wesley Kerns Stanley; James K. Stanley; Sherman D. Mullins and Robert A. Mullins for their property located along a right-of-way that varies in width off of State Route 600, Crockett's Cove Road, in the East Wytheville District. The motion was seconded by Mr. Walk and passed unanimously.

2. Subdivision Plat Report – The Commission reviewed a report including plats completed from April 28, 2017 through May 2, 2017.
3. Minor Subdivision – The Commission reviewed a plat showing a minor subdivision approved by Ms. Cassell for the Margie Dalton Aker Estate.
4. Adjoining Owner Subdivision – The Commission reviewed a plat showing an adjoining owner subdivision approved by Ms. Cassell for Frank and Jean Copenhaver.
5. Adjoining Owner/Lot Line Revision – The Commission reviewed a plat showing an adjoining owner/lot line revisions approved by Ms. Cassell for Stephen and Teresa Groseclose and Kyle R Taylor.

*Completed divisions by staff will be included on the agenda each month to keep the Commission up to date on the divisions that are being done in the County.*

#### **CITIZENS TIME**

Chair Crowgey asked if anyone wished to address the Commission during citizen's time.

Hearing no comments, Chair Crowgey proceeded with the agenda.

#### **PLANNING COMMISSION MONTHLY CALENDARS**

The Commission reviewed and accepted the monthly calendars for June and July 2017.

#### **INFORMATIONAL PACKAGE**

1. County Engineer Report – The Commission reviewed the Engineering Department report dated May 15, 2017.

Mr. Vaughan reported that the following projects are under construction:

- Castleton Road (aka Barren Springs Div II and III)
- Foster Falls Extension
- Barren Springs Div II and III
- Kitchen, Nixon and Wilkins Road
- Speedwell Phase II

Water projects entering closeout phase:

- Speedwell Phase IIa
- Speedwell Phase IIb

The following project is in the Pre-Construction phase:

- Speedwell Phase III

The following are projects in the planning stages:

- Olive Branch Atkins Mill Ricky Road Waterline Project
- Raper Ridge Water Tank Project
- Lot 20 Sewer Line

The Commission review a synopsis of water projects from 2009 – 2016, and a synopsis of wastewater projects.

2. Crockett's Cove and East Crockett's Cove Agricultural and Forestal District – The Commission reviewed Amendment #2 to Ordinance No. 99-3, Crockett's Cove and East Crockett's Cove Agricultural and Forestal District Ordinance of Wythe County, Virginia. This amendment was adopted by the Board of Supervisors at its May 10, 2017 meeting. The districts will be continued for 10 years.
3. Expo Center – Mr. Vaughan reported that storm water management ponds #5 and #6 are complete. He stated that change orders have been processed to repair the bad soil on one side of the site. He stated that the grading project should finish under the contract terms at the end of June. Mr. Vaughan stated that there is a large rock that is going to need blasting at the site and the County Administrator is currently reviewing the quote for the cost.

Mr. Vaughan stated that the expected timeline for bid construction is approximately four weeks.

4. Progress Park Connector Road – Mr. Vaughan reported that Peed and Bortz have compared the cost of a tunnel vs. a bridge are prepared to present their final suggestion in the near future.
5. Proposed Tax Increase – Dr. Houseman reported that the Board of Supervisors are proposing a \$.01 tax increase in real estate and a \$.05 increase in personal property.
6. School Construction – Chair Crowgey asked about the status of funding for school construction.

Dr. Houseman stated that the Board is proposing to provide \$10 million for the cost of school renovation.

**ADJOURN**

With no further business to come before the Planning Commission a motion was made by Mr. Carter to adjourn. The motion was seconded by Mr. Midkiff and passed unanimously.

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Eric W. Crowgey, Chair

Landowner	Subdivision Name	Surveyor	Parcels	Submitted	Completed	District
Fields, Angela Lot Line Revision 6/7/17 - 1st review - needs revisions 6/7/17 - 2nd review - ok for originals 6/8/17 - originals received/complete pb 12 pg 930	n/a	Pillar, Inc.		6/07/17	6/08/17	Fort Chiswell
Huddle, James Minor Division 6/7/17 - 1st review - needs revisions - 2nd review - approved 6/13/17 - originals received/complete pb 12 pg 935	n/a	Pillar, Inc.	1	6/07/17	6/13/17	Black Lick
Kemp, Donald Lot Line Revision 12/5/16 - 1st review - needs revisions 3/6/17 - 2nd review - needs revisions 4/13/17 - 3rd review - ok for originals 6/19/17 - originals received/complete pb 12 pgs 940 and 941	n/a	Parker Design Group		12/05/16	6/19/17	Lead Mines

Total Number of Parcels: 1

-2-



# Subdivision Report

**To:** Planning Commission  
**From:** Michelle Cassell, Assistant Department Head  
**Date:** 6/22/2017  
**Re:** Minor Subdivision - Huddle

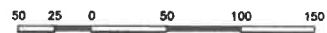
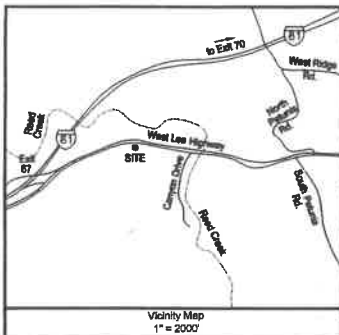
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James E. Huddle recently subdivided his property of 99.39 acres located along U.S. Route 11, West Lee Highway, in the Black Lick Magisterial District. This minor subdivision created a 2.465 acre lot (New Lot A) and a 96.925 acre residual.

The properties are currently used for agricultural purposes and are proposed for residential/agricultural purposes. Any future development will be served by private sewer and public water. Both tracts have adequate state road frontage to meet the ordinance requirements.

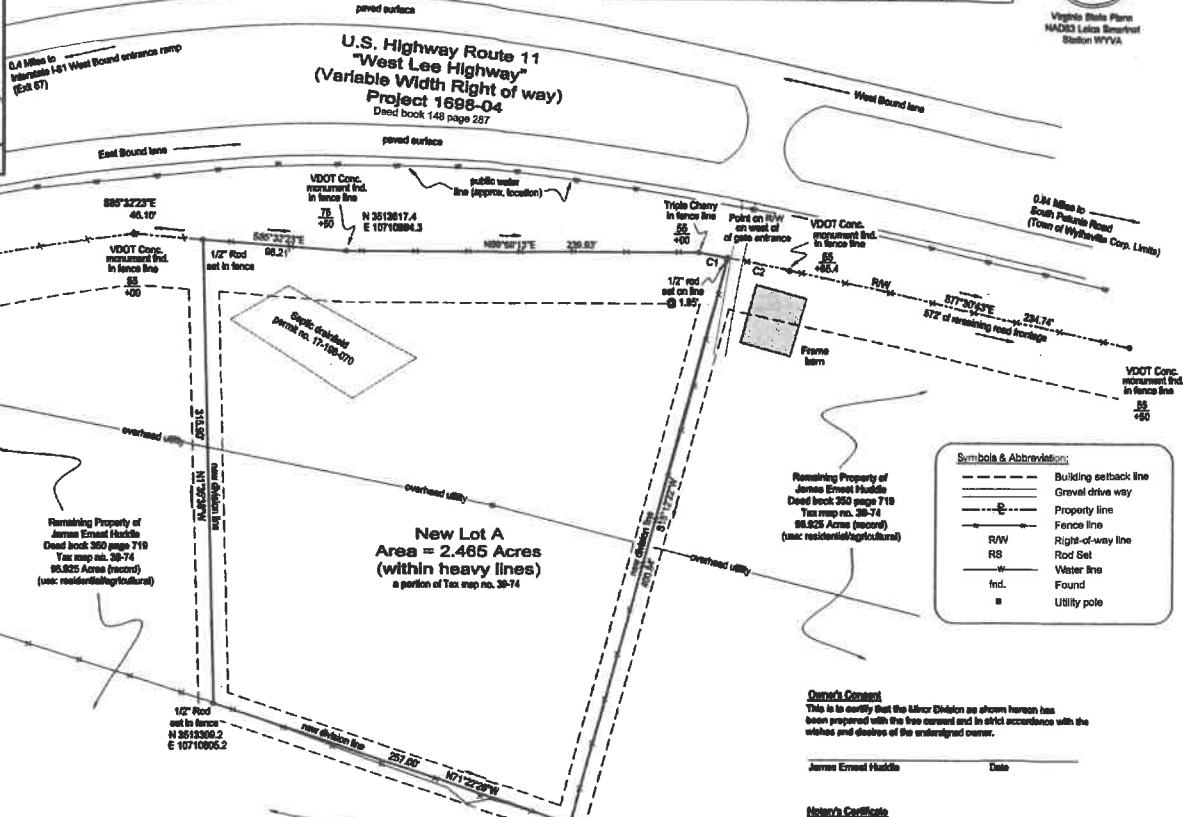
Staff will answer any questions that the Commission may have regarding this division.





**APPROVED**  
By Michelle Cassell at 12:35 pm, Jan 07, 2017

Curve Table						
Curve Number	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	0°49'30"	1363.40	19.82	9.98'	19.82'	67°57'54"E
C2	1°10'28"	1363.40	44.86'	22.43'	44.86'	67°37'28"E
C3	1°30'17"	1464.77	191.80	95.07'	191.72'	67°30'15"W



**Surveyor's Certificate**  
I hereby certify, to the best of my knowledge and belief, that the requirements of Wythe County Virginia regarding the platting of subdivisions within the County have been complied with.

Billy J. Anderson, L.S. No. 3054 Date \_\_\_\_\_

**Source of Title**  
The property shown hereon is a portion of the property acquired by James Ernest Huddle by Deed book 350 page 719 recorded in the Clerk's office of Wythe County, Virginia which is the best instrument in the chain of title to said property.

Billy J. Anderson, L.S. No. 3054 Date \_\_\_\_\_

- Notes:**
- This plat is based on a current field survey.
  - This plat was prepared without the benefit of a title report. There may be existing encumbrances that encumber this property that are not shown hereon.
  - Reference: Deed book 350 page 719; Tax Map No. 38-74
  - This property does not lie within a H.L.D. 100 year flood hazard zone. This opinion is based on the flood zone shown on community parcel No. 61197C01850 effective date May 2, 2006.
  - 1/2" rebar set at all corners unless otherwise shown.
  - There are not any buildings within setback areas along new boundary lines. Front Setback = 35'; Rear Setback = 10'; Side Setback = 10'.
  - Partial tract 98.39 Acres (Record), 1 new lot is created by this division with 86.925 Acres residual (record).
  - Proposed coverages: none; Existing coverages: none.
  - Current use = agricultural. Proposed use = residential/agricultural.
  - Public utility easements of not less than 10 feet in width shall be provided for water sewer, power lines, and other public utilities in the subdivision along each property line except along the outside boundary where 20 feet shall be required.
  - There are not any existing storm sewer structures on the property shown hereon.
  - Lot A shown hereon will be served by public water and private sewer systems for any future development.

**County Approval:**  
This Minor Division as shown hereon, is approved by the undersigned in accordance with the existing subdivision regulations, and may be committed to record.

County Administrator Date \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

**Owner's Consent:**  
This is to certify that the Minor Division as shown hereon has been prepared with the free consent and in strict accordance with the wishes and desires of the undersigned owner.

James Ernest Huddle Date \_\_\_\_\_

**Notary Public:**  
Commonwealth of Virginia, County of Wythe to wit:

I, \_\_\_\_\_, a notary public in and for the Commonwealth and County aforesaid do hereby certify that \_\_\_\_\_ whose name is signed to the foregoing writing bearing date of \_\_\_\_\_ 2017 has personally appeared before me and acknowledged the same, Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 2017

Notary Public: \_\_\_\_\_  
My commission expires \_\_\_\_\_

Owner's Address:  
2871 West Lee Highway  
Wytheville Va. 24362  
276-228-0520

**Symbols & Abbreviations:**

---	Building setback line
---	Gravel drive way
---	Property line
---	Fence line
---	Right-of-way line
R/W	Road Set
RS	Water line
---	Found
■	Utility pole



**Plat of Minor Subdivision of Tax map no. 39-74**  
Property of James Ernest Huddle  
Black Lick Magisterial District  
Wythe County Virginia



Job Number: 172007  
Drawn By: BJA  
Date: 05-05-2017  
Revised:

Sheet 1 of 1



# Subdivision Report

**To:** Planning Commission  
**From:** Michelle Cassell, Assistant Department Head  
**Date:** 6/27/2017  
**Re:** Lot Line Revision – Kemp

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Through a lot line revision, Donald K. Kemp recently resubdivided his property located along Wysor Highway, U.S. Route 100, in the Lead Mines Magisterial District.

Mr. Kemp vacated two existing property lines and resubdivided a total of 5.932 acres to create two revised lots that are currently utilized for agricultural/residential purposes.

The 2.029 acre parcel that was created is being investigated for commercial use in the future and the 3.903 acre parcel will be utilized for residential purposes.

Both parcels are served by private water and can be served by public water. Both properties have adequate state road frontage to meet the ordinance requirements.

Staff will answer any questions that the Commission may have regarding this division.

PLAT OF SURVEY FOR  
**DONALD K. KEMP**

SHOWING THE LOT LINE REVISION BETWEEN TRACT 1 - 1.388 ACRES (1.388 BY RECORDS) & TRACT 2 - 4.578 ACRES (4.546 BY RECORDS) PLAT COMPILED FROM EXISTING PLATS AND DEEDS SHOWING THE DIVISION OF THE MALCOLM WYTHE KEMP PROPERTY - INST. #000000365 CREATING HERETO TRACT 1A (2.903 ACRES) & TRACT 2A (2.029 ACRES) SITUATE ON WYSON HIGHWAY (U.S. RTE 100) LEAD LINES INDUSTRIAL DISTRICT WYTHE COUNTY, VIRGINIA  
SCALE: 1"=60'  
PAGE 1 OF 2

TAX # 82-31H & 82-31  
DRAINAGE REC

DATE: 7 MARCH, 2017  
M.O. 16-0052-04

2122 Carolina Avenue, S.W.  
Roanoke, Virginia 24014  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerkg.com



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DESIGN GROUP

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**SUBMITTAL SET  
FOR REVIEW ONLY**

**APPROVED**  
By Michelle Cassell at 8:05 am, Apr 13, 2017

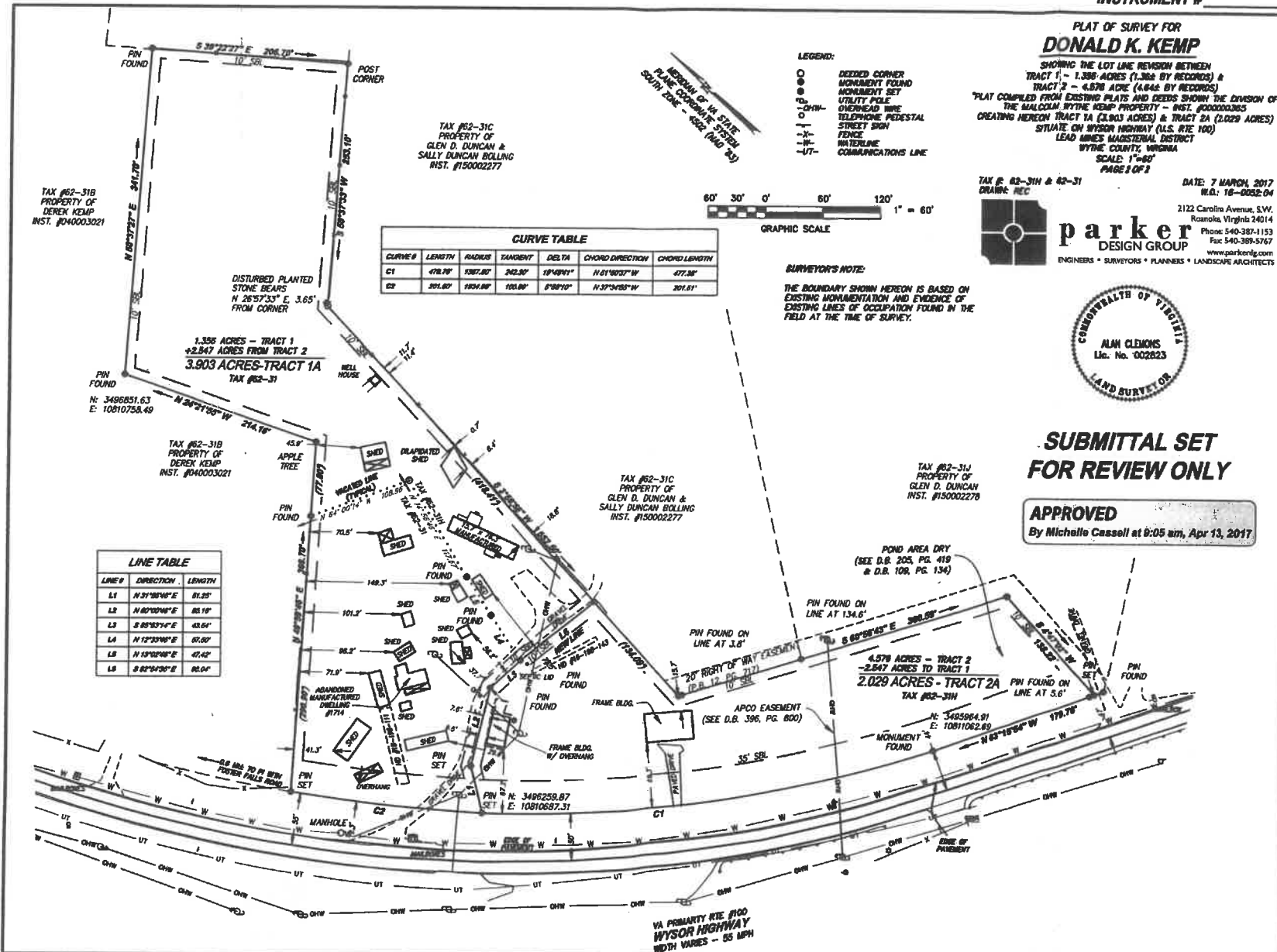
- LEGEND:
- DECEASED CORNER
  - MONUMENT SET
  - UTILITY POLE
  - OHW- OVERHEAD WIRE
  - TELEPHONE PEDESTAL
  - STREET SIGN
  - X- FENCE
  - W- WATERLINE
  - UT- COMMUNICATIONS LINE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	476.78'	5267.80'	342.80'	18°48'41"	N 81°48'32" W	477.58'
C2	301.81'	1824.88'	100.80'	8°38'10"	N 37°34'50" W	301.81'

**SURVEYOR'S NOTE:**

THE BOUNDARY SHOWN HEREON IS BASED ON EXISTING MONUMENTATION AND EVIDENCE OF EXISTING LINES OF OCCUPATION FOUND IN THE FIELD AT THE TIME OF SURVEY.



TAX #62-31B  
PROPERTY OF  
DEREK KEMP  
INST. #040003021

TAX #62-31C  
PROPERTY OF  
GLEN D. DUNCAN &  
SALLY DUNCAN BOLLING  
INST. #150002277

TAX #62-31B  
PROPERTY OF  
DEREK KEMP  
INST. #040003021

TAX #62-31C  
PROPERTY OF  
GLEN D. DUNCAN &  
SALLY DUNCAN BOLLING  
INST. #150002277

TAX #62-31J  
PROPERTY OF  
GLEN D. DUNCAN  
INST. #150002278

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 31°28'18" E	81.25'
L2	N 80°02'46" E	85.18'
L3	S 88°53'14" E	43.64'
L4	N 12°33'46" E	67.60'
L5	N 13°02'08" E	47.42'
L6	S 82°14'35" E	88.04'

GENERAL NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OF ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE REPORT #5736505 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF APRIL 8, 2016, WITH A REVISION DATE OF MAY 10, 2016 AND IS SUBJECT THERETO.
3. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 5119700275 D, EFFECTIVE DATE APRIL 16, 2008. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. THE DWELLING ON TAX MAP #62-31 IS CURRENTLY SERVED BY PRIVATE SEPTIC AND WILL BE SERVED BY PUBLIC WATER. THERE ARE NO DWELLINGS LOCATED ON TAX MAP #62-31H. ANY FUTURE DEVELOPMENT ON EITHER LOT WILL BE SERVED BY PRIVATE SEWER AND PUBLIC WATER.
5. THERE ARE NO PRINCIPAL STRUCTURES WITHIN THE SETBACK AREAS ALONG THE NEW BOUNDARY LINES. FRONT SETBACKS = 35', REAR SETBACKS = 10' AND SIDE SETBACKS = 10'.
6. PUBLIC UTILITY EASEMENTS OF NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE PROVIDED FOR WATER, SEWER, POWER LINES AND OTHER PUBLIC UTILITIES IN THE SUBDIVISION ALONG EACH PROPERTY LINE EXCEPT ALONG THE OUTSIDE BOUNDARY WHERE TWENTY(20) FEET SHALL BE REQUIRED.
7. THE CURRENT USE OF BOTH PARCELS IS AGRICULTURAL/RESIDENTIAL. THE PROPOSED USED FOR TRACT 1A IS TO BE RESIDENTIAL AND TRACT 2A IS BEING INVESTIGATED TO BE COMMERCIAL IN THE FUTURE.
8. THERE ARE NO EXISTING STORM STRUCTURES ON THE PROPERTY EXCEPT AS SHOWN HEREON.
9. RESTRICTIONS AND/OR COVENANTS IF ANY ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND THERE ARE NO EXISTING COVENANTS.
10. THERE ARE NO CURRENT PLANS SUBMITTED FOR DEVELOPING THESE REVISED PARCELS. TWO REVISED PARCELS ARE BEING CREATED, BEING TRACT 1A AND TRACT 2A. PARENT TRACT ACREAGE FOR TRACT 1 (TAX #62-31) CONSISTS OF 1.356 ACRES AND TRACT 2 (TAX #62-31H) CONSISTS OF 4.578 ACRES.
11. TRACT 1A WILL SERVED BY HEALTH DEPARTMENT DRAINFIELD PERMIT #16-198-111 AND TRACT 2A WILL BE SERVED BY HEALTH DEPARTMENT DRAINFIELD PERMIT #16-198-143.

UTILITY NOTES:

1. THE UTILITIES SHOWN HEREON BY PARKER DESIGN GROUP ARE BASED ON FIELD LOCATION OF OBSERVED EVIDENCE OF UTILITIES, RECORDS AVAILABLE AT TIME OF SURVEY. NO MARKINGS WERE DONE BY MISS UTILITY AFTER ORDERED WITH TICKET A09080026. REMARKING OF UTILITIES AND VERIFICATION ARE SUGGESTED BEFORE ANY POSSIBLE EARTH WORK IS PERFORMED.

SOURCE OF TITLE: TRACT 1 (TAX #62-31)

THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DONALD KEITH KEMP FROM MALCOLM WYTHE KEMP AND BESSIE ELLEN KEMP PENCE BY DEED RECORDED AS INSTRUMENT NUMBER 080001672, BEING THE SAME REAL ESTATE CONVEYED TO BESSIE ELLEN KEMP PENCE FOR LIFE BY MALCOLM WYTHE KEMP AND JANE KEMP, HIS WIFE BY DEED DATED DECEMBER 3, 1899 AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WYTHE COUNTY, VIRGINIA AS INSTRUMENT NUMBER 000000388 IN WHICH MALCOLM WYTHE KEMP AND JANE KEMP RESERVED A JOINT LIFE ESTATE.

SOURCE OF TITLE: TRACT 2 (TAX #62-31H)

THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DONALD KEITH KEMP FROM SHERRI K. ZEIBER BY DEED RECORDED AS INSTRUMENT NUMBER 130000815, BEING THE SAME REAL ESTATE GRANTED BY MALCOLM WYTHE KEMP AND JANE KEMP, HIS WIFE, TO RANDALL WYTHE KEMP, HIS SON, BY DEED OF GIFT DATED DECEMBER 3, 1899, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WYTHE COUNTY, VIRGINIA AS INSTRUMENT NUMBER 000000365. RANDALL WYTHE KEMP PASSED AWAY MAY 24, 2000, INTESATE AND WITHOUT ISSUE, SURVIVED BY THE GRANTOR, SHERRI K. ZEIBER, HIS WIFE.

OWNERS CONSENT:

THIS IS TO CERTIFY THAT THIS SUBDIVISION AS SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

\_\_\_\_\_  
DONALD K. KEMP - OWNER DATE

STATE OF VIRGINIA OF \_\_\_\_\_ TO WIT:

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DONALD K. KEMP, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC DATE & SEAL \_\_\_\_\_

REGISTRATION # \_\_\_\_\_



**SUBMITTAL SET  
FOR REVIEW ONLY**

WYTHE COUNTY:

THE SUBDIVISION PLAT KNOWN AS THE KEMP LOT REVISION IS IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATION AND MAY BE ADMITTED TO RECORD.

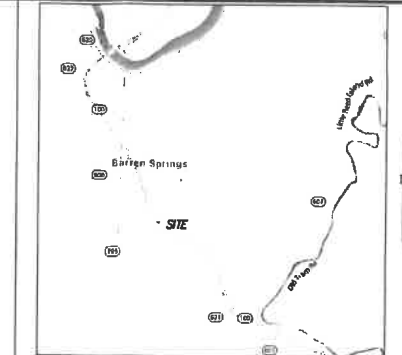
ADMINISTRATOR \_\_\_\_\_ DATE

PLANNING COMMISSION \_\_\_\_\_ DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND THE ORDINANCES OF WYTHE COUNTY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITH THE COUNTY HAVE BEEN MET.

ALAN CLEMONS, L.S. #002823 \_\_\_\_\_ DATE



LOCATION MAP (BY GOOGLE MAPS) 1"=2500'

**APPROVED**  
By Michelle Cassell at 9:03 am, Apr 13, 2017

OWNER: DONALD K. KEMP  
5504 THORN SPRING HEIGHTS LANE  
PULASKI, VA 24301  
540-440-8281

PLAT OF SURVEY FOR  
**DONALD K. KEMP**  
SHOWING THE LOT LINE REVISION BETWEEN  
TRACT 1 - 1.356 ACRES (1.36± BY RECORDS) &  
TRACT 2 - 4.578 ACRES (4.64± BY RECORDS)  
PLAT COMPILED FROM EXISTING PLATS AND DEEDS SHOWING THE DIVISION OF  
THE MALCOLM WYTHE KEMP PROPERTY - DIST. #00000365  
CREATING HEREON TRACT 1A (3.903 ACRES) & TRACT 2A (2.029 ACRES)  
SITUATE ON WYSOR HIGHWAY (U.S. RTE 100)  
LEAD MINES MAGISTERIAL DISTRICT  
WYTHE COUNTY, VIRGINIA  
SCALE: 1"=60'  
PAGE 1 OF 2

TAX # 62-31H & 62-31  
DRAWN: REC

DATE: 7 MARCH, 2017  
W.Q.: 16-0052:04



**parker**  
DESIGN GROUP  
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS  
2122 Carolina Avenue, S.W.,  
Roanoke, Virginia 24014  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerdsg.com



# Subdivision Report

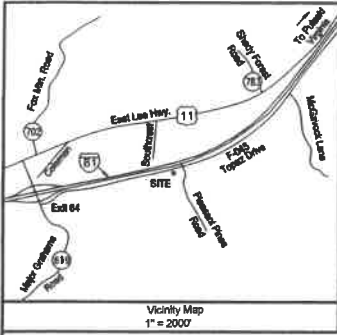
**To:** Planning Commission  
**From:** Michelle Cassell, Assistant Department Head  
**Date:** 6/23/2017  
**Re:** Lot Line Revision – Fields

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Through a lot line revision, Angela Fields recently resubdivided her property located along Topaz Drive, Frontage Road F-045, in the Fort Chiswell Magisterial District. Ms. Fields vacated two existing property lines and resubdivided a total of 3.926 acres to create two revised lots.

A 0.983 acre parcel and a 2.943 acre were created. The homes on both properties are served by public water and private sewer. Both have adequate state road frontage to meet the ordinance requirements.

Staff will answer any questions that the Commission may have regarding this division.



**Symbols & Abbreviations:**

- Building setback line
- Gravel drive way
- Property line
- Fence line
- RWY Right-of-way line
- RS Rod Set
- fnd. Found
- Tract line
- Utility pole
- ohu Overhead utility



**Curve Table**

Curve Number	Data	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	1°39'27"	5982.59'	170.17'	85.09'	170.18'	N84°50'00"E
C2	2°21'30"	5982.59'	242.12'	121.06'	242.10'	N62°02'41"E

**County Approval:**  
This Lot line revision as shown hereon, is approved by the undersigned in accordance with the existing subdivision regulations, and may be committed to record.

County Administrator \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate:**  
I hereby certify, to the best of my knowledge and belief, that the requirements of Wythe County Virginia regarding the platting of subdivisions within the County have been complied with.

Willy J. Anderson, L.S. No. 3054 Date \_\_\_\_\_

**Source Of Title:**  
The property shown hereon are portions of the properties acquired by Angela Fields by Dead Instrument no. 170000248 & Dead Instrument no. 060001072 recorded in the Clerk's office of Wythe County, Virginia which is the last instrument in the chain of title to said property.

Willy J. Anderson, L.S. No. 3054 Date \_\_\_\_\_

**Owner's Consent:**  
This is to certify that the Lot Line Revision as shown hereon has been prepared with the free consent and in strict accordance with the wishes and desires of the undersigned owner.

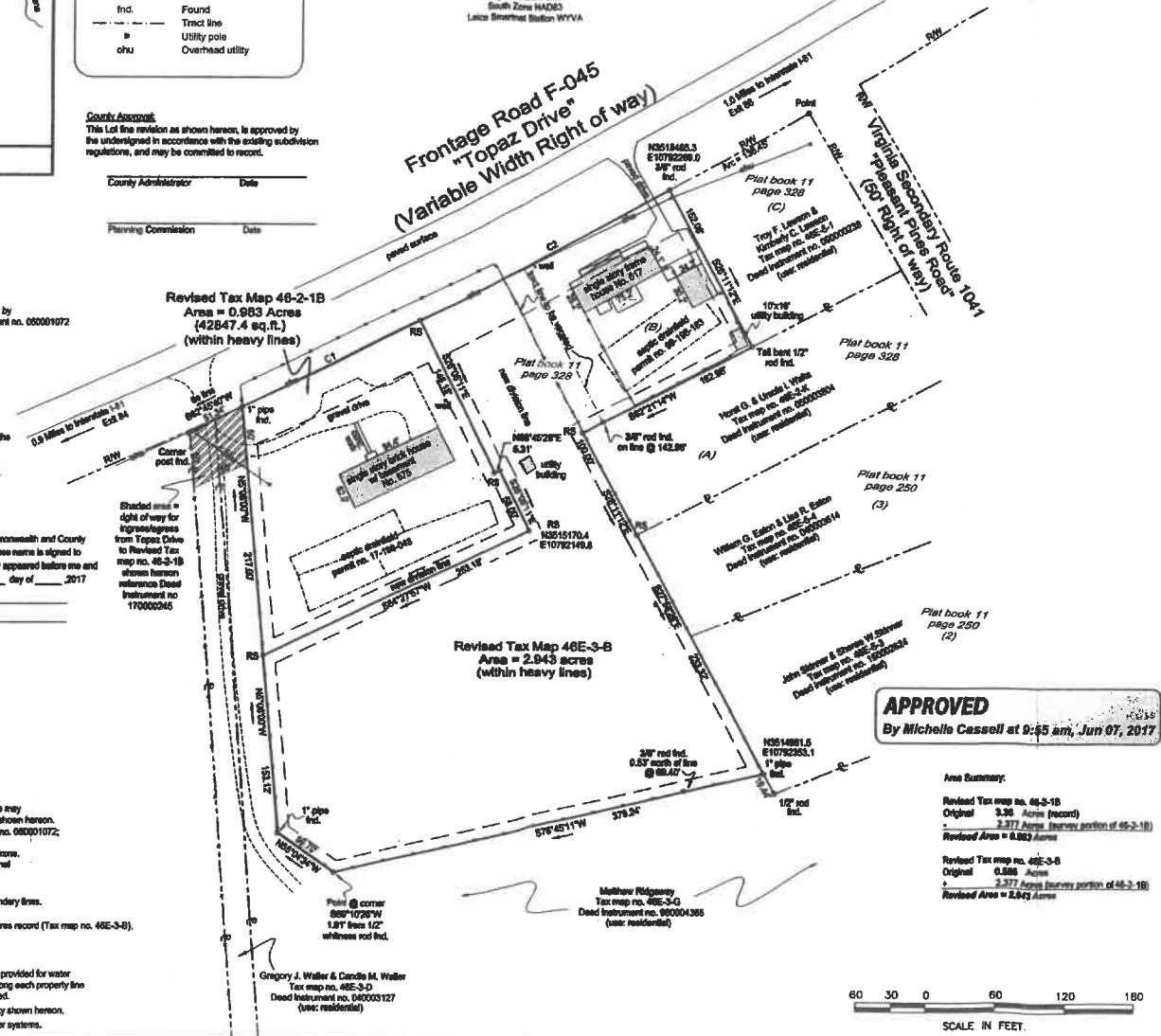
Angela Fields Date \_\_\_\_\_

**Notary's Certificate:**  
Commonwealth of Virginia, County of Wythe, to wit:  
I, \_\_\_\_\_, a notary public in and for the Commonwealth and County aforesaid do hereby certify that \_\_\_\_\_ whose name is signed to the foregoing writing bearing date of \_\_\_\_\_ 2017 has personally appeared before me and acknowledged the same. Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 2017

Notary Public: \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**Owner's Address:**  
Angela Fields  
678 Topaz Drive  
Max Meadows Va. 24360  
540-695-2100

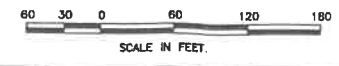
- Notes:**
- This plat is based on a current field survey.
  - This plat was prepared without the benefit of a title report. There may be existing encumbrances that encumber this property that are not shown hereon.
  - Reference: Dead Instrument No. 170000248 & Dead Instrument no. 060001072; Tax Map No. 46E-2-1B & 46E-3-B; Plat with it page 293
  - This property does not lie within a PLUAD, 100 year flood hazard zone. This opinion is based on the flood zone shown on community parcel No. 01187002700 effective date May 2, 2008.
  - 1/2" rubber seal at all corners unless otherwise shown.
  - There are not any buildings within setback areas along new boundary lines. Front Setback = 30'; Rear Setback = 10'; Side Setback = 10'.
  - Parcel tract 3.36 Acres record (Tax map no. 46-2-1B); 0.596 Acres record (Tax map no. 46E-3-B). Two lots are revised by this division with no residual.
  - Proposed covenants: none; Existing covenants: none.
  - Current use = residential. Proposed use = residential.
  - Public utility easements of not less than 10 feet in width shall be provided for water sewer, power lines, and other public utilities in the subdivision along each property line except along the outside boundary where 20 feet shall be required.
  - There are not any existing storm sewer structures on the property shown hereon.
  - Lots shown hereon are served by private water and private sewer systems.



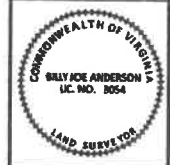
**APPROVED**  
By Michelle Cassell at 9:45 am, Jun 07, 2017

**Area Summary:**

Revised Tax map no. 46-2-1B	Original	3.36 Acres (record)
		2.377 Acres (survey portion of 46-2-1B)
		Revised Area = 0.983 Acres
Revised Tax map no. 46E-3-B	Original	0.966 Acres
		2.377 Acres (survey portion of 46-2-1B)
		Revised Area = 2.943 Acres



**Plat of Lot Line Revision of  
Tax map no. 46E-3-B & 46-2-1B**  
Property of Angela Fields  
Fort Chiswell, Marginalia District  
Wythe County Virginia



Job Number: 172071  
 Drawn By: BJA  
 Date: 06-07-2017  
 Revised:

Sheet  
1 of 1

-5A-

# July 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 County Offices Closed	4 County Offices Closed	5 Staff Mtg 8 am	6 Econ Dev. 8 am	7	8
9	10 PC Mtg 7 pm	11 BoS Mtg 7 pm	12	13 NRRWA 9:30 am	14	15
16	17 F&R 8 am	18 Water 9:30 am	19	20	21	22
23	24	25 BoS Mtg 9 am	26	27	28	29
30	31					

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# August 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 B&G 8 am	2 Staff Mtg 8 am	3 Econ. Dev. 8 am	4	5
6	7 PC Mtg 7 pm	8 BoS Mtg 7 pm	9	10	11	12
13	14	15 Water 9:30 am	16 JPSA 7 pm	17 NRRWA 9:30 am Budget 4 pm	18	19
20	21 F&R 8 am	22 BoS Mtg 7 pm	23	24	25	26
27	28	29	30	31		

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