



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, Assistant County Administrator
K. Michelle Cassell, Assistant Department Head

MEMORANDUM

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

TO: Wythe County Planning Commission Members

FROM: K. Michelle Cassell, Assistant Department Head

DATE: July 28, 2016

SUBJECT: August Meeting

The Wythe County Planning Commission will conduct its regular monthly meeting on **Monday, August 1, 2016 at 7:00 p.m.** The meeting will be held in the Board Room of the County Administration Building, 340 South 6th 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



ORDER OF BUSINESS
WYTHE COUNTY PLANNING COMMISSION
AUGUST 1, 2016
7:00 P.M.

- I. Determination of Quorum and Call to Order
- II. July 5, 2016 Minutes (Page 1)
- III. Subdivision Ordinance
 - A. Subdivision Plat Report (Page 2)
 - B. Staff Report
 1. Minor Subdivisions
 - a. Ruble/Terry (Page 3)
 - b. Rosenbaum (Page 4)
 - c. Kauffman (Page 5)
 2. Family Subdivision
 - a. Schwendeman (Page 6)
 3. Lot Line Revision
 - a. Mitchell (Page 7)
- IV. Citizens Time
- V. New Business
 - A. August/September (Page 8)
- VI. Adjourn

July 5, 2016

The Wythe County Planning Commission held its regular monthly meeting on Tuesday, July 5, 2016, 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
Jeffery S. Lienhart

ABSENT

Timothy W. Carter

OTHERS PRESENT

Stephen D. Bear, Assistant County Administrator

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. Wilson to approve the June 6, 2016 minutes as presented. The motion was seconded by Mr. Midkiff and passed.

SUBDIVISION ORDINANCE

1. Subdivision Plat Report – The Commission reviewed a report including plats completed from June 1 through June 24, 2016.
2. Minor Subdivision – The Commission reviewed plats showing minor subdivisions approved by Ms. Cassell for the following:
 - Ernest and Martha Osborne
 - Richard and Sylvia Archer
3. Adjoining Owner/Lot Line Revision – The Commission review a plat showing an adjoining owner/lot line revision that was approved by Ms. Cassell for Keith, Ashley, Donnie and Regina Prater.
4. Lot Line Revision – The Commission reviewed a plat showing a lot line revision that was approved by Ms. Cassell Sherie Hayes, Shayne Honaker, Charity Pate and Ashley Kegley.

5. Family Subdivision – The Commission reviewed plats showing family subdivisions that were approved by Ms. Cassell for the following:
- Douglas E. Wilson
 - Bobby Shinall
 - Anthony Frank Sult

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, he proceeded with the agenda.

PLANNING COMMISSION MONTHLY CALENDARS

The Commission reviewed and accepted the monthly calendars for July and August 2016.

COUNTY REPORT

1. Budget FY16-17 – Mr. Bear reported that the Board of Supervisors approved the budget for FY16-17 at its June 30th meeting. He stated that taxes were not increased this year.
2. Water Projects – Mr. Bear reported that the water project along Castleton Road is close to finished. He stated that Speedwell Phase II has begun from the four-way back to Wytheville.

Mr. Midkiff stated that the project on Winding Road is moving along.

3. County Office Building – Mr. Bear reported that engineers met this morning in a committee meeting to discuss the County Office Building.
4. Progress Park Access Road – Mr. Bear reported that the final layout and location of the road is almost complete. He stated that funding options are being explored.
5. Office Layout Complaint – Chair Crowgey stated that the front area of the County Administrator's Office needs a window for wheelchair accessibility and a separate window for the average public. He stated when his son applied for his building permit he had to get down on his knees and was very awkward and inconvenient.

Mr. Bear stated that usually individuals applying for a building permit pull a chair up to that window.

Unapproved Minutes
July 5, 2016

ADJOURN

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

Eric W. Crowgey

Plat Report

Landowner	Subdivision Name	Surveyor	Parcels	Submitted	Completed	District
Kauffman, Abraham & Sarah Minor Subdivision 7/12/16 - 1st review - needs revisions 7/14/16 - 2nd review - ok for originals 7/19/16 - originals received/complete pb 12 pg 848	n/a	Blue Ridge Surveying & Ma	1	7/12/16	7/19/16	Fort Chiswell
Mitchell, Randolph Minor Subdivision 7/12/16 - 1st review - needs revisions 7/13/16 - 2nd review - ok for revisions 7/14/16 - received plat 7/15/16 - complete pb 12 pg 847	n/a	Pillar, Inc.	1	7/12/16	7/15/16	Black Lick
Rosenbaum, John & Mary Minor Subdivision 6/15/16 - 1st review - needs revisions 6/16/16 - 2nd review - ok for originals 7/8/16 - originals received 7/11/16 - complete pb 12 pg 846	n/a	Blue Ridge Surveying & Ma	1	6/15/16	7/11/16	Speedwell
Schwendeman, Kenneth Family Division 6/22/16 - 1st review - needs revisions 6/23/16 - 2nd review - ok for originals 6/28/16 - originals received/complete pb 12 pg 843	n/a	Hurt & Proffitt Inc.	1	6/22/16	6/28/16	East Wytheville

Selection Criteria: DateCompleted(6/25/2016 to 7/26/2016), Sorted By Landowner Name

Landowner	Subdivision Name	Surveyor	Parcels	Submitted	Completed	District
-----------	------------------	----------	---------	-----------	-----------	----------

Terry, Eva & Ruble, Molly & Al	n/a	Pillar, Inc.	1	6/10/16	7/11/16	Speedwell
--------------------------------	-----	--------------	---	---------	---------	-----------

Minor Subdivision
6/10/16 - 1st review - needs revisions
6/20/16 - 2nd review - need septic info
6/23/16 - ready for originals
7/8/16 - plat received
7/11/16 - complete
pb 12 pg 845

Total Number of Parcels: 5

-2A-



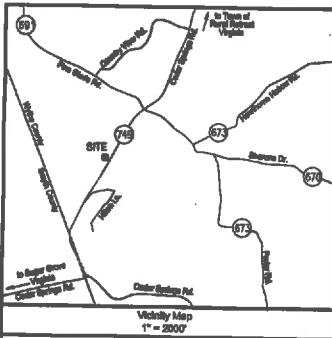
Subdivision Report

To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 7/26/2016
Re: Minor Subdivision – Ruble/Terry

Molly Linda Terry Ruble, Alan Scot Ruble and Eva Y. Terry recently subdivided their property of 249.52 acres located along Cedar Springs Road, SR 749, in the Speedwell Magisterial District. This minor subdivision created a 1.185 acre lot (Lot A) and a +/-248.335 acre residual.

The 1.185 acre lot is served by private water and private sewer and will be utilized for residential/agricultural purposes. The +/-248.335 acre residual will continue to be utilized for agricultural purposes and any future development will be served by private water and private sewer. 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.



APPROVED
By Michelle Cassell at 2:17 pm, Jun 23, 2016

County Approval:
This Minor Subdivision as shown herein, is approved by the undersigned in accordance with the existing subdivision regulations, and may be recorded to record.

County Administrator _____ Date _____

Planning Commission _____ Date _____

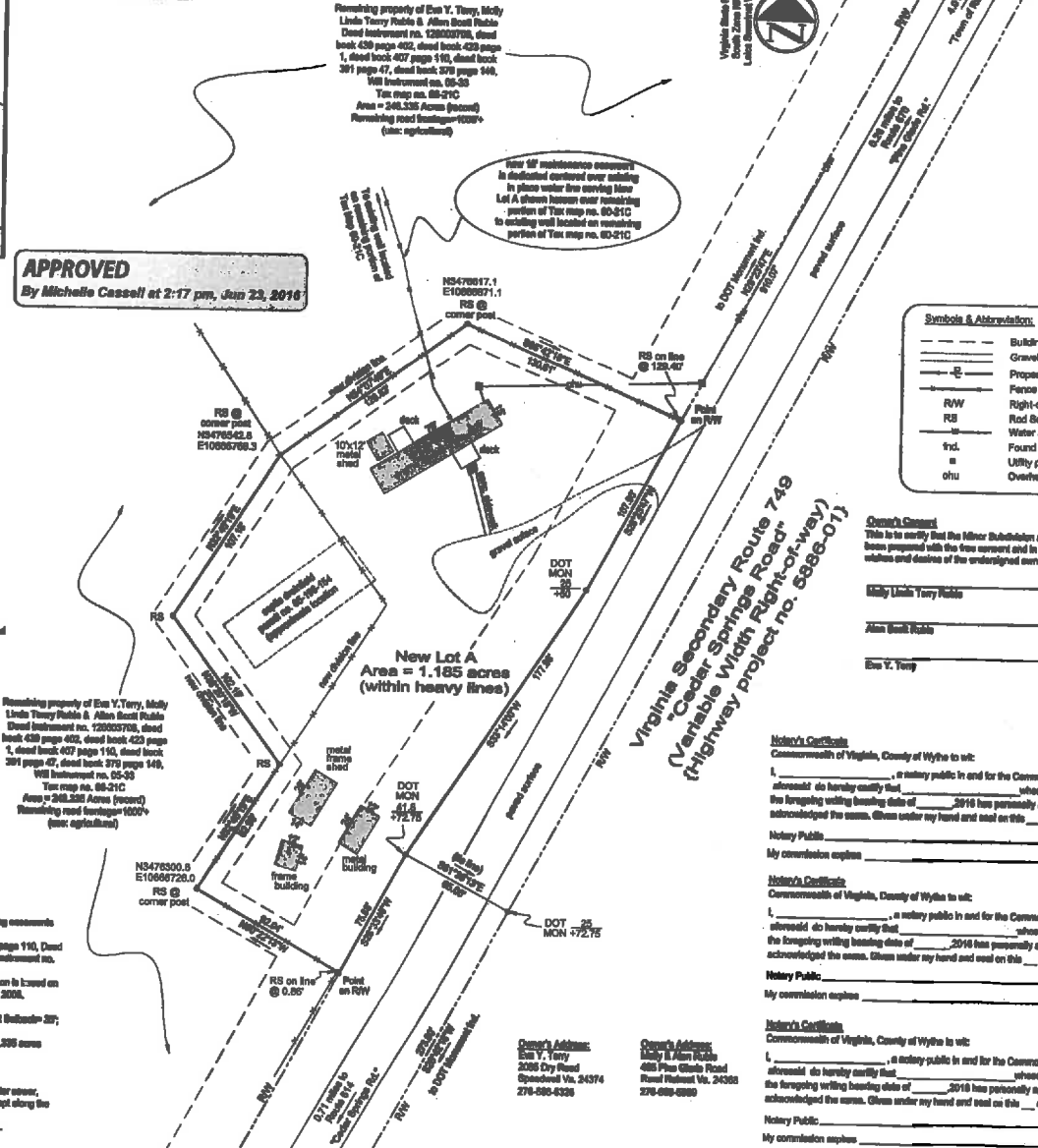
Surveyor's Certificate:
I hereby certify, to the best of my knowledge and belief, that the requirements of Wythe County Virginia regarding the platting of subdivisions within the County have been complied with.

Billy J. Anderson, L.S. No. 3084 _____ Date _____

Source Of Title:
The property shown herein are portions of the properties acquired by Molly Linda Terry Ruble & Alan Scott Ruble by Deed Instrument no. 120003708, Deed book 430 page 402, deed book 423 page 1, deed book 407 page 140, deed book 391 page 47, deed book 379 page 146. And by Eve Y. Terry by deed instrument No. 85-21C, deed book 379 page 146. And by Eve Y. Terry by deed instrument No. 85-43 recorded in the Clerk's office of Wythe County, Virginia which is the last instrument in the chain of title to said property.

Billy J. Anderson, L.S. No. 3084 _____ 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 easements that encumber this property that are not shown herein.
 - Reference: Deed book 379 page 146, Deed book 391 page 47, Deed book 407 page 140, Deed book 423 page 1, Deed book 432 page 402, Deed instrument no. 120003708, Will instrument no. 85-92, Tax map No. 85-21C.
 - This property does not lie within a H.M.D. 100 year flood hazard zone. This opinion is based on the flood zone shown on community panel No. 81197C032D effective date May 2, 2005.
 - 1/2" rear set of all corners unless otherwise shown.
 - There are not any buildings within setback areas along new boundary lines. Point Backset = 20'; Rear Backset = 10'; Side Backset = 30'.
 - Front lot 240.52 Acres (Percent), 1 new lot is created by this division with 240.235 acres (Percent).
 - Proposed governmental name: Existing easement: none.
 - Current use = residential/agricultural.
 - Public utility easements of record from 19 feet to utility 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 30 feet shall be required.
 - There are not any existing storm sewer structures on the property shown herein.
 - New Lot A shown herein is served by private water and private sewer systems.



Symbols & Abbreviation:

---	Building setback line
---	Gravel drive way
---	Property line
---	Fence line
RW	Right-of-way line
RS	Rod Set
---	Water line
---	Found
---	Utility pole
---	Overhead utility

Owner's Consent:
This is to certify that the Minor Subdivision as shown herein has been prepared with the true correct and in strict accordance with the wishes and desires of the undersigned owner.

Molly Linda Terry Ruble _____ Date _____
Alan Scott Ruble _____ Date _____
Eve Y. Terry _____ 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 _____ 2016 has personally appeared before me and acknowledged the same. Given under my hand and seal on this _____ day of _____ 2016

Notary Public _____
My commission expires _____

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 _____ 2016 has personally appeared before me and acknowledged the same. Given under my hand and seal on this _____ day of _____ 2016

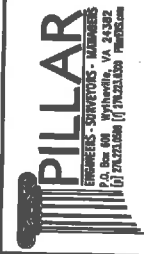
Notary Public _____
My commission expires _____

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 _____ 2016 has personally appeared before me and acknowledged the same. Given under my hand and seal on this _____ day of _____ 2016

Notary Public _____
My commission expires _____

Owner's Address:
Eve Y. Terry
2008 Dry Road
Spencerville Va. 24374
276-590-6266

Owner's Address:
Molly & Alan Ruble
485 Pine Glade Road
Pound Ridge Va. 24380
276-689-0900



**Plat of Minor Subdivision Survey of
Tax map no. 66-21C**

Property of Molly Linda Terry Ruble & Alan Scott Ruble & Eve Y. Terry
Shaded Mountain District
Wythe County, Virginia



Job Number: 161880
Drawn By: BJC
Checked By: BJA
Date: 06-06-2016
Version:

Sheet
1 of 1



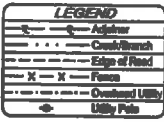
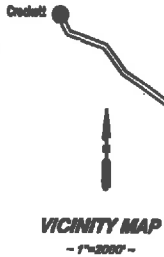
Subdivision Report

To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 7/26/2016
Re: Minor Subdivision – Rosenbaum

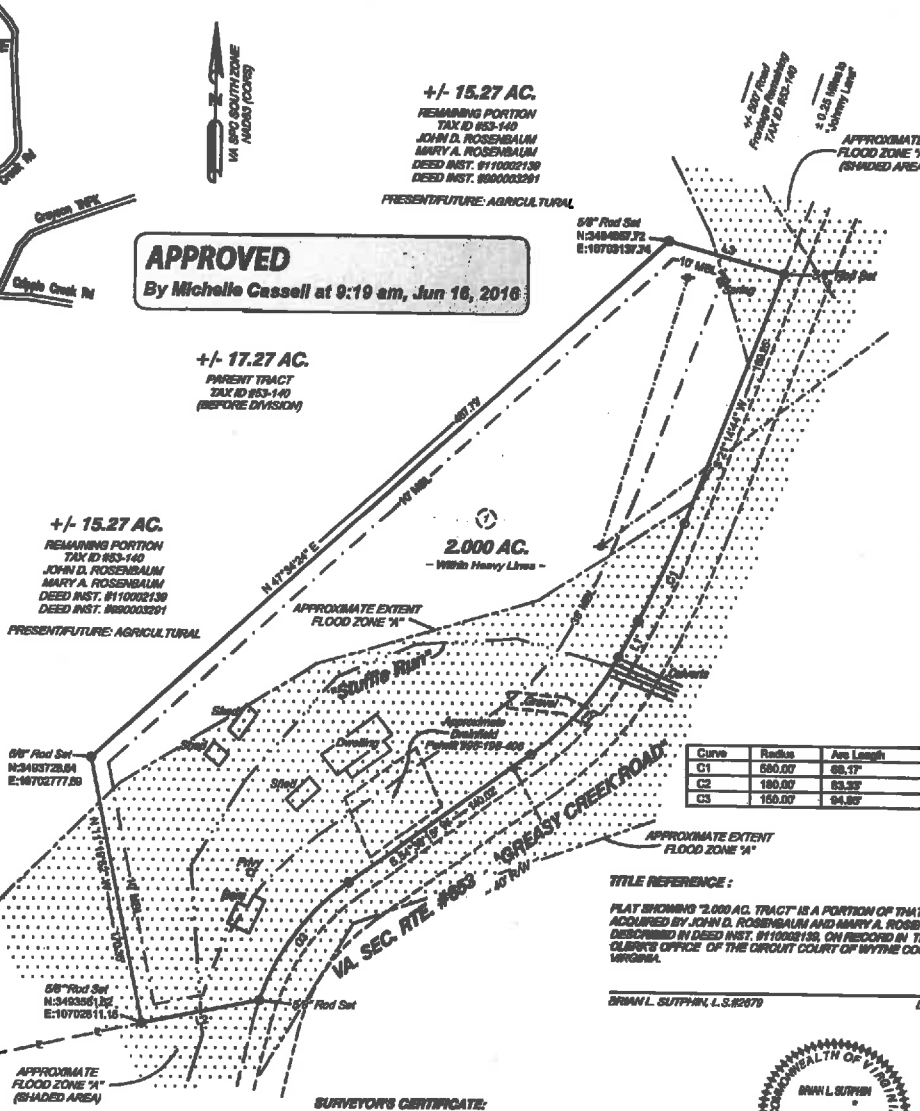
John and Mary Rosenbaum Archer recently subdivided their property of +/-17.27 acres located along Greasy Creek Road, SR 653, in the Speedwell Magisterial District. This minor subdivision created a 2.00 acre lot (Lot 1) and a +/-15.27acre residual.

The 2.00 acre lot is served by private water and private sewer and will be utilized for residential purposes. The +/-15.27 acre residual will continue to be utilized for agricultural purposes and any future development will be served by private water and private sewer. 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.



- NOTES:**
1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF WYTHE COUNTY TAX ID #53-148.
 4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.L.D. DESIGNATED FLOOD HAZARD ZONE, EXCEPT FOR THE SHADED AREAS THAT ARE NOTED AS SUCH. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #011070 01990, ZONE X) AND HAS NOT BEEN FIELD VERIFIED.
 5. OWNER ADDRESS:
JOHN D. ROSENBAUM
1490 GREASY CREEK ROAD
WYTHEVILLE, VA 24382
PHONE: 270-613-0800
 6. SUBJECT PROPERTY IS SERVED BY PRIVATE WATER AND SEWER.
 7. 35' MINIMUM BUILDING SETBACK FROM FRONT AND BACK LINES, 10' MINIMUM BUILDING SETBACK FROM SIDE LINES.
 8. 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 30 FEET SHALL BE REQUIRED.
 9. PRESENT AND FUTURE USE OF SUBJECT PROPERTY IS RESIDENTIAL.
 10. THERE ARE NO EXISTING OR PROPOSED COVENANTS TO BE IMPOSED BY THE OWNER TO THIS SURVEYOR'S KNOWLEDGE.
 11. THIS DIVISION CREATES TWO LOTS.
 12. DISTANCES DEPICTED ON THIS MAP ARE GROUND MEASUREMENTS, TO COMPUTE GRID DISTANCE MULTIPLY BY 0.9999998.
 13. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY WHICH MAY NOT BE SHOWN.
 14. THERE ARE NO EXISTING SANITARY SEWERS, OR STORM DRAINS LOCATED ON THIS PROPERTY.



APPROVED
By Michelle Cassell at 9:19 am, Jun 16, 2016

+/- 15.27 AC.
REMAINING PORTION
TAX ID #53-140
JOHN D. ROSENBAUM
MARY A. ROSENBAUM
DEED INST. #110002139
DEED INST. #080003261
PRESENT/FUTURE: AGRICULTURAL

+/- 17.27 AC.
PARENT TRACT
TAX ID #53-140
(BEFORE DIVISION)

+/- 15.27 AC.
REMAINING PORTION
TAX ID #53-140
JOHN D. ROSENBAUM
MARY A. ROSENBAUM
DEED INST. #110002139
DEED INST. #080003261
PRESENT/FUTURE: AGRICULTURAL

2.000 AC.
- Within Heavy Lines -

68° Rad Set
N:94387284
E:16705777.59

68° Rad Set
N:3493361.82
E:10702611.16

68° Rad Set
N:3484887.72
E:10709137.24

TAX ID #53-140
JOHN DEAN ROSENBAUM
MARY ANN ROSENBAUM
DEED INST. #08000327
PLAT BOOK 16, PAGE 142
PRESENT/FUTURE: AGRICULTURAL

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 THE ORDINANCES OF WYTHE COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2016.

BRIAN L. SUTPHIN, L.S.#2670 _____ DATE _____



OWNER'S STATEMENT:
THE ABOVE AND FOREGOING SUBDIVISION OF REAL ESTATE AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

JOHN D. ROSENBAUM _____ DATE _____
MARY A. ROSENBAUM _____ DATE _____

NOTARY'S STATEMENT:
STATE OF _____ TO WIT:
CITY/COUNTY OF _____ TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY JOHN D. AND MARY A. ROSENBAUM.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
REGISTRATION # _____

CERTIFICATE OF APPROVAL:
THIS MINOR SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

ADMINISTRATOR _____ DATE _____
PLANNING COMMISSION _____ DATE _____

Line	Bearing	Distance
L1	S 27° 08' 06" W	66.99
L2	S 78° 30' 41" W	78.71
L3	S 74° 47' 52" E	78.92

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	650.00	66.17	66.13	S 24° 38' 49" W	06° 44' 03"
C2	180.00	63.99	62.99	S 41° 14' 32" W	20° 31' 29"
C3	160.00	64.89	63.37	S 28° 22' 18" W	30° 16' 00"

TITLE REFERENCE:
PLAT SHOWING "2.000 AC. TRACT" IS A PORTION OF THAT PROPERTY ACQUIRED BY JOHN D. ROSENBAUM AND MARY A. ROSENBAUM AS DESCRIBED IN DEED INST. #110002139, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WYTHE COUNTY, VIRGINIA.

BRIAN L. SUTPHIN, L.S.#2670 _____ DATE _____

PLAT SHOWING
"MINOR SUBDIVISION"
2.000 AC. TRACT
PROPERTY OF
JOHN D. ROSENBAUM
MARY A. ROSENBAUM

LOCATED ON
VA. SEC. RTE. #653 - "GREASY CREEK ROAD"
SPEEDWELL MAGISTERIAL DISTRICT
WYTHE COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: 10 JUNE 2016
BLUE RIDGE SURVEYING & MAPPING, INC.
448 WEST STUART DRIVE - HILLSVILLE, VA 24343
PHONE/FAX 276.728.2822 - bsurvey1@gmail.com - www.brsvyng.com

JOB #2180
SHEET 1 OF 1



Subdivision Report

To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 7/28/2016
Re: Minor Subdivision – Kauffman

Abraham and Sarah Kauffman recently subdivided their property of +/- 63.710 acres located along Peppers Ferry Road, SR 610, in the Fort Chiswell Magisterial District. This minor subdivision created a 2.889 acre lot and a +/-60.821 acre residual.

The 2.889 acre lot is served by public water from the Town of Wytheville and private sewer and will continue to be utilized for commercial purposes. The +/-60.821 acre residual will continue to be utilized for residential purposes and any future development will be served by public water and private sewer. 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.

CERTIFICATE OF APPROVAL:

THIS MINOR SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

ADMINISTRATOR _____ DATE _____

PLANNING COMMISSION _____ DATE _____

OWNER'S STATEMENT:

THE ABOVE AND FOREGOING SUBDIVISION OF REAL ESTATE AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

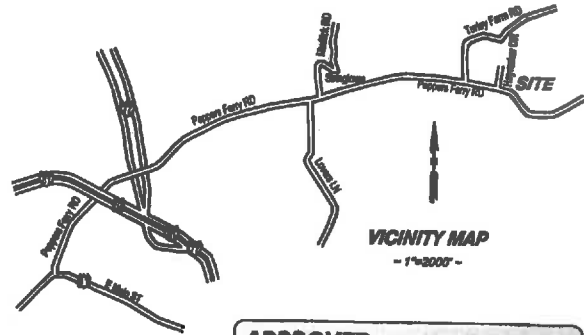
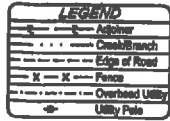
ABRAHAM D. KAUFFMAN, JR. _____ DATE _____

SARAH A. KAUFFMAN _____ DATE _____

NOTARY'S STATEMENT:

STATE OF _____
 CITY/COUNTY OF _____ TO WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY ABRAHAM D. KAUFFMAN, JR. AND SARAH A. KAUFFMAN.

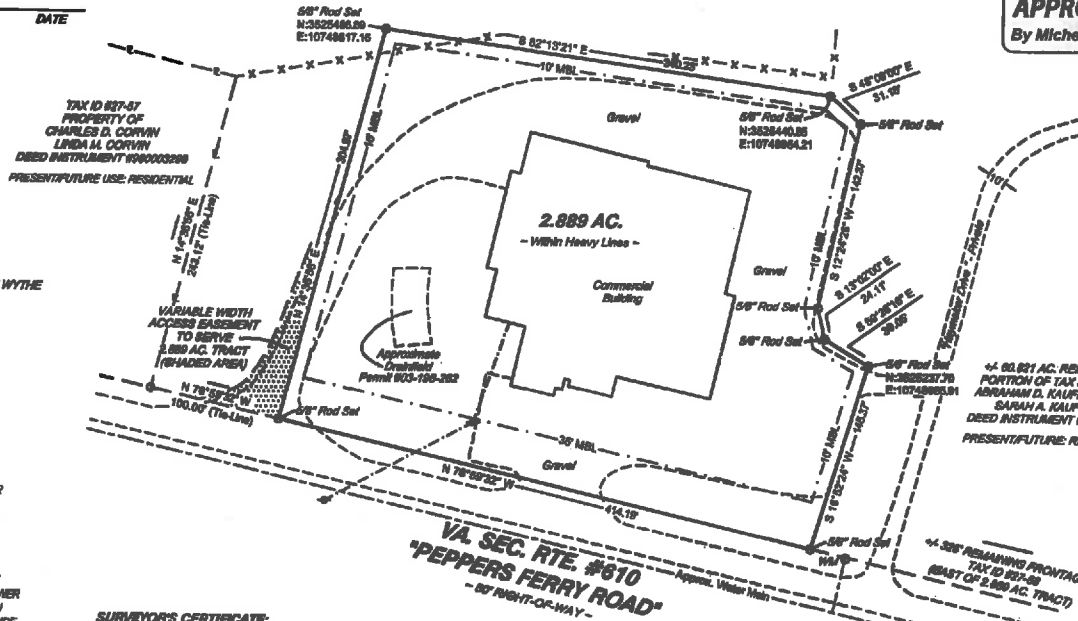
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 REGISTRATION # _____



± 02.821 AC. REMAINING PORTION OF TAX ID 827-58 ABRAHAM D. KAUFFMAN, JR. SARAH A. KAUFFMAN DEED INSTRUMENT 8020006272 PRESENT/FUTURE: RESIDENTIAL

± 02.718 AC. TAX ID 827-58 (BEFORE DIVISION)

APPROVED
 By Michelle Cassell at 11:18 am, Jul 16, 2016



NOTES:

- THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- SUBJECT PROPERTY AS SHOWN IS A PORTION OF WYTHE COUNTY TAX ID 827-58.
- SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.L.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL 8011870 (0460), ZONE X) AND HAS NOT BEEN FIELD VERIFIED.
- OWNER ADDRESS:
 ABRAHAM D. KAUFFMAN, JR.
 144 HAYMAKER DRIVE
 WYTHEVILLE, VA 24382
 PHONE: 276-228-3031
- SUBJECT PROPERTY IS SERVED BY PUBLIC WATER (TOWN OF WYTHEVILLE) AND PRIVATE SEWER.
- 30' MINIMUM BUILDING SETBACK FROM FRONT AND BACK LINES, 10' MINIMUM BUILDING SETBACK FROM SIDE LINES.
- 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 30 FEET SHALL BE REQUIRED.
- PRESENT AND FUTURE USE OF SUBJECT PROPERTY IS COMMERCIAL.
- THERE ARE NO EXISTING OR PROPOSED COVENANTS TO BE IMPOSED BY THE OWNER TO THIS SURVEYOR'S KNOWLEDGE.
- THIS DIVISION CREATES TWO LOTS.
- DISTANCES DEPICTED ON THIS MAP ARE GROUND MEASUREMENTS, TO COMPUTE GRID DISTANCE MULTIPLY BY 0.99998917.
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY WHICH MAY NOT BE SHOWN.
- THERE ARE NO EXISTING SANITARY SEWERS, OR STORM DRAINS LOCATED ON THIS PROPERTY.

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 THE ORDINANCES OF WYTHE COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2016.

BRIAN L. SUTPHIN, L.S.#2679 _____ DATE _____

TITLE REFERENCE:

PLAT SHOWING "2.889 AC. TRACT" IS A PORTION OF THAT PROPERTY ACQUIRED BY ABRAHAM D. KAUFFMAN, JR. AND SARAH A. KAUFFMAN AS DESCRIBED IN DEED INSTRUMENT 8020006272, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WYTHE COUNTY, VIRGINIA.

BRIAN L. SUTPHIN, L.S.#2679 _____ DATE _____



JOB #1387A
 SHEET 1 OF 1

PLAT SHOWING
 "MINOR SUBDIVISION"
2.889 AC. TRACT
 PROPERTY OF
ABRAHAM D. KAUFFMAN, JR.
SARAH A. KAUFFMAN
 LOCATED ON
 VA. SEC. RTE. #610 - "PEPPERS FERRY ROAD"
 FORT CHISWELL MAGISTERIAL DISTRICT
 WYTHE COUNTY, VIRGINIA
 SCALE: 1" = 80' DATE: 7 JULY 2016
BLUE RIDGE SURVEYING & MAPPING, INC.
 446 WEST STUART DRIVE - HILLSVILLE, VA 24349
 PHONE/FAX 276.728.2022 - bsurvey1@gmail.com - www.bsurveying.com



Subdivision Report

To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 7/26/2016
Re: Family Subdivision - Schwendeman

Kenneth F. Schwendeman recently subdivided his property of 25.245 acres located off of SR 600, Crockett's Cove Road, in the East Wytheville Magisterial District. This family division created a 2.092 acre lot (New Lot A) to be conveyed to Elaine M Schwendeman, wife if Kenneth F. Schwendeman, and a 23.153 acre residual.

The 2.092 acre lot is proposed for residential purposes and will be served by private water and private sewer. The residual will continue to be utilized for agricultural/residential purposes.

An existing 20 feet wide right-of-way has been dedicated for ingress/egress from SR 600 to the proposed lot.

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

NOTES:

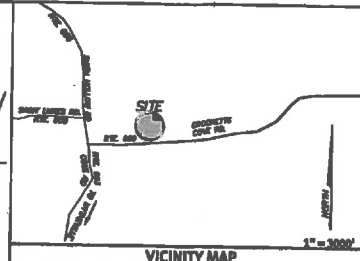
1. THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAN AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAPS #51197000750 DATED 05/02/05.
4. NEW LOT 'A' WILL BE SERVED BY PRIVATE SANITARY SEWER AND PRIVATE WATER. SANITARY DRAINFIELD SHOWN HEREON IS PER WYTHE COUNTY HEALTH DEPARTMENT PERMIT #08-189-023
5. THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG 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. SUBJECT PROPERTY IS CURRENTLY USED AS RESIDENTIAL/AGRICULTURAL. THE PROPOSED USE FOR THE NEW LOT 'A' SHALL BE RESIDENTIAL. ALL ADJONER PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL.
8. RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAN. SEE RESTRICTIONS FOR ORIGINAL COVE SUBDIVISION AS PER SOURCE INSTRUMENT.
9. THERE ARE CURRENTLY NO PLANS FOR DEVELOPING NEW LOT 'A' OR THE RESIDUE PARCEL.
10. NEW LOT 'A' CONSISTING OF 2.092 ACRES IS BEING CREATED FROM A PARENT TRACT CONSISTING OF 23.245 ACRES RESULTING IN A RESIDUE ACREAGE OF 23.153 ACRES.
11. A NEW 20' (TWENTY) FOOT WIDE PRIVATE RIGHT OF WAY IS HEREBY DEDICATED TO BENEFIT NEW LOT 'A'. THE SAID PRIVATE RIGHT OF WAY SHALL PROVIDE ACCESS FOR EGRESS/INGRESS PURPOSES THROUGH THE RESIDUE PARCEL TO STATE ROUTE 600 (CROCKETTS COVE ROAD). SAID RIGHT OF WAY CENTERLINE IS LOCATED AND SHOWN HEREON BY LINE AND CURVE CALLS AND IS CENTERED ON A 10' WIDE DRAMEL ROAD.
12. A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED TO PROVIDE ACCESS AND RIGHTS TO USE, MAINTAIN AND REPAIR THE WELL AND WATERLINE SERVING NEW LOT 'A'. SAID WELL IS SHOWN HEREON AND IS LOCATED ON THE RESIDUE PARCEL.

APPROVED
By Michelle Cassell at 8:16 am, Jun 23, 2016

HOWARD VAN TOL &
ANNE VAN TOL
INST #070002980
TM #13-5-4

NEW LOT 'A'
2.092 ACRES
PART OF TM #13-5-7

RESIDUAL (LOT 7)
23.153 ACRES
PART OF TM #13-5-7



LINE TABLE

LINE	BEARING	LENGTH
L1	S 82°18'00" W	26.00
L2	S 87°00'00" W	26.00
L3	N 27°18'00" W	208.24
L4	N 84°18'00" W	101.33
L5	N 34°08'15" W	186.61
L6	N 87°48'00" W	31.41
L7	N 87°00'00" W	77.40

OWNER'S ADDRESS
KENNETH SCHWENDEMAN
584 CROCKETTS COVE RD
WYTHEVILLE, VA 24382
837-581-3824

CURVE TABLE

CURVE	DELTA	LENGTH	CHORD	CHORD BEARING	
C1	302°20'00"	117.27	225.50	158.89	N 82°00'00" W
C2	107°04'00"	81.82	274.50	63.50	N 45°00'00" W
C3	107°04'00"	158.08	418.00	136.27	N 45°00'00" W
C4	107°04'00"	182.97	788.00	192.88	N 45°00'00" W
C5	147°00'00"	38.82	148.00	38.73	N 87°00'00" W

PRIVATE ACCESS NOTE:
THE STREETS AND/OR PRIVATE ACCESS EASEMENTS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF WYTHE, AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROVED BY THE GENERAL ASSEMBLY OF VIRGINIA AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

FAMILY DIVISION NOTE:
NEW LOT 'A' CREATED UNDER THIS REVISION SHALL REMAIN IN THE NAME OF ELAINE M. SCHWENDEMAN (WIFE), IMMEDIATE FAMILY MEMBER TO WHOM THE SUBDIVISION IS MADE, FOR A PERIOD OF NO LESS THAN FIVE (5) YEARS. UNLESS THE NEW LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS BY FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION, OR BANKRUPTCY. THIS STATEMENT SHALL BE NOTED ON THE PLAN AND DEED OF TRANSFER. THE REVERSION PERIOD BEGINS WHEN THE DEED OF TRANSFER IS RECORDED.

LEGEND
 ○PS 1/2" REBAR SET
 ○PF 1/2" REBAR FOUND
 ● WELL
 ● ELECTRIC METER
 S.B.L. BUILDING SETBACK



SOURCE OF TITLE: T.M. #13-5-7
THE PROPERTY SHOWN HEREON WAS ACQUIRED BY KENNETH F. SCHWENDEMAN FROM KENNETH F. SCHWENDEMAN AND ELAINE M. SCHWENDEMAN BY DEED DATED JUNE 18TH, 2016 AS RECORDED IN INSTRUMENT #160001549 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA, WHICH IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

WYTHE COUNTY CERTIFICATE OF APPROVAL
THE SUBDIVISION PLAN KNOWN AS THE SCHWENDEMAN FAMILY SUBDIVISION IS IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

ADMINISTRATOR _____ DATE _____
PLANNING COMMISSION _____ DATE _____

BRADLEY TATE, L.S. NO. 2784
06-22-16
DATE

OWNER'S 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.

KENNETH F. SCHWENDEMAN _____ DATE _____

COMMONWEALTH OF VIRGINIA
STATE OF VIRGINIA
COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



1/4"=300' TO GORE ROAD
CROCKETTS COVE ROAD
RTE. 600
40' R/W

HURTS & PROFFITT
REGISTERED PROFESSIONAL LAND SURVEYORS
1015 WYTHEVILLE, VA 24382
WYTHEVILLE, VA 24382
274-338-0800 FAX 274-338-0800

PLAT SHOWING
A FAMILY SUBDIVISION OF THE PROPERTY OF
KENNETH F. SCHWENDEMAN
EAST WYTHEVILLE MAGISTERIAL DISTRICT, WYTHE COUNTY, VIRGINIA

PROJECT NO. 20160202
S.L. NO. _____
FILE NO. _____
DATE 06-30-16
DRAWN BY: MHT
CHECKED BY: MHT

HURTS & PROFFITT

SHEET NO.
1 OF 1



Subdivision Report

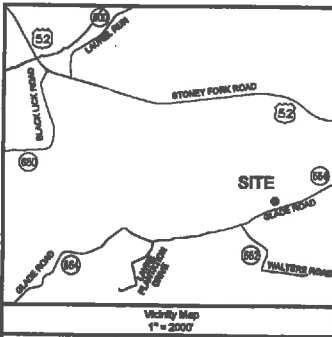
To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 7/27/2016
Re: Lot Line Revision - Mitchell

Through a lot line revision, Raymond Randolph Mitchell, Jr. recently resubdivided his property located along SR 664, Glade Road, in the Black Lick Magisterial District. He adjusted the original lot lines to create a 34.21 acre parcel and a 21.55 acre parcel.

The home on the 34.21 acre parcel is served by private water and private sewer and is utilized for residential/agricultural purposes. Any future development on the 21.55 acre parcel will be served by the same. Both parcels have adequate state road frontage to meet the ordinance requirements.

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

WYTHE COUNTY PLANNING COMMISSION
340 S. 6TH STREET, WYTHEVILLE, VA 24382
276-223-4508 ~ MCASSELL@WYTHECO.ORG



Reason Of Title
 The property shown hereon are portions of the properties acquired by Raymond Randolph Mitchell, Jr. and Kimberly Lynn Mitchell (dec.) by Deed Instrument no. 130003818 recorded in the Clerk's office of Wythe County, Virginia which is the last instrument in the chain of title to said property.

Willy Joe Anderson, L.S. No. 3034 Date _____

Surveyor's Certificate

I hereby certify, to the best of my knowledge and belief, that the requirements of the County of Wytheville, Virginia regarding the platting of subdivisions within the county have been complied with.

Willy Joe Anderson, L.S. No. 3034 Date _____

Line Number	Length	Direction
L1	83.47'	S17°41'23"E
L2	68.88'	S67°00'04"E
L3	181.47'	N71°48'23"E
L4	141.48'	N18°41'18"W

County Approval:
 This Lot Line Revision as shown hereon, is approved by the undersigned in accordance with the existing subdivision regulations, and may be submitted to record.

County Administrator _____ Date _____

Planning Commission _____ Date _____

Symbol & Abbreviation:

	Building setback line
	Property line
	Fence line
RAW	Right-of-way line
RF	1/2" Road Ind.
RB	Road Set
FDL	Faded
TL	Tract line
U	Utility pole
OH	Overhead Utilities

Notes:

- This plat is based on a current field survey. Lot C shown hereon is based on a current field survey. Remainder shown per adjusted deeds of record and does not constitute a current field survey. Remaining portion of Tax map no. 24-20 (no measurements rec).
- This plat was prepared without the benefit of a site report. There may be existing easements that encumber this property that are not shown hereon.
- Reference: Deed Instrument No. 130003818; Tax Map No. 24-20.
- This property does not lie within a H.U.D. 100 year flood hazard zone. This opinion is based on the flood zone shown on community panel No. 81197C01850 effective date May 2, 2008.
- 1/2" river set at all corners unless otherwise shown.
- There are not any buildings within setback zones along new boundary lines. Front Setback = 25'; Rear Setback = 10'; Side Setback = 10'.
- Parent tract 55.76± acm (Record), consisting 2 revised lots (Lot C = 34.21 acres per survey; Remaining Lot = 21.55± acres remainder (Record)).
- Proposed covenants: none; Existing covenants: none.
- Current use = residential and agricultural. Proposed use = residential and 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 30 feet shall be required.
- There are not any existing storm sewer structures on the property shown hereon.
- New lot C shown hereon is served by private water source located on Tax map 24-20B and private sewer systems. As shown hereon (permit no. 24-31). Remaining portion of Tax map no. 24-20 (21.55±- acre parcel) will be served by private water and private sewer systems.

Darrel Kyle Layne & Joyce Granger Layne
 Deed Instrument no. 030002265
 Tax map no. 24-19A
 (user: residential/agricultural)

New Lot C
 area = 34.21 acres
 (within heavy lines)
 a portion of Tax map
 no. 24-20

APPROVED
 By Michelle Cassell at 4:15 pm, Jul 23, 2015

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.

Raymond Randolph Mitchell, Jr. Date _____

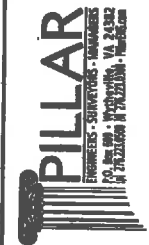
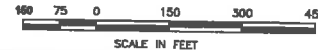
Notary's Certificate

Commonwealth of _____
 County of _____ 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 _____ 2015 has personally appeared before me and acknowledged the same.

Given under my hand and seal on this _____ day of _____, 2015

Notary Public
 My commission expires _____



Plat of Lot Line Revision a portion of Tax map no. 24-20
 Property of Raymond Randolph Mitchell Jr.
 Blank, Luk Woodland, Michael
 Wythe County, Virginia

Job Number: 150208
 Drawn By: BAC
 Created By: BAA
 Date: 07/15/2015
 Sheet 1 of 1

August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Planning Commission 7 pm	2 B&G 8 am	3 Staff Meeting 8 am	4 Economic Development 7 pm	5	6
7	8	9 Board of Supervisors 7 pm	10	11	12	13
14	15 Fire and Rescue 8 am	16 Water Committee 9:30 am	17	18 NRRWA 9:30 am	19	20
21	22	23 Board of Supervisors 9 am	24 *Subdivision Deadline	25	26	27
28	29	30	31	*The Planning Commission approves Major/ Townhouse subdivisions ONLY. Those proposals must be submitted no later than August 24th to be included on the September 6th Planning Commission agenda		

September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
*The Planning Commission approves Major/ Townhouse subdivisions ONLY. Those proposals must be submitted no later than September 21st to be included on the October 3rd Planning Comm. agenda.				1	2	3
4	5	6 B&G 8 am Planning Commission 7 pm	7 Staff Meeting 8 am	8 Economic Development 7 pm	9	10
11	12	13 Board of Supervisors 7 pm	14	15	16	17
18	19 Fire and Rescue 8 am	20 Water Committee 9:30 am	21 *Subdivision Deadline	22 NRRWA 9:30 am	23	24
25	26	27 Board of Supervisors 9 am	28	29	30	

- SA -