

Lunenburg Planning Office

Application for Conditional Use Permit for Non-Solar and Non-Utility Businesses

Case Number: 12-23 (Office Use Only)**Section 1**

Applicant Name: Ruth H Brown + DebbieAnne Vigneri
Owner Name: Ruth H Brown + DebbieAnne Vigneri
Owner Signature: Ruth H Brown + DebbieAnne Vigneri
Contact Name for Application: RUTH H. BROWN
Physical and Mailing Address: 5104 Double Bridges Rd
Meherrin, VA 23954
Phone Number: 518-256-4933 (cell)
Email Address: massage@dragontracks.net
Fax Number (if applicable): _____
Power of Attorney Name: _____
Power of Attorney Signature: _____

As owner or authorized agent of this property, I certify that this application is complete and accurate to the best of my knowledge, and I authorize the Lunenburg County representative(s) entry on the property for purposes of reviewing this application.

Section 2**Property Information**

Parcel Number(s): 019-13-0-1 & 019-13-0-2
Area (ac./sq. ft.): 1-2.15ac & 2-6.16ac
Magisterial District: Pleasant Grove
Address: 5104 Double Bridges Rd
Meherrin, VA 23954
Existing Zoning: ~~R-1~~ A-1
Requested Use: Therapeutic Massage, Classes,
Recovery Meetings, celebrations
Does this property have a historical designation? If yes, describe: No

Parcel number(s), acreage, magisterial district, and existing zoning can be located at:
<https://lunenburggis.timmons.com/#/mw1>. The address can be typed into the "By Parcel Address" search bar followed by selecting search. This will pull up the information pertaining to the parcel.

**If there are additional adjacent property owners, please include them on a separate sheet. Also, the letter that follows can be completed and mailed to adjacent property owners.

The application deadline is the 1st of the month proceeding the month in which the public hearing by the Planning Commission is to be held. The Planning Commission meeting is held on the 1st Thursday of the month at 7:00 p.m. Applications must be submitted in completed form a minimum of thirty (30) days prior to the scheduling of a public hearing by the Planning Commission. Notice of incomplete applications will be sent to the applicant at the listed address in Section 1.

The site plan must be submitted as described in the site plan requirements at the time of the application.

The application fee is \$400.00, which must be paid at the time of application submission.

****Incomplete applications will be returned to the applicant and not docketed for a public hearing****

Section 3 Certification of Adjoining Property Owners

Applicants Certification:

I certify that I have notified all adjacent property owners, to the property, which is the subject of this application request, that this application is being filed. Notifications were sent via first class mail.

Adjacent property includes all property touching the project parcel, across roadways, watercourses, railroads, and/or municipal boundaries.

I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Lunenburg County.

Applicant's Signature: Debbie Anne Vigneri

State of: Virginia

County of: Lunenburg

Before me, Beverly Gail Gregoric, on this 11th day of

Name of Notary Public

December, 2023. Debbianne K. Vigneri, personally appeared, and

Applicant(s) Name

provided verification to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of December, 2023

Beverly Gail Gregoric

Notary Public's Signature

Lunenburg County

Location of Commission

Registration #: 7594872

Commission Expiration: 7-31-26

Verification of Identity

☐ Driver's License or Govt./State Identification Card:

State: _____ Number: _____

☐ U. S. Passport: _____ Number: _____

☐ U. S. Military ID Card

☐ Social Security Card

☐ Birth Certificate

☐ Other: _____



Adjacent Properties

Parcel Address	Owner	Parcel ID	PRN	Class	Tax Map	Double Circ Block	Lot
5030 DOUBLE BRIDGES ROAD	BARBER JANET W			1605 SINGLE FAMILY RESIDENCE (SUBURB 019	0A		11
N/A	ARVIN CHARLES R ET A			1606 AGRICULTURAL/UNDEVELOPED (20-019	0A		12
N/A	BROWN RUTH H OR DI			12240 SINGLE FAMILY RESIDENCE (SUBURB 019		13	2
N/A	AMARAL LISA B			13675 SINGLE FAMILY RESIDENCE (SUBURB 019	0A		11A

Notification of Application Submittal to Adjacent Property Owners

To: Adjacent Property Owner of Parcel(s) 019-13-0-1 & 019-13-0-2

From: Ruth H Brown + Debbie Anne Vigneri

Date: 12/6/2023

The following application will be submitted for review to the Lunenburg County Planning Office:

- ☐ Rezoning
- ☒ Conditional Use Permit
- ☐ Special Exception

Requested Use or Exception:

Use of existing space for Therapeutic
massage, classes, recovery meetings
and celebrations.

The application will be available for viewing at the Lunenburg County Planning Office and on the Lunenburg County website at:

https://www.lunenburgva.gov/government/planning_commission/pending_conditional_use_permit_applications.php

The Planning Office shall notify all adjacent property owner(s) of the time, day, and location of the public hearing(s) to be held on this application. Should you have questions and/or comments, please contact the Planning Office at 434.696.2142 or taylor@lunenburgva.gov.

Section 4
Applicant's Report
 Section 8.3(b) of Lunenburg Zoning Ordinance

Every application for a Conditional Use Permit shall be accompanied by a report from the applicant describing the proposed Conditional Use and explaining the way it complies with the requirements and standards of this article.

The following questions address the basic issues. The Planning Commission and/or Board of Supervisors may request additional information.

- 1.) What type of use is being requested?

Therapeutic Massage, Classes, Recovery Meetings
 Celebrations, Done in existing space.
 Recovery Communities

Trash pickups
 about 8x a yr
 seasonal

"Classroom area" in house w/ restroom.
 3-4 tables for massage tables for classes

- 2.) Describe how you plan to develop the property for the proposed use and any associated uses.

Shelter on top of hill for outdoor use
 when weather permits - "party tent" ~ 20' x 20'
 formerly 20' x 40' - looking at adding pavilion

- 3.) Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to ensure that the proposed use will not have a negative impact on the surrounding vicinity?

Necessary Per the L/K/V Comprehensive
 Plan 2019-2024

- diversified economy
- tourism
- recreational opportunity
- education/workforce training
- possible opportunities for youth/teens
- senior citizens
- community facilities & services

Also, address the following:

- a. Details of Operations: Owners are Licensed Massage Therapists, Teachers, Healers, coaches and minister
- b. Hours of Operation: Some time between 7AM + 9PM on various days
- c. Traffic: 1-10 vehicles for various reasons
 at most approx 10 per session
- d. Noise: N/A fine w/ Noise Ord
- e. Dust/Smoke: N/A - driveway paved
- f. Runoff: N/A
- g. Intensity of Use: Several days per month
 ~ massage class - 2/mo massages - 6 days/mo
- h. Hazardous Materials: N/A
- i. Outside Storage: N/A
 wood shed/storage - personal use

- 4.) Is the use location on a floodplain, wetland area, or dam break inundation zone? If so, please specify.

No

- 5.) Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire.

No

12-step:
 Sundays
 Rest:
 Mon-Sat.
 7:30a-9:00p
 vary on schedule

- 6.) Has a survey of the parcel(s) been conducted to include project parcel, property boundaries, existing roadways and structures, and adjoining parcels, as well as the parcel owner? If so, is it included in the application packet? (A recent survey is required to be submitted for the application to be deemed complete.) -please circle one: **YES** NO
- 7.) Has a site plan been included to note the information required on the survey, but also any new construction, parking, clearing, planting, etc.? (A site plan is required to be submitted for the application to be deemed complete.) -please circle one: YES NO *will email - check google earth*
- 8.) Has a business plan been established? If so, please provide it with application submittal. (A business plan is required to be submitted for the application to be deemed complete.) *if you need help with the development of a business plan call the Business Development Center at 434.395.2086 to obtain assistance* -please circle one: **YES** NO
- 9.) Describe how the proposed project complies or refutes the goals and objectives noted in the Kenbridge-Victoria-Lunenburg Comprehensive Plan. This can be found on the Lunenburg County, Virginia website. The Goals, Objectives, and Strategies are located on pages 122 through 134 of the Kenbridge-Victoria-Lunenburg Comprehensive Plan. (This is required to be completed for the application to be deemed complete.)

IWDS Complements the mission by promoting + teaching health + wellness to the Tri-county citizens. We offer classes on mindfulness, healthy eating, self care + others.

By both therapeutic modalities and education we address the needs of individuals + families health + welfare.

see Section 4 question 3

Documents Required at Application Submittal:

1. A copy of one (1) Notification of Application Submittal to Adjacent Property Owners
2. Survey
3. Site Plan
4. Business Plan
5. Fire Safety Plan
6. Traffic Plan (if applicable) *→ RV can fit*
 - a. Must include adequate ingress and egress for fire, EMS, and law enforcement.
 - b. Ingress and egress for patrons.
 - c. Traffic flow within the parcel(s) of the application.
7. Plan for Sanitary Facilities (if applicable) *in house*
8. Proof of Insurance (if applicable) *will email*
9. Trash Disposal Plan (if applicable) *hauled off weekly - if event w/in 48 hrs rd clean-up - DOT picks up.*

LEGEND

RF ROD FOUND
RS ROD SET
PS PIPE SET
CL CENTERLINE
PL PROPERTY LINE
SB SOIL BORING
NDL NEW DIVISION LINE
CP COMPUTED POINT
ROW RIGHT OF WAY



IF THE SEAL AND SIGNATURE ARE NOT BLUE COLORED, THE PLAT IS A COPY THAT MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE DECLARATIONS CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO SUCH ALTERATIONS.

JERRY W. & JANET W. BARBER
PC 3 FOLDER 126
DB 241 P 495
TM 19-A-11

PARCEL C
2.15 AC.
PART OF PC 3 FOLDER 133

PARCEL B
6.16 AC.
PART OF PC 3 FOLDER 133

PARCEL A
9.16 AC.
PART OF PC 3 FOLDER 133
WITH EXISTING DWELLING, WELL, AND OTHER IMPROVEMENTS

J. RICHARD DUNN
SURVEYING, LLC
P. O. BOX 783
KENBRIDGE, VA 23944
(434)-676-3623

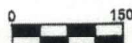
PLAT OF BOUNDARY RE-SURVEY
SHOWING NEW DIVISION LINES
FOR RE-ARRANGING THREE PARCELS

OWNED BY JOHN W. STUGART, JR.
AND JOANNE R. STUGART
DB 310 P 762
PC 3 FOLDER 133
TAX MAP 19-13-1, 2, AND 3

LOCATED IN PLEASANT GROVE MAGISTERIAL DISTRICT
LUNENBURG COUNTY, VIRGINIA

DATE: MAY 31, 2017

SCALE: ONE INCH = 150 FEET



FB 292 - 47

Plat Recorded June 23, 2017 Plat Cabinet 5 Folder 144

NOTES

1. THIS PLAT WAS PREPARED WITHOUT VIEWING AN ATTORNEY'S TITLE REPORT, AND MAY NOT SHOW ALL ENCUMBRANCES UPON THIS PROPERTY.
2. FLOOD INSURANCE RATE MAPS FOR LUNENBURG CO., VA, WITH EFFECTIVE DATE FEB. 25, 1983, SHOW THIS PROPERTY IS WITHIN ZONE C. ZONE C IS THE AREA OF MINIMAL FLOOD HAZARDS. SEE COMMUNITY PANEL NO. 510309-0050-A. F.E.M.A.
3. CURRENT BUILDING SETBACK DISTANCES SHOULD BE OBTAINED FROM LUNENBURG COUNTY BEFORE SETTING CONSTRUCTING A NEW DWELLING.
4. THIS PLAT WAS PREPARED WITHOUT VIEWING A COUNTY HEALTH PERMIT.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

Inner Wizdom Dragon Spirit

Business Plan

Identity A family owned, veteran owned, women owned business offering therapeutic massage, classes, recovery meetings, and celebrations	Problem In this age of automation and impersonal connections, people need places where they can learn, grow, and heal, in person and face to face.
Our solution With over 50 combined years in practicing, leading, and teaching various modalities and groups, we offer individuals and small groups the opportunity to grow, learn, and heal.	Target market The target audience is primarily adults, including elderly, veterans, and those in 12-step recovery. We also reach younger people with nature walks, mindfulness, and movement.
The competition There are local massage therapists, personal trainers, coaches, and recovery groups. These are more cohorts than competition, however.	Revenue streams The primary revenue comes from the personal therapeutic massage offered by Ruth & Debbie. Classes cost from \$15 for a yoga class to \$300 for continuing education classes for licensed massage therapists.
Marketing activities At this time, our marketing is mostly word of mouth and referrals. We are listed as providers for CES's on the NCBTMB website, and our own website. We occasionally offer classes for local schools, teachers, and organizations.	Expenses <ul style="list-style-type: none">• Basic office supplies, oils, and materials for handouts.• Memberships in professional organizations• Continuing education and travel
Team and key roles The only roles are the owners, Ruth H. Brown and DebbieAnne Vigneri. There is no plan to hire any employees	Milestones As our reputation expands, we hope to connect with more people who can benefit from our skills and services.

Inner Wizdom Dragon Spirit
Ruth & Debbie
5104 Double Bridges Rd
Meherrin, VA 23954
Massage@dragonTracks.net
(518) 256-4933



Coverage provided by

Erie Insurance Company

100 Erie Insurance Place Erie, PA 16530

erieinsurance.com

Erie Insurance Company
NAIC Code 26263

ErieSecure Business™ Policy Declarations

New Declarations

Mailing name and address for Insured

INNER WIZDOM DRAGON SPIRIT
RUTH BROWN & DEBBIEANNE
5104 DOUBLE BRIDGES RD
MEHERRIN VA 23954-2237



DD1465

Named Insured's full name

RUTH BROWN & DEBBIEANNE VIGNERI
DBA INNER WIZDOM DRAGON SPIRIT

Legal entity

Partnership - Individual

Agent

DD1154 W A WATSON & SONS INS AGY INC

Policy period

12/12/2023 to 12/12/2024

Policy number

Q61 0345868

Agent address and phone

W A WATSON & SONS INS AGY INC
PO BOX 567
FARMVILLE, VA 23901-0567
(800) 775-8350

Policy period begins at 12:01 A.M. standard time on the effective date and ends at 12:01 A.M. standard time on the expiration date. Standard time is determined at the stated address of the Named Insured.

Agency email address

staff@wawatson.com

Agency website

<http://www.wawatson.com>

The insurance applies to those premises described below. This is subject to all applicable terms of the policy and attached forms and endorsements.

Policy Discounts

Multi-policy

Payment plan

Premium Summary

Total net premium:

\$590

Final premium:

\$590.00

(This is not a bill. Your invoice will follow in a separate mailing.)

Insured name: RUTH BROWN & DEBBIEANNE VIGNERI
Policy number: Q61 0345868
Policy period: 12/12/2023 to 12/12/2024

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Liability Protection

Commercial general liability coverage

Coverage	Deductible	Limit
Bodily injury and property damage		\$1,000,000 Each occurrence
Personal and advertising injury		\$1,000,000 Any one person or organization
Medical expense payments		Excluded
Damage to premises rented to you – Fire legal liability		\$1,000,000 Any one premises
General aggregate		\$2,000,000
Products – Completed operations aggregate		\$2,000,000
Non-owned and hired automobile liability		Included
Damage to customers autos - Legal liability	\$200	Included

Policy Optional Coverages and Exclusions

Coverage	Deductible	Limit
Colleges or schools (Limited form)		
Identity recovery – Owners and employees		\$25,000
Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)		
Abuse or molestation exclusion		
Exclusion – Athletic or sports participants		
Description of operation(s): Yoga Participants		
Exclusion – Corporal punishment		
Exclusion – Injury to volunteer firefighters		
Exclusion – Law enforcement activities		

Property Protection

Risk Information for Location 1 - Building 1

Address:	5104 DOUBLE BRIDGES RD	Windstorm/Hail:	Property deductible
City/State:	MEHERRIN, VA	Insured interest:	Building owner
Zip code:	23954	Year built:	2019
County:	Lunenburg		
Property deductible*:	\$1,000		
Production or process machinery deductible:	\$1,000		
Production or process machinery deductible - Income protection:	1x day		
Occupancy/Operations:	18200 Spas		
	47474 School - trade or vocational		

Location 1 - Building 1 summary

Coverage	Deductible	Limit
Property coverage part		
Business personal property: Comprehensive perils, 80% coinsurance, Replacement cost		\$10,000

Insured name: RUTH BROWN & DEBBIEANNE VIGNERI

Policy number: Q61 0345868

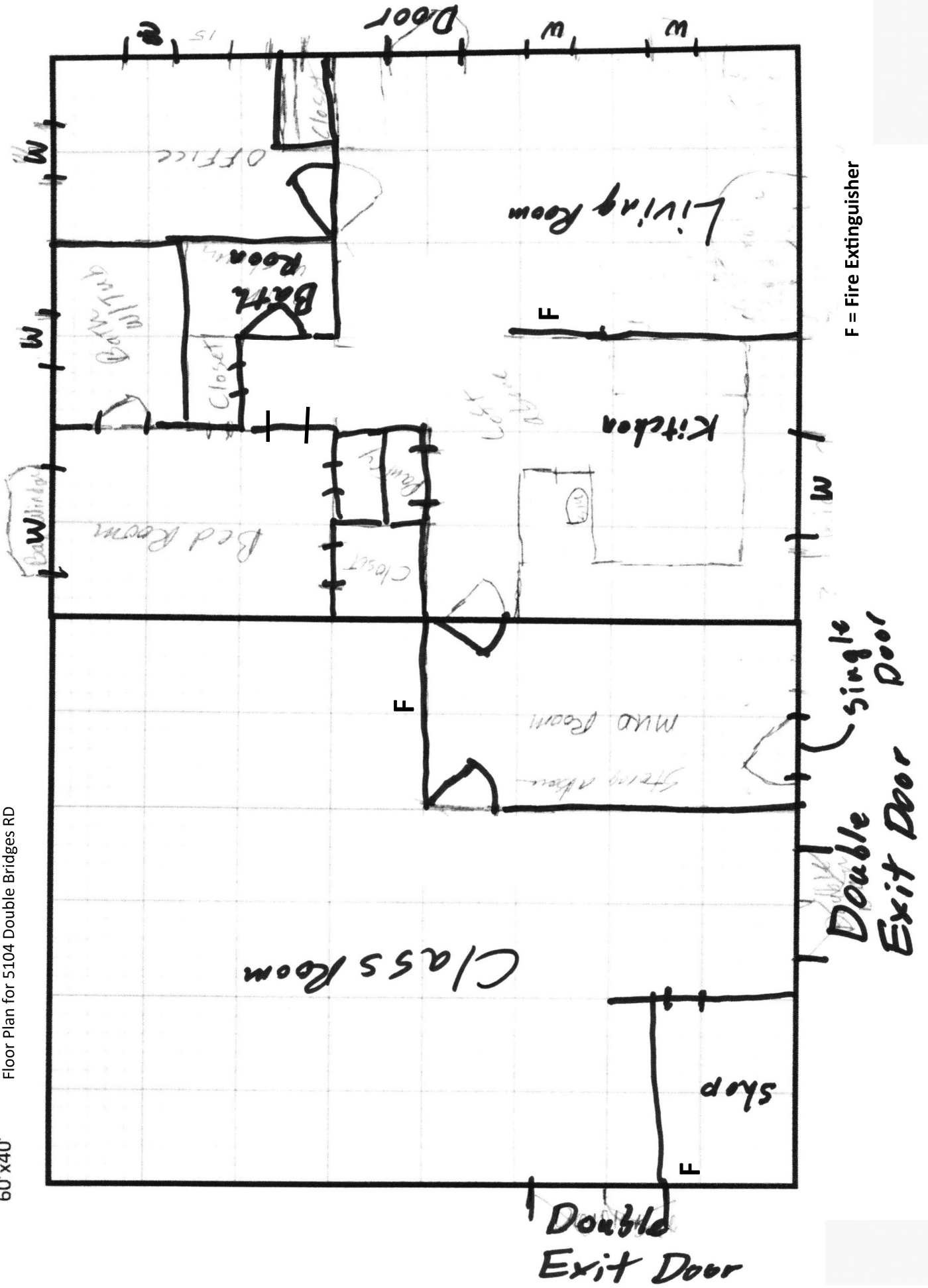
Policy period: 12/12/2023 to 12/12/2024

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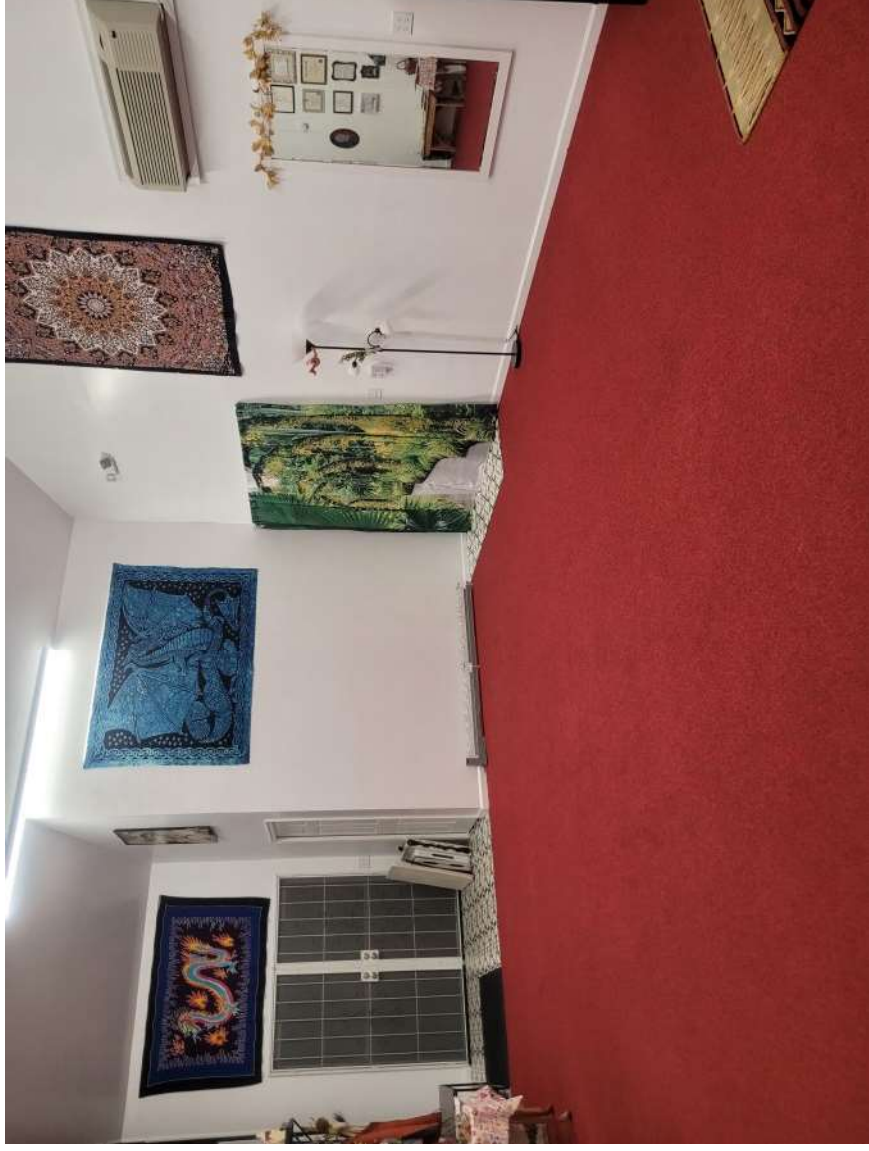
Schedule of Forms

Form number	Edition date	Description
CG0001	04/13 *	Commercial General Liability Coverage Form
CG0179	07/10 *	Virginia Changes
CG2101	11/85 *	Exclusion - Athletic or Sports Participants
CG2106	05/14 *	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - With Limited Bodily Injury Exception
CG2109	06/15 *	Exclusion - Unmanned Aircraft
CG2135	10/01 *	Exclusion - Coverage C - Medical Payments
CG2146	07/98 *	Abuse or Molestation Exclusion
CG2170	01/15 *	Cap on Losses from Certified Acts of Terrorism
CG2230	07/98 *	Exclusion - Corporal Punishment
CG2251	07/98 *	Exclusion - Law Enforcement Activities
CG2256	07/98 *	Exclusion - Injury to Volunteer Firefighters
CG2271	04/13 *	Colleges or Schools (Limited Form)
CG4032	05/23 *	Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)
EPP0001	10/22 *	ErieSecure Business Property Coverage Part
EPP0006	10/19 *	ErieSecure Business Extra Liability Coverages
EPP0008	09/23 *	Policy Change Endorsement - Exclusions
EPP0009	10/19 *	Exclusion - Professional Liability
EPP0010VA	10/22 *	Virginia Property Change Endorsement
EPP0011VA	07/21 *	Liability Change Endorsement
EPP0035	10/19 *	Important Notice to Virginia Policyholders - ErieSecure Business
EPP0051	10/19 *	Important Notice - Data Breach Response Expenses Coverage
EPP0222	10/19 *	Windstorm or Hail - Deductible
EPP2903	10/19 *	Identity Recovery - Owners and Employees
EPP3208	10/19 *	Exclusion - Lead Liability
EPP4000VA	10/19 *	ErieSecure Business Policy - Virginia
EPP4006	10/19 *	Coverage for Punitive Damages
IL952A	03/21 *	Cap on Losses from Certified Acts of Terrorism
IL985H	03/21 *	Disclosure Pursuant to Terrorism Risk Insurance Act

60'x40' Floor Plan for 5104 Double Bridges RD



Classroom—Exit doors closed



Classroom—Exit doors open



Instructions for use—in case of fire



5104 Double Bridges Rd

*Note - Parking on Hill is paved
Parking spots in front of House - also Paved*

