



Lunenburg Planning Office  
Application for Conditional Use Permit for Non-Solar Facilities

RECEIVED  
MAR 27 2023  
BY: 

Case Number: \_\_\_\_\_ (Office Use Only)

Section 1

Applicant Name: Jason D. Moses  
Owner Name: Jason D. Moses & Ella M.E. Moses  
Owner Signature:   
Contact Name for Application: Jason Moses  
Physical and Mailing Address: 12954 Oral Oaks Rd  
Victoria, VA 23974  
Phone Number: 434-294-7550  
Email Address: jefarmersmarket@gmail.com  
Fax Number (if applicable): N/A  
Power of Attorney Name: N/A  
Power of Attorney Signature: N/A

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): 033A9-05-0-7, 033-A9-03-0-2A,  
033A9-05-0-8, 033A9-05-0-9  
Area (ac./sq. ft.): 3.528 Acres  
Magisterial District: Plymouth  
Address: 368 K-V Road  
Victoria, VA 23974  
Existing Zoning: Commercial  
Requested Use: Commercial  
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/#/mwj>. 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.

The application deadline is the 1<sup>st</sup> 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 1<sup>st</sup> 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.

**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, Board of Supervisors, and Planning Commissioners**

**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: [Signature]

State of: Virginia

County of: Lunenburg

Before me, Beverly Gail Gregoric, on this 27<sup>th</sup> day of

March, 2023, JASON MOSES, Applicant(s) Name, personally appeared, and

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 27<sup>th</sup> day of MARCH, 2023

[Signature]  
Notary Public's Signature

State of Virginia; County of Lunenburg  
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: \_\_\_\_\_



## Notification of Application Submittal to Adjacent Property Owners

To: Adjacent Property Owner of Parcel(s) \_\_\_\_\_

From: Jason Moses

Date: 3/29/23

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

- Rezoning
- Conditional Use Permit
- Special Exception

Requested Use or Exception:

I have requested a conditional use permit in order to reopen the old Victoria Livestock Market. The property is currently zoned commercial.

The application will be available for viewing at the Lunenburg County Planning Office. 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](mailto: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 manner which 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?

Livestock auction, property auction, farm supply,  
Greenhouse slips and vegetable sales, small livestock  
sales, farm product sales, food service, equipment  
sales and auction

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

Clear debris to build greenhouse, add building for  
office, store and kitchen

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

Lunenburg County has a long history in farming. Homesteading  
has grown substantially in recent years and continues to grow.  
Land prices and taxes make Lunenburg a desirable location to build  
a homestead. This business will provide necessary supplies to  
homesteaders and larger farmers, while providing the general public  
with goods.

Also, address the following:

a. Details of Operations: Livestock Market (Saturdays), Store (Mon-Sun),  
Food (Mon-Sun)

b. Hours of Operation: 5am - 5pm

c. Traffic: Parking lot used for visitors

d. Noise: Speaker will be used during Saturday auctions inside  
building and for outdoor equipment.

e. Dust/Smoke: N/A

f. Runoff: N/A

g. Intensity of Use: Normal business

h. Hazardous Materials: N/A

i. Outside Storage: N/A

4.) Is the use location on a floodplain, wetland area, or dam break inundation zone? NO

5.) Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. NO

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? 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.? no

8.) Has a business plan been established? If so, please provide it with application submittal. 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 located the Lunenburg County, Virginia website.

The Old Victoria Livestock Market has sat for many years with no upkeep. As a result the building started to crumble as trees and weeds covered it. The structure, with the attention we are providing to it, will soon become a functional, useable building. (B, objective 2, strategy 2).

Farming is popular in Lunenburg and adjoining counties. By opening up the livestock market it will attract people from surrounding counties to our area as options and opportunities to buy and sell livestock are limited. (Encourage and promote tourism)

Requirements for telecom site plans can be found in Section 22 Article III, items 22-81 thru 22-112 of the Lunenburg County Code.