



# NORTHUMBERLAND COUNTY LAND USE APPLICATION

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

**1. Owner/Applicant Information:**

Owners Name: <b>Betty Chamblee</b>		Address: <b>40 Jennifer Mann 309 Greenfield Point Dr. Reelville, Va 22539</b>
Telephone (H): <b>804-580-0408</b>	Telephone (W):	Email: <b>jennmann87@gmail.com</b>

Applicants Name: <b>Little River Campground, LLC Tamarac Hart, Manager</b>		Address: <b>P.O. Box 333 Reelville, Va 22539</b>
Telephone (H): <b>804.514.1282</b>	Telephone (W):	Email: <b>lrreelville@gmail.com</b>

Plan Preparer/Authorized Agent:		Address:
Telephone (H):	Telephone (W):	Email:

**2. Property Information:** *Map Insert + 30, Double circle 1, Parcel # 002I*

Tax Parcel # : <b>34343002</b>	Parcel Physical Address (If applicable): <b>925 Smith Point Rd, Reelville, Va 22539</b>		
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1	Acreage: <b>6.08</b>	Magisterial District: <b>5</b>	Date Property Purchased:
Are there any structures on the property? <i>Restroom Structure at the Southern end of the property</i> <input checked="" type="checkbox"/> Yes (If yes, please describe) <input type="checkbox"/> No:		Deed Book Page # : <b>430-334</b>	
Board of Supervisor Representative: <b>Ronnie Jett</b>		What is the road name or route number on which your property is located? <b>Smith Point Road</b>	
Directions to Property: <b>360 East toward Reelville; Left on Sunnybank Rd; Right on Smith Point Rd. property is on (L) side of road at the end of highway maintenance</b>			

<b>Office Use Only:</b>		<b>Application #:</b> <u>22-CU-001</u>	
DATE RECEIVED: <b>3-3-22</b>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date: <b>4-14-22</b>	PAID STAMP: 	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input type="checkbox"/> Conditional Use- \$150 <input checked="" type="checkbox"/> Conditional Use Boathouse- \$150 <input type="checkbox"/> Exception to the Bay Act- \$300 <input type="checkbox"/> Subdivision Variance- \$300 <input type="checkbox"/> Zoning Variance- \$300

3. Description of Request:

Type of Request (check one): <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance <input type="checkbox"/> Zoning Variance
What is the current use? (Use another sheet of paper if more space is needed): Roughly 50% of the 6 acres is being used for existing campsites in Little River Campground. Of the remaining 50%, we are wishing to utilize approximately 25% (1/4) of the open space for additional boat storage. - See attachment
Describe the proposed use/project (Use another sheet of paper if more space is needed): We propose to utilize the space as additional boat storage for clients of <del>the</del> Little River Campground.
Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.) <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Has any portion of this request for which you are seeking a permit been completed or commenced? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No

## ADJOINING PROPERTY OWNERS

Smith Point Marina, Inc.  
989 Smith Point Road  
Reedville, VA 22539

Daniel or Jeanne Hickey  
989 Smith Point Road  
Reedville, VA 22539

Carol E. Gibson and  
Douglas C. Gibson, Jr.  
17981 Dumfries Circle  
Olney, MD 20832

John A. or Lisa W. Cockrell  
34971 Charles Town Pike  
Purcelville, VA 20132

Paula M Reuter and  
Raymond R. Reuter  
44 Marina Point Road  
Reedville, VA 22539

Tamara Chamblee Hall and  
Bruce Hudson Boykin Trustees  
56 Bridge Creek Drive  
Reedville, VA 22539

William W. Corey  
Heidi Wilkins-Corey Trustees  
991 Smith Point Road  
Reedville, VA 22539

Alan L. Cottrell  
3100 Hollow Oak Drive  
Toano, VA 23168-9612

Joyner Kenneth Mark, Jr. and  
Liberty Kauders  
10307 Salford Court  
Glen Allen, VA 23060

Brian J. Frickie ETAL Co-Trustees  
Mary H. Frickie ETAL Co-Trustees  
4030 N 26<sup>th</sup> Street  
Arlington, VA 22207

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s) Jennifer R. Mann, POA Date 2/6/22

Printed Name(s) Jennifer R. Mann, POA

Signature of Applicant(s) Tamara C. Hall Date 3/1/22

Printed Name(s) Tamara C. Hall; manager Little River Campground, LLC

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

## APPENDIX B Conditional Use Additional Information

*Please submit this appendix with your application.*

1. Please provide the following setbacks for all proposed structures:

Primary Structure:	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	NA
Secondary Structure:	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	NA.

2. Additional Information

Will there be parking on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the number of spaces being provided. <u>50</u>
Will there be any fencing or landscaping? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain. Upon approval a privacy screen of shrubbery will be added at the perimeter of the property, as well as fencing eventually to the northern wall.
Will there be any lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the type and number of lights being used. Upon approval, lighting will be installed for security purposes. All lighting will be non reflective & directed downward.
Will there be any signs associated with the request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the size and number of signs. All signage will be within the Campground property. All permits will need to be obtained from the Office of Building & Zoning for signage.

← anticipate using solar lighting

directed downward

<b>Office Use Only:</b>
Part of application #: <u>22-CU-001</u>
Date Received: <u>3-3-22</u>

March 2, 2022


Mr. Philip Marston  
Northumberland County Zoning Administrator  
PO Box 129  
Heathsville, Va. 22473

Mr. Marston,

Please find included with this package the completed Conditional Use Permit application for Little River Campground and application fee. We met and discussed our proposed project with several concerned neighbors (Wayne and Heidi Corey and Raymond and Paula Reuter, and having previously discussed with Dan Hickey) received their support from the Corey's and Reuter's, specifically, to proceed with our application. Mr. Hickey explained he'd remain neutral in this endeavor.

If additional information is needed, please do not hesitate to contact me directly. Thank you.

Respectfully submitted,



Tamara Chamblee Hall  
Manager, Little River Campground  
804-514-1282



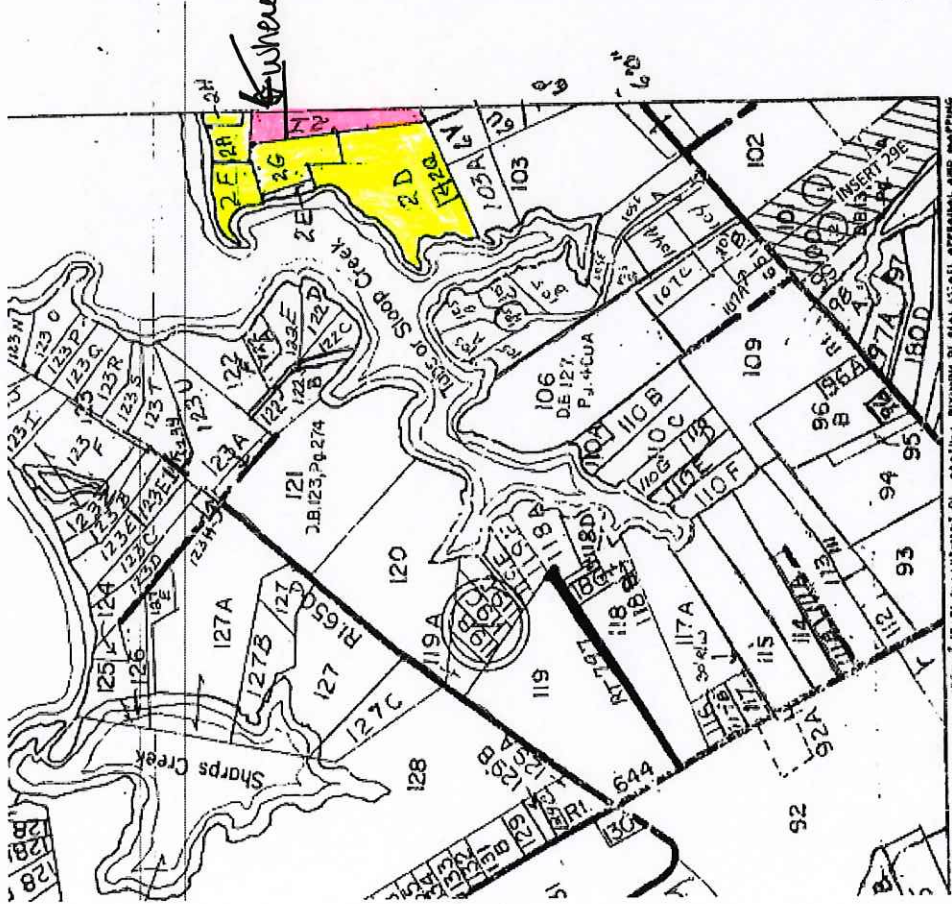
## Proposed Expansion of Boat Storage Facilities

Little River Campground (March 1, 2022)



- **Location:** Area proposed is in the northwest corner of the property, abutting the current fenced area of the marina property (shaded in red). The area will be accessed off the main campground road at the edge of the field just before the marina property (shaded in blue). The area marked in yellow is drain field for our septic system and we will not be utilizing that space.
- **Purpose:** to be used for boat storage for current campground renters and possibly overflow parking from the use of the boat ramp. We have several boats in the current area that would be moved to the new space, opening up more space for truck/boat trailer parking for individuals that utilize the marina boat ramp in the currently used space.
- **Fencing, etc:** shadow fencing similar to the front entrance will be erected along the northern border to the boundary out perpendicular to placement of a current pole (about 1/3 the depth of the lot from Smith Point Road to Smith Point Marina). It will be placed within the field property approx. 4-6 feet from the tree line. Additional shrubbery/natural border plants will be placed at the eastern line and continued along the perimeter of the lot. Similar rope barrier will be placed along the entrance road into the proposed lot to keep the traffic within the boundaries of the road and limit the access to the rest of the field. We would want to “clean up” the area in the corner that is overrun with tree/tree debris/weeds, as well as, trimming any dead limbs that project out from the tree boundary, if agreeable with the owners of the adjacent property.
- **Lighting:** There is currently no electric hookup for that area. At this time we are proposing to supply lighting for safety and security reasons with solar powered lights (3-4 maximum). Their placement will be set to limit the amount of spill over light outside the perimeter of the area.
- **Maintenance:** once approved, we plan to gravel the road in and the lot. The grass areas will be cut at regular intervals, as they are now.
- We currently do not plan, currently or in the future, to add electric or water to that area. We do not plan to add any additional structures/buildings, either temporary or permanent, to that area. We do not plan, now or in the future, to expand into any part of that field property with additional campground sites.





Where proposed boat storage area would be owner

leased to:  
 2I - Betty Chamblee / Little River Campground

2G > Smith Point Marina  
 2E > (Dan + Jean Hickey)

2A - Corey, William + Heidi Wilkins Corey

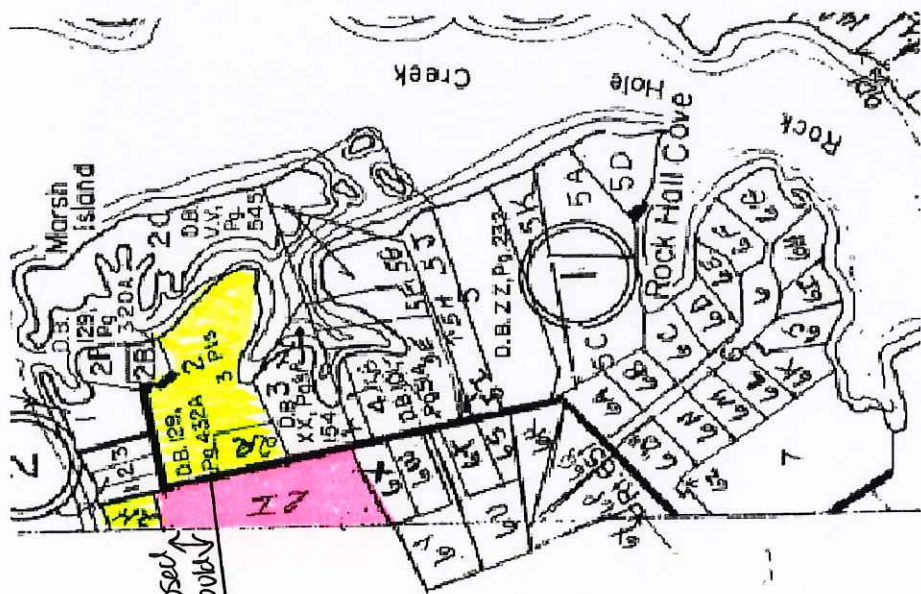
2H - Cavole + Douglas Gibson

2D - Don Chamblee Jr Trust  
 Tamara Hall Trustee

2 + 2 R - Raymond + Paula Reuter

SECTION 29





where proposed  
 bucket storage works  
 bc



