

# PUBLIC NOTICES

## PUBLIC NOTICE

Notice is hereby given that Salt Aire Property Owners Association, Inc. (VMRC #2023-0118) has applied for a permit from Virginia Marine Resources Commission to replace an existing concrete community boat ramp with a new ramp in the same footprint, including riprap flank protection, all extending a maximum of 26 feet channelward of mean low water into the Rappahannock River at property at the end of Landing Drive in Lancaster County. You may provide comments on this application at <https://webapps.mrc.virginia.gov/public/habitat/comments/>. We will accept comments by the USPS provided they are received within 15 days to: Marine Resources Commission, Habitat Management Division, 380 Fenwick Road, Bldg 96, Hampton, VA 23651. (X)

TRUSTEE SALE OF  
575 Boys Camp Road  
Kilmarnock, VA 22482

In execution of the Deed of Trust dated November 28, 2018, in the original principal amount of \$135,500.00, recorded as Inst. 220002179, assigned as Inst. 220002644, in the Clerk's Office of the Circuit Court for the County of Lancaster, Virginia, default having occurred in the payment of the indebtedness thereby secured and at the request of the holder of the note, the undersigned, as Substitute Trustee, will sell at public auction at the front entrance of the Circuit Court for the County of Lancaster on March 1, 2023, at 10:00 a.m., the property located at the above address and described as Parcel 2 containing 2.197 acres, more or less as shown in Deed book 293, page 10, County of Lancaster. TERMS: CASH. PROPERTY SOLD AS IS WITH SPECIAL WARRANTY OF TITLE. A deposit of \$12,000.00 or 10% of the successful bid amount (whichever is lower) will be required immediately of the successful bidder, in cashier's check or certified funds only payable to or signed over to "DOLANREID PLLC, TRUSTEE", balance due within 15 days from date of sale. No personal checks accepted. Sale is subject to post sale confirmation and audit of the status of the loan including, but not limited to, determination of whether

the borrower filed for and obtained bankruptcy protection, entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, or if trustee is unable to complete the sale, or if it is set aside or not fully completed for any reason except purchaser's default, the sale shall be null and void, and the purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. Upon purchaser's default, the deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser. Sale is subject to all prior liens, easements, restrictions, covenants, reservations and conditions, if any, of record, as well as inchoate liens and any other matters which would be disclosed by an accurate survey or inspection of the premises. Real estate taxes will be adjusted to the date of sale. All costs of conveyance, deed, examination of title, recording charges, grantor's tax and possession will be at the expense of the purchaser. All risks of casualty immediately pass to the successful bidder. Time is of the essence. Winning bidder must sign a memorandum of sale immediately upon completion of sale. Additional terms may be announced at the time of sale. Trustee's affidavit and a copy of the notice of sale available at the foreclosure sale. The opening bid is not announced until the sale. Current sale status available at [dolanreid.com/foreclosure-sales](http://dolanreid.com/foreclosure-sales). THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

For Information Contact:  
DolanReid PLLC  
Substitute Trustee(s)  
12610 Patrick Henry Dr., Ste. C  
Newport News, VA 23602;  
(757) 320-0255  
Publish On: January 26 &  
February 2, 2023 (Jan-26-21)

USACE RELEASE OF THE DRAFT  
CHESAPEAKE BAY OYSTER  
RESTORATION PROGRAM,  
GREAT WICOMICO RIVER  
SUPPLEMENTAL ENVIRONMENTAL  
ASSESSMENT

The U.S. Army Corps of Engineers  
(USACE) and the Commonwealth

of Virginia, acting through its agent, the Virginia Marine Resources Commission, announce the release of the Draft Chesapeake Bay Oyster Recovery Program Great Wicomico River Supplemental Environmental Assessment (SEA). This Draft SEA evaluates alternatives that have the potential to improve the current and future function of eight restored reefs in the Great Wicomico River, Virginia. The study recommends expanding one reef, upgrading low-relief areas (2-4 inches high) of several reefs using small, 3-inch stone to a height of 12 inches, and

adding large stones for additional habitat.

The public is invited to review and provide comments to the study and the document. The Draft SEA is accessible at the USACE project website: <https://www.nao.usace.army.mil/About/Projects/Oyster-Restoration/>

Hard copies of the report can be provided upon request.

Comments may also be submitted to the USACE at [david.m.schulte@](mailto:david.m.schulte@)

usace.army.mil or by mail to Mr. David Schulte, U.S. Army Corps of Engineers, Norfolk District, 803 Front St., Norfolk, VA 23510, until February 28, 2023. If you need more information or require special assistance, please contact Mr. David Schulte at (757) 201-7007. (Jan-26-11)

VA ABC  
Retail License Application-  
Posting and Publishing  
Notice  
Livi's Market LLC Trading as Livi's  
Market, 4447 Irvington Rd., Irving-

ton, Lancaster County, VA 22480. The above establishment is applying to the VIRGINIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) for a Retail license to sell or manufacture alcoholic beverages. Olivia Justis, Member (LLC) Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at [www.abc.virginia.gov](http://www.abc.virginia.gov) or 800-552-3200. (Jan-19-21)

## TOWN OF KILMARNOCK KILMARNOCK TOWN COUNCIL 2023 REGULAR MEETING SCHEDULE

Kilmarnock Town Council regular monthly meetings are scheduled and published as followed:

January 23	February 27	March 20
April 17	May 15	June 26
July 17	August 21	September 18
October 16	November 20	December 18

All regular monthly meetings are held at 7pm in the Kilmarnock Town Hall, 1 N. Main ST, Kilmarnock, VA 22482.

Visit the town's website at [www.kilmarnockva.com](http://www.kilmarnockva.com) for up-to-date monthly meeting information.

Questions, comments, and any handicap accessibility needs regarding town meetings should be directed to the Town Manager, Susan Cockrell, 804-435-1552 ext.1 or [susancockrell@kilmarnockva.com](mailto:susancockrell@kilmarnockva.com)

## Town of Irvington PUBLIC HEARING

Notice is hereby given that the Irvington Town Council will have a public hearing on February 9th, 2023 at 6:30 PM at the Irvington Baptist Church, 53 King Carter Dr, Irvington. This Hearing is pursuant to VA Code 15.2-2204 pertaining to the following:

Proposed Conditional Use Permit application # 2022. Honey to operate a yoga/Pilates/retail store at 301 Steamboat Road.

Proposed Conditional Use Permit application #2022. Tides Farm to operate an agricultural farm on parcel #33-307C by New Tides LLC.

Proposed Conditional Use Permit application #2022. Hillenbrand to operate a Short Term Rental to be located at 81 Carter's Creek Road.

Proposed Conditional Use Permit application #2022. Kindle to operate a Short Term Rental to be located at 277 Steamboat Road.

Copies of the applications are available in the Town Office. Individuals requiring additional information or clarification may contact Justin Nelson, zoning administrator, 804-438-6044 1/19-21

## NORTHUMBERLAND COUNTY NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Chapter 11, 15.2-2204 of the Code of Virginia as amended, that the Northumberland County Board of Supervisors will hold a public hearing on **Thursday, February 9, 2023 at 7:00 p.m.** at the new Courthouse at 220 Judicial Place, Heathsville, VA, and telephonically in order to consider the following:

- 1) A revision to the Northumberland County Zoning Ordinance § 148-155, Solar Energy Facilities, to prohibit solar energy facilities in R-1, Residential General and R-2 Residential Waterfront zoned properties, require a solar siting agreement, an environmental impact statement, a landscape agreement and surety, reduce the time for revision of the decommissioning plan from every five years to every two years, and increase the time to decommission a solar energy facility from six to twelve months. The Planning Commission recommended that the Board consider keeping the revision of the decommissioning plan to five years, as they feel revising every two years is burdensome. Details regarding the changes to the solar energy facility section of the zoning ordinance can be found at [www.co.northumberland.va.us](http://www.co.northumberland.va.us).

All written comments should be received by the Office of Building and Zoning prior to the Board meeting. For further information concerning this request, contact Stuart McKenzie in the Office of Building & Zoning at the Courthouse in Heathsville, VA (580-7921 or email [smckenzie@co.northumberland.va.us](mailto:smckenzie@co.northumberland.va.us)). Interested members of the public will be able to participate in the meeting through electronic means (telephonic). The phone number, access code and password will be published on the County Website, [www.co.northumberland.va.us](http://www.co.northumberland.va.us) at least 3 days prior to the meeting. If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Stevie Conaway at (804) 580-8910 (Voice) or Via the Virginia Relay or TDD for assistance.

Northumberland County Board of Supervisors  
By: Stuart McKenzie, County Planner 1/26-21

## COUNTY OF LANCASTER GENERAL REASSESSMENT OF REAL ESTATE

Lancaster County has retained Cowan Services, LLC to perform the County's 2024 General Reassessment of real estate, which will become effective on January 1, 2024. The County is currently on a 5-year reassessment cycle. The *Code of Virginia, 1950, as amended*, mandates that each locality periodically perform a general reassessment of real estate to determine each property's fair market value and to equalize each property's value in relation to similar properties.

Members of the reassessment team will begin visiting properties during the week of January 16, 2023. They will be carrying photo I.D.'s and will have magnetic County Reassessment signs on their cars. Assessors will be coming out to residents' homes to look at dwellings and their property in general, as well as take exterior pictures/measurements in order to determine their fair market value.

The field assessments are expected to be completed in October 2023 and the notices of the proposed changes in the assessed values will be mailed out to property owners in November 2023. These notices will also give the details on the method of appealing the proposed assessed values.

Contact: Jason Cowan, RES, AAS  
Cowan Services, LLC  
[Jasoncowan09@gmail.com](mailto:Jasoncowan09@gmail.com)  
(804) 572-5868 1/19-21

## NORTHUMBERLAND COUNTY NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Chapter 22, 15.2-2204 of the Code of Virginia as amended that the Northumberland County Board of Zoning Appeals will hold a public hearing on **Tuesday, February 7, 2023 at 7:00 p.m.** in the Northumberland County Sheriff's Office at 195 Judicial Place in Heathsville to consider the following request.

1. Request by Wesley Riley Dawson, owner, for a variance to the Northumberland County Zoning Ordinance, Article VI, Section 148-63-A & B, to allow a structure closer than the allowed side and rear setbacks on property zoned R-3, Residential Restricted. The property is located on Tax Map Parcel #11-A(1)-207 on Colonial Road in Pine Point Estates Subdivision.

Proposed requests can be viewed in the Office of Building and Zoning. All written comments should be received by the Office of Building and Zoning prior to the Board meeting. For further information concerning this request, contact the Office of Building & Zoning at the Courthouse in Heathsville, VA (580-7921 or email [pmarston@co.northumberland.va.us](mailto:pmarston@co.northumberland.va.us)). If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Stevie Conaway at (804) 580-8910 (voice) or via the Virginia Relay or TDD for assistance.

Northumberland County Board of Zoning Appeals  
By: Philip Marston, Zoning Administrator 1/26-21

## LANCASTER COUNTY SCHOOL BOARD will hold a proposed Budget Work Session at the Early Childhood Education Center on Wednesday, February 1, 2023 at 6:00 PM

## COUNTY OF LANCASTER LANCASTER COUNTY WETLANDS BOARD

**NOTICE OF PUBLIC HEARING** – Pursuant to Section 28.2-1302 of the Code of Virginia, notice is hereby given to all interested parties that the Lancaster County Wetlands Board will hold a public hearing for the following Wetlands Board actions:

1. David N. Anthony, c/o Wayne Savage, PE, Bay Design Group, PO Box 51, Urbanna, VA 23175; requests permission to replace an existing pier and boathouse with a new 168 footlong L-Head pier and 28 foot by 12 foot boathouse, to be located channelward of its current location, with a 67 linear foot bulkhead to enclose the boat slip and dredge 87 cubic yards of sandy material from the proposed new boat slip and shoreline area along the shoreline of Tabbs Creek. Located off Seahaven Drive on Chesapeake Trail. Tax Map #35C 1B 11. VMRC #22-2522.
2. Thomas B. IV & Cynthia Weidner, c/o Joey Scott, PO Box 315, Kilmarnock, VA 22482; requests permission install 60 feet of rip rap revetment along the shoreline of Mosquito Creek. Located off VSH 641 on Muskreek Road. Tax Map #39B 7G. VMRC #23-0006.
3. Richard & Alice Riviere, c/o Joey Scott, PO Box 315, Kilmarnock, VA 22482; requests permission to install 100', 35', & 45' of rip rap revetment and 125' and 25' of stone sill with 1,000 square feet of clean sand nourishment and vegetated wetlands plantings to create a living shoreline, and 1,000 sq. ft. of bank grading/shaping along the shoreline of Yopps Cove. Located off VSH 637 on Yopps Cove Road Tax Map #33 484D. VMRC #23-0007.
4. Salt Aire Property Owners Association, Inc., c/o Joey Scott, PO Box 315, Kilmarnock, VA 22482; requests permission to remove existing 14.5' wide by 82' long (26' channelward of MLW) concrete boat ramp, and replace with proposed 82' by 14.5' wide concrete boat ramp, install 160' of rip rap revetment along edge of failing timber jetties, and install 20' of rip rap flank protection (two 10' sections) along the landward edge of flanked timber groin along the shoreline of Rappahannock River. Located off Bull Creek Road on Landing Drive Tax Map #25D 1 69. VMRC #23-0118.
5. William S. Smithers, III, c/o Joey Scott, PO Box 315, Kilmarnock, VA 22482; requests permission to remove existing failed rip rap revetment, and install 150' of rip rap revetment, a 15' stone spur, a 50' stone sill, 450 sq. ft. of clean sand nourishment, 300 sq. ft. of bank grading, 250 sq. ft. of back fill, and a private use pier 100' channelward of MHW with a 250 sq. ft "L" end, "low profile" boatlift, and associated mooring piles along the shoreline of Hunts Cove. Located off VSH 650 on Mifarm Road Tax Map #29 62F. VMRC #22-2809.
6. David T. Larrabee, c/o Joey Scott, PO Box 315, Kilmarnock, VA 22482; requests permission to remove existing failed rip rap revetment, and install 200' of rip rap revetment, a 10' stone spur, 250 sq. ft. of clean sand nourishment, 1,200 sq. ft. of bank grading, and a private use pier 200' channelward of MHW with a 250 sq. ft "L" end, "low profile" boatlift, and associated mooring piles along the shoreline of Hunts Cove. Located off VSH 650 on Mifarm Road Tax Map #29 62E. VMRC #22-2778.

The public hearing will convene at 9:30 a.m. on February 9, 2023 in the Board of Supervisors Meeting Room. Interested members of the public will be able to participate in the meeting from their computer, tablet, smartphone, regular phone or in person. The weblink, phone number and access code will be published on the County website, [www.lancova.com](http://www.lancova.com) at least three days prior to the meeting as required.

Wetlands Board members will inspect sites on February 7, 2023 sometime between 9:00 a.m. and noon. Information on the above actions is on file in the Building/Land Use Office at the County Administration Office. All interested parties will be afforded the opportunity to be heard and are requested to submit a concise written statement prior to the meeting to the Planning and Land Use Office at 8311 Mary Ball Road, Lancaster, VA 22503, faxed to (804) 462-0031 or email [ohall@lancova.com](mailto:ohall@lancova.com). 1/26-21

# PUBLIC NOTICES

## **Lancaster County School Board is Accepting Applications for a Bus/Automotive Mechanic**

**This is a full time, 12 month position  
that offers salary and benefits**

Apply online at [www.lcs.k12.va.us](http://www.lcs.k12.va.us); applications will be reviewed before selecting which applicants will be invited for an interview. The School Board reserves the right not to fill any advertised position. EOE

## **Town of Irvington Planning Commission and Irvington Town Council PUBLIC HEARING**

Notice is hereby given that the Irvington Planning Commission and Irvington Town Council will have a Joint Public Hearing on **February 9th, 2023 at 6:30PM** at the Irvington Baptist Church, 53 King Carter Drive, Irvington. This Joint Public Hearing is pursuant to VA Code 15.2-2204 pertaining to the following:

Conditional Use Permit application # 2023-Geier to operate a Short Term Rental at 4524 Irvington Rd, Irvington, VA

Copies of the applications are available in the Town Office. Individuals requiring additional information or clarification may contact Justin Nelson, zoning administrator, 804-438-6044