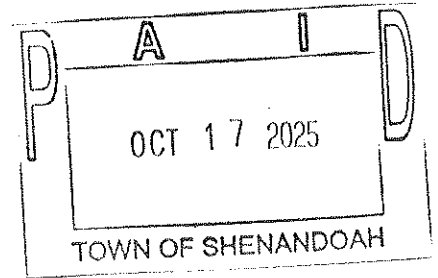




Town of Shenandoah
426 First Street
Shenandoah VA 22849
(540) 652-8164



REZONING APPLICATION

DATE: 10/17/2025

FEE: \$500.00

The applicant is the ☐ OWNER ☒ TENANT (check one)

OWNER'S Name Sullivan Enterprises

Address: 420 S. 3rd Street

Phone: _____

APPLICANT'S Name SVF Development, LLC

Address: 120 Wise Mill Lane, Stephens City, VA 22655

Phone: 540-669-0472

1. Address of property where business will be located: 420 S. 3rd Street
2. Size of property: 4.514 acres
3. Tax Map number: 102A4-A-11
4. Proposed Use: Food Processing Facility
5. Property rezoning: FROM Commercial TO Industrial

Adjoining, Adjacent, Across the Street and Abutting Property Owners Information:

NAME	ADDRESS
✓ Shenandoah Library	418 S. 3rd Street
✓ Weavers Taxes	506 S. Third Street
✓ Pioneer Bank	511 S. 3rd Street
✓ KVK	425 Quincy Ave
✓ Shenandoah machine shop	323 Pulaski Ave.

Continue on back if necessary. Names and address of Owners may be obtained at Town Hall.

I (we) the undersigned do hereby certify that the above information is correct and true. I (we) further understand that if this application is approved, the Town of Council will require that I (we) comply with all regulations of the Shenandoah Town Code of Ordinances.

Furthermore, as applicant for this Special Use Permit request, I (we) the undersigned, hereby acknowledge that I (we) have faithfully and correctly provided names and complete mailing addresses of all property owners that are adjoining, adjacent, abutting and across the street (or alley) from my property. **I (we) understand that I (we) am (are) responsible for notification of this Rezoning Request to all property owners adjoining, adjacent, abutting and across the street or alley from my property.** I (we) further understand that failure to notify ALL necessary property owners will result in additional costs and notices mailed and will delay the process until proper notification has been given to ALL required property owners.

Signature of Owner(s): _____

Signature of Applicant(s): _____

OFFICE USE ONLY:

Planning Commission and Town Council

Dates Public Hearing Advertised: _____

Date Public Hearing Held: 12-9-25

Action of Planning Commission

☐ APPROVED

☐ DENIED

Action of Town Council

☐ APPROVED

☐ DENIED

Mayor

- Mayor would need to move
going meeting until Nov 18 or
next meeting would be Dec 9 to
provide 28-day notice of public
hearing
 - Appraisal
 - Investor timeline
 - Extend to Dec 22
-

Mike C.

- What we are planning to do
- Initial investors
 - Looking for producers and investors
outside of Page

223 mcarpenter@gmail.com

I, Bobby L. Owens, a registered land surveyor in and for the State of Virginia, do hereby certify to the First American Title Insurance Company that this is a true and correct plat of a survey of 4.514 Acres

also described as 4.514 acres Located on the Northern side of U.S.,
Rt. # 340 (street)

Shenandoah, Page
(town) (county)

Virginia, that said plat correctly shows the location
(state)
of all buildings, structures, and improvements on said described property; that there are no party walls, visible right of ways and easements, or visible encroachments except as shown on said plat of survey.

By _____

Dated _____

The following is a metes and bounds description of 4.514 acre lot, belonging to Lisa E. Bryant, Est. located in the Town of Shenandoah, Page County, Virginia.

Beginning at an iron pipe found in the Northeastern line of U.S. Rte. 340 and also being a corner with the Town of Shenandoah; thence with the line of Shenandoah;

N 54-17-47 E 110.05 feet

to an iron pin found, a corner with Town of Shenandoah and Sprint; thence with the line of Sprint

N 88-49-21 E 320.2 feet

to a iron pin found, at a corner with Sprint and V & V2 LLC thence with the line of V & V2 LLC

S 35-40-52 E 534.53 feet

to an iron pin found, at a corner with V & V2 LLC. and Pulaski Street; thence with the Northwest line of Pulaski Street

S 59-46-07 W 161.34 feet

to an iron pin found at a corner with Pulaski Street and Northern corner of Kenesaw Street (Not yet built); thence with the line of Kenesaw Street

N 66-37-18 W 467.01 feet

to an iron pin found in the line of Kenesaw Street and being a point on a curve to the left, having a radius of 1832.59 and an arc of 55.84

Long chord = N 34-46-34 W 55.84 feet

to a Nail found in line with U.S. Rte. 340

N 35-38-34 W 137.42 feet

to a p.k. nail at base of a curb a corner with Shenandoah Community Library, Inc. and in the line of U.S. Rte. 340; thence with the line of The Shenandoah Community Library, Inc.

N 54-21-48 E 90.00 feet

to an iron pin found in aforesaid property; thence with said line

N 35-40-10 W 119.95 feet

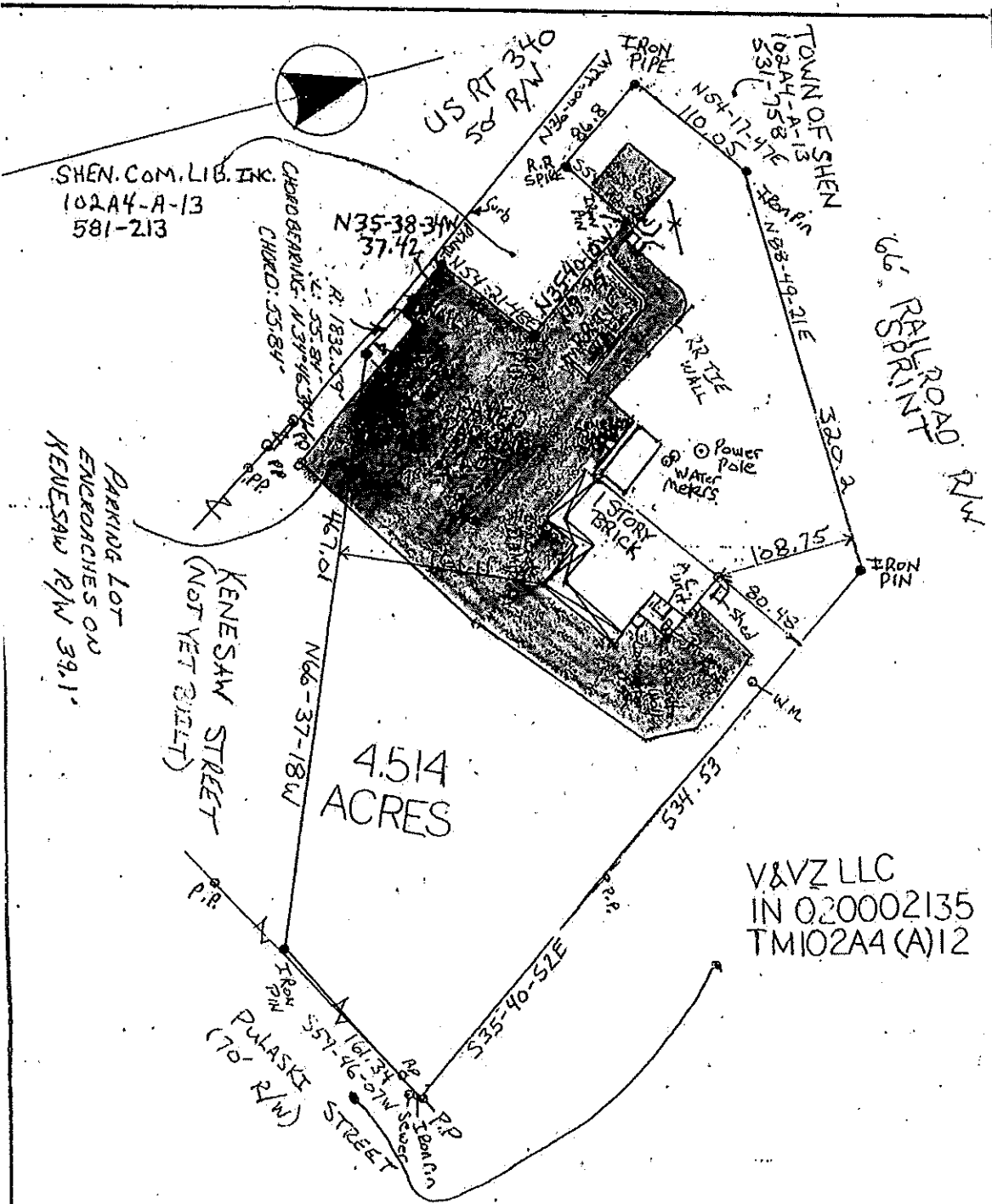
to an iron pin found in aforesaid property; thence with said line

S 54-22-02 W 63.64 feet

to a R.R. spike in the corner with aforesaid property; thence with said line

N 36-00-22 W 86.8 feet

to the beginning and containing 4.514 Acres.



PRESENT OWNER
 LISA E BRYANT
 403-276, TM. 102A4-A-11

COMMONWEALTH OF VIRGINIA
 BOBBY L OWENS
 No. 954
 12-18-02
 LAND SURVEYOR

SURVEY OF A 4.514 ACRE LOT		
SCALE: 1" = 100'	APPROVED BY	DRAWN BY
DATE: 12-18-02		
TOWN OF SHENANDOAH		
PAGE COUNTY, VIRGINIA	DRAWING NUMBER 02-518	

Ticket Detail

2025 REAL ESTATE TAXES

Department: RE2025
Ticket No: 183720001
Frequency: 1
Supplement No: 0
Name: SULLIVAN GROUP LLC
Account No: 17399
Name 2: N/A
Map ID: 102A4 A 11
Address: PO BOX 304
 SHENANDOAH VA 22849
Description: INST#03-276
District: 05
Bill Date: 04/25/2025
Due Date: 06/05/2025

Land Value: \$95,100
Improvement Value: \$250,100
Original Bill: \$1,259.98
Acres: 4.51
Last Transaction Date: 06/10/2025
Payments: \$1,259.98-
Penalty Paid: \$0.00
Interest Paid: \$0.00
Amount Owed: \$0.00
Total Owed: \$0.00
Penalty: \$0.00
Interest: \$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show entries

Date	Type	Transaction No.	Amount	Balance
04/25/2025	Charge	0	\$ 1259.98	\$ 1259.98
06/09/2025	Payment	51460	\$ -1259.98	\$ 0.00

① N 88-49-21 E 320.2 feet
to a iron pin found, at a corner with Sprint and V & VZ LLC
thence with the line of V & VZ LLC

S 35-40-52 E 534.53 feet
to an iron pin found, at a corner with V & VZ LLC, and
Pulaski Street; thence with the Northwest line of Pulaski
Street

② S 59-46-07 W 141.34 feet
to an iron pin found at a corner with Pulaski Street and
Northern corner of Kenesaw Street (Not yet built); thence
with the line of Kenesaw Street

③ N 36-37-18 W 447.01 feet
to an iron pin found in the line of Kenesaw Street and being
a point on a curve to the left, having a radius of 1832.59
and an arc of 55.84

④ Long chord = N 34-46-34 W 55.84 feet
to a Nail found in line with U.S. Rte. 340

⑤ N 35-38-34 W 37.42 feet
to a p.k. nail at base of a curb a corner with Shenandoah
Community Library, Inc. and in the line of U.S. Rte. 340;
thence with the line of The Shenandoah Community Library,
Inc.

N 54-21-48 E 90.00 feet
to an iron pin found in aforesaid property; thence with said
line

N 35-40-10 W 119.95 feet
to an iron pin found in aforesaid property; thence with said
line

S 54-22-02 W 43.64 feet
to a R.R. spike in the corner with aforesaid property; thence
with said line

N 36-00-22 W 86.8 feet
to the beginning and containing 4.514 Acres.

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF VIRGINIA
Charlottesville Division

In re:

LISA EPPS BRYANT

Debtor

Case No. 601-03331-WA3-13

Chapter 13

ORDER AUTHORIZING DEBTOR TO SELL REAL PROPERTY FREE OF LIEN

Hearing was held on November 18, 2002 in Charlottesville, Virginia upon the Debtor's Motion To Approve Public Auction Sale And to Sell Real Property Free Of Lien; Application For Authority To Pay Auctioneer Commission And Expenses Of Sale From Sale Proceeds dated October 30, 2002 (the "Motion") filed pursuant to 11 U.S.C. § 363, and Bankruptcy Rules 6004 and 9014, seeking authority to sell certain real property owned by the Debtor and commonly known as 420 Third Street, Shenandoah, VA, consisting of approximately 4.25 acres, mol. improved with approximately 7,320 square foot structure, and as shown on Page County T. M. 102A4-A-11 (the "Property"), FREE OF LIEN for CASH, pursuant to Auction Contract Of Purchase to The Sullivan Group, LLC, or its assigns, (the "Purchaser") for a purchase price of \$355,000.00. The Debtor appeared by counsel and presented the Motion. The Court finds that proper notice of the filing of said Motion and that notice of this hearing was made on all creditors and parties in interest pursuant to the Order Shortening Time for Giving Notice of Hearing entered by this court on November 7, 2002, that no objections were filed to the Motion, and that the Motion is in the best interests of the Debtor and her estate. Accordingly, it is hereby

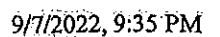
ORDERED:

that the Motion is hereby **APPROVED** and that the Debtor is authorized to sell the Property to the Purchaser, or its assigns, in accordance with the terms of the Motion, the Contract and this Order, with all valid liens and other encumbrances being removed from the title to the Property and impressed upon the sale proceeds without change in priority, waiver or prejudice, after payment of costs of sale. And it is

FURTHER ORDERED:

that the expenses of sale, including an auctioneer commission of \$35,500.00 payable to Torrence, Read, Forchard, and the claims of creditors holding valid liens against the Property, including but not limited to, (1) Treasurer, Page County, for 1998 through 2002 real estate taxes and interest in the aggregate amount of \$13,034.60; (2) Town of Shenandoah, for 1995 through 2002 real estate taxes and interest in the aggregate amount of \$8,938.91; (3) Nancy C. Bryant who holds valid deed of trust liens against the Property which, according to her calculations, have an aggregate unpaid principal balance plus accrued interest to December 2, 2002 owing in the amount of \$261,521.49; and (4) pursuant to Order of this Court entered in the above-styled case on August 21, 2002, a Trustee's commission owing to Grant A. Richardson in the amount of

#77
Re: 12



PREPARED BY SCOTT & KRONER, P. C., CHARLOTTESVILLE, VA

TAL10244-A-11

THIS DEED made this 15th day of January, 2003, by and between LISA E. BRYANT, widow, (the "Grantor") and SULLIVAN GROUP, L.L.C., a Virginia limited liability company, (the "Grantee"), whose mailing address is 710 Fourth Street, Shenandoah, VA 22849;

WITNESSETH:

For and in consideration of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00), cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee, the following real property, to-wit: All those certain lots or parcels of land, with improvements thereon and appurtenances thereunto belonging, situate in the Town of Shenandoah, Page County, Virginia, and containing 4.514 acres, more or less, according to a plat of survey made by Bobby L. Owens, Registered Land Surveyor, dated December 18, 2002, which plat is attached hereto and made a part of this deed; and being the rest, residue and remainder of the property conveyed to Jeffrey W. Bryant and Lisa E. Bryant, husband and wife, by deed of assumption dated December 29, 1986 from Shenandoah Pharmacy, Inc. recorded in the Clerk's Office of the Circuit Court of Page County, Virginia in Deed Book 403, at page 276. Jeffrey W. Bryant, died October 12, 1992, and by operation of law title to the real property herein conveyed vested solely in his widow, Lisa E. Bryant, the Grantor herein.

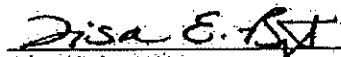
Reference is made to the aforesaid deed and plat for a more particular description of the property being conveyed herein and for matters affecting same,

→ Baek

This conveyance is made subject to all easements, reservations, restrictions and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above described property which have not expired by a time limitation contained therein or otherwise have become ineffective.

By ORDER AUTHORIZING DEBTOR TO SELL REAL PROPERTY FREE OF LIEN entered in the matter of *Lisa Epps Bryant, Debtor, Chapter 13 Case No. 601-03331-WA3-13* on November 20, 2002 by the Hon. William E. Anderson, Judge, United States Bankruptcy Court for the Western District of Virginia, a true teste copy of which is attached hereto and made a part hereof, the Grantor was authorized to make this conveyance **FREE OF LIEN**, with all valid liens and other encumbrances being removed from the title to the Property and impressed upon the sale proceeds without change in priority, waiver or prejudice, after payment of costs of sale.

WITNESS the following signature and seal all as of the date first herein above written,


Lisa E. Bryant (SEAL)

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the jurisdiction aforesaid, this 20th day of January, 2003 by Lisa E. Bryant.

My Commission expires: 4/30/06

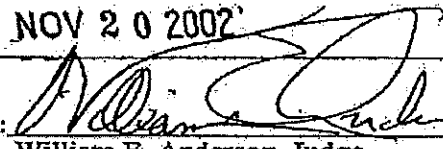

Notary Public

\$6,942.86 and attorney's fees of Nancy C. Bryant and expenses incurred by Grant A. Richardson in the aggregate amount of \$6,008.14, shall be paid in full at the closing of the sale of the Property from the proceeds realized therefrom and disbursed by counsel for the Debtor, with the balance of the sale proceeds being delivered to the Debtor's Chapter 13 Trustee for administration pursuant to the terms of the Debtor's confirmed Chapter 13 Plan; And it is

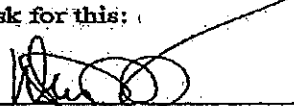
FURTHER ORDERED:

that the penalty assessments by the Treasurer, Page County, in the aggregate amount of \$1,135.45 and by the Town of Shenandoah, in the aggregate amount of \$693.84, which are for a non-pecuniary loss, shall be allowed as general unsecured non-priority claims entitled to distribution from this estate pursuant to 11 U.S.C. §726(a)(4).

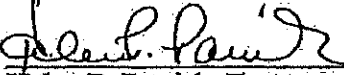
The Clerk is directed to mail a copy of this Order to Debtor's counsel for service in accordance with Bankruptcy Rule 9072-1.


DATE: NOV 20 2002
ENTER: 
William E. Anderson, Judge
U. S. Bankruptcy Court

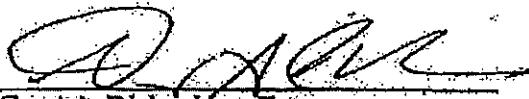
I ask for this:


W. Stephen Scott, Esq. (VSB#14301)
Scott & Kroner, P. C.
418 E. Water St.; P. O. Box 2737
Charlottesville, VA 22902.
Of Counsel to the Debtor

Seen and agreed to:


Helen P. Parrish, Trustee
P. O. Box 2103
Charlottesville, VA 22902

A TRUE COPY, TESTE
JOHN W. L. CRAIG, II, CLERK
UNITED STATES BANKRUPTCY COURT
By 
Deputy Clerk



Grant A. Richardson, Esq.
100 South Main Street
P. O. Box 23
Bridgewater, VA 22812
Of Counsel to Nancy C. Bryant

INSTRUMENT #030000276
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
JANUARY 21, 2003 AT 10:30AM
\$355.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$177.50 LOCAL: \$177.50
C.R. WILSON, CLERK
BY: Patricia Overlea (DC)

TOTAL P.02