

Fayette County Zoning Office

PO Box 307/ 100 N. Court St. Suite 2
Fayetteville, WV 25840

Angela Gerald
Zoning Enforcement Officer
304-574-4320
Angela.gerald@fayettecountywv.gov

Public Notice

PLEASE TAKE NOTICE That on the 2nd day of November, 2026 at a meeting of the Planning Commission of Fayette County, West Virginia, to be held in county commission meeting room, 1st floor, Fayette County Courthouse, Fayetteville, WV, at 2:00pm or as soon thereafter as the matter may be heard, the planning commission will hold a public hearing on the following amendments (changes in land classification) to the Fayette County Unified Development Code referred by the County Commission to the Planning Commission for a recommendation and any other business that may be properly brought before this commission.

ALSO, PLEASE TAKE NOTICE, that on the 18th day of November 2026 at a regular meeting of the County Commission of Fayette County, West Virginia, to be held in county commission meeting room, 1st floor, Fayette County Courthouse, Fayetteville, WV, thereof, at 10:00am or as soon thereafter as the matter may be heard, the county commission will hold a public hearing on the following amendments to the Unified Development Code of Fayette County, West Virginia. Copies of the proposed change in land classifications may be examined in the zoning office, Fayetteville, West Virginia.

Z-547-26-1: Request of Ikigai Holdings, LLC, Owner, for a change in land classification from R-R (Rural-Residential) to B-3 (Business, Tourism District) on property legally described as Surface 70 Glade Creek and Lot 56. Located in the New Haven District.

Z-548-26-1: Request of Imagine Properties, LLC, Owner, for a change in land classification from R-R (Rural-Residential) to PUD (Planned Unit Development) on property legally described as Sur 26.75/Wolf Ck by Survey and 12.53 AC Surf Wolf Creek RTE 14 Gatewood Rd. R/S Creek and Lot 56. Located in the Plateau District.

Case Number Z - 547-26-1

Change In Land Classification
Office of Zoning Enforcement
Fayette County, West Virginia

I/We, Ikigai Holdings LLC Owner, Occupant,
Contract Owner of lots 252 Kinder Ln, Danese Map 156 Parcel 56 ²⁸ of the
Danese Subdivision A Subdivision, containing 75 ~~sq. ft.~~ acres
in Fayette County, West Virginia. legal description Tract I (70 acres bounded
as described in deed) and lot 56, Danese Subdivision A
hereby request that this property currently zoned residential be changed to B-3
If previous application has been made note case number and date : _____

Remarks : Proposed luxury campground development,
50 sites

Print Name Karissa Pesicka

Signature Kari Pesi
19085 Hunt Ridge Preserve
Address Purcellville, VA 20132

Phone 508-498-4003

Include the following information with this application:

- 1) Names and addresses of all adjoining property owners within 250 feet of application location on STAMPED envelopes.
- 2) Onsite septic inspection approval from health department (Permit No. ST-) or PSD or private service provider letter.
- 3) Water service letter from provider or well permit from health department.
- 4) Flood Zone Determination Letter from Building Department

Zone R-R
Proposal Filed _____
P.I.O. _____
Fee Collected _____
Received by _____
Previous Case #'s _____

Do not write below this line

Comments : _____

PERMIT
ON-SITE SEWAGE DISPOSAL SYSTEM

Owner: Ikigai Holdings LLC Installer: Ricky Critchley
Address: 19065 Huntbridge Preserve Ct Address: P.O. Box Victor WV 25938
Purcellville VA 20132 104

You are hereby issued a permit to: ☒ install ☐ modify an on-site sewage disposal system located:

252 Kinder Ln, Danese WV 25831

Facility: Campground
Bath house Design Flow: _____ Lot Size (ft²/acres): 75 Water Source: Danese PSD

Based upon review of the information on your submitted application, dated _____, and the proper installation of the herein described system, the system shall be in compliance with applicable West Virginia Sewage System Rules and Design Standards.

The sewage system shall consist of a:

- ☒ Septic tank - Capacity: 1500 gallons or more. Constructed of: Plastic
☐ Soil disposal system with a minimum equivalency of 1200 square feet of conventional gravel trench area.

Depth to the bottom of the trench or bed installation shall be _____ inches from original ground surface.

☐ Gravel system: Lengths of lines: _____, _____, _____, _____ feet. Width: _____ inches.

☒ Chamber system: Number of units: 60. Lengths of lines: 60, 60, 60, 60 units.

Manufacturer of chamber: _____

☐ Bed system: ☐ Gravel ☐ Chamber Length: _____ feet. Width _____ feet.

☐ Other: _____

This permit is non-transferable and automatically expires 12 months after issue date.

This permit is NULL and VOID when official inspection reveals conditions different than those stipulated on the permit or facts are later found that would indicate non-compliance with applicable rules.

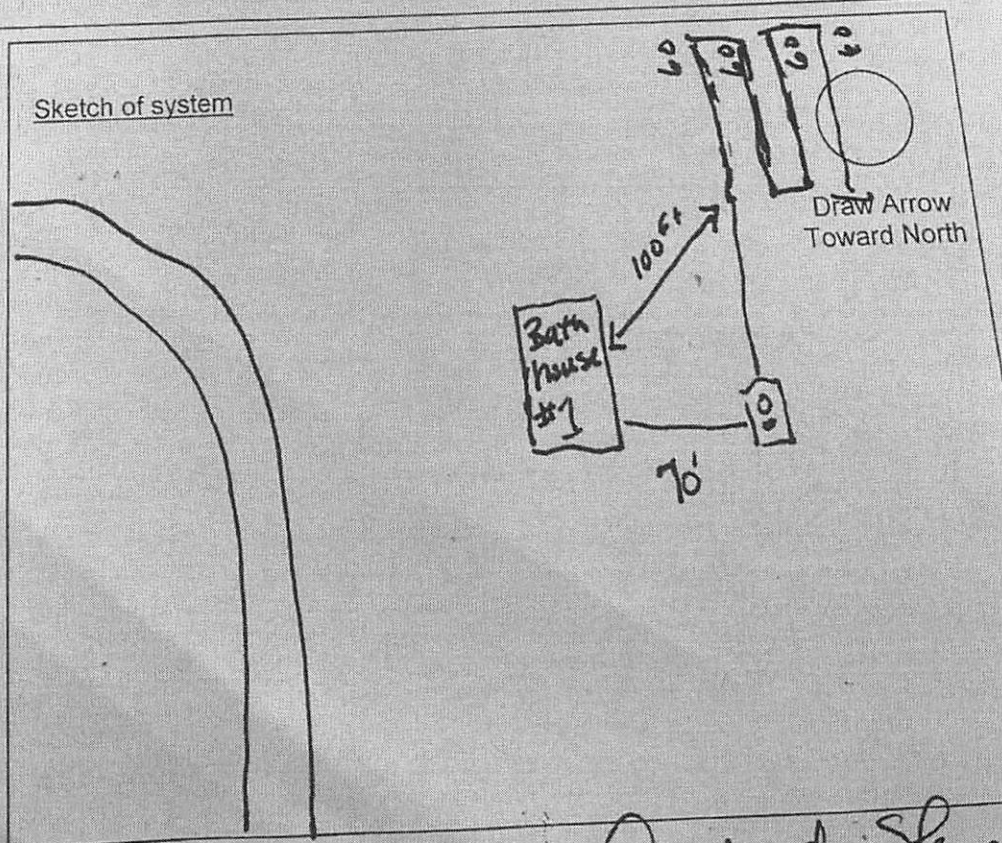
All systems must be inspected and approved prior to being covered with earth or placed into use.

The applicant or his agent must notify this department 24 hours or more prior to planned inspection time.
Health Department Phone Number:
304.574.1617

Additional Specifications
on Reverse.

Issue Date: 9-11-26

Sketch of system



Health Officer or Sanitarian: Amanda Skaggs

DANESE PUBLIC SERVICE DISTRICT

DRAWER C • DANESE, WV 25831

PHONE (304) 438-6686

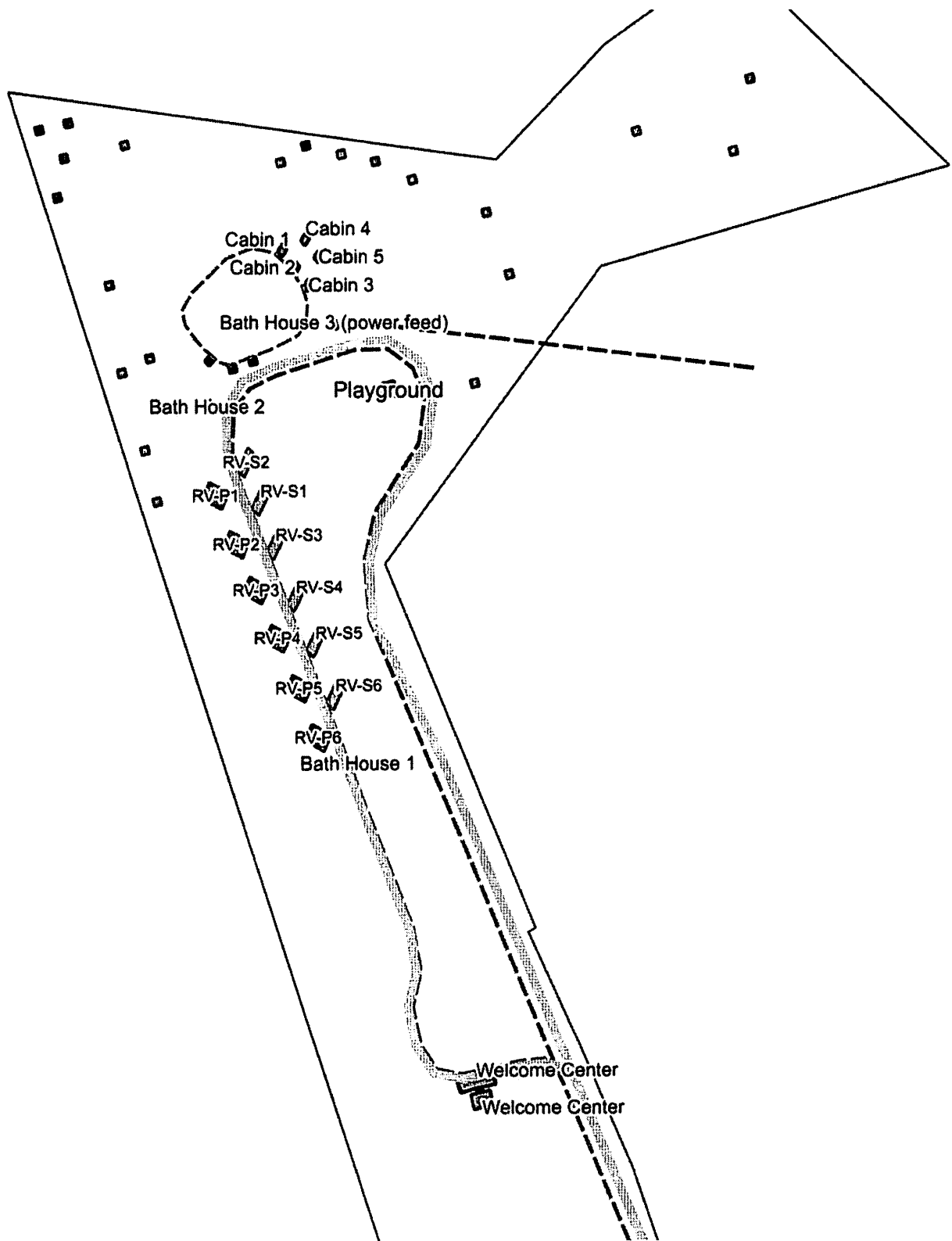
September 16,2026

To Whom this may concern,

The Danese PSD can provide water service at 252 Kinder Lane, Danese, WV 25831. If you have any questions, please contact our office at 304-438-6686.

Thank you,

Danese Public Service





AFTER RECORDING, PLEASE RETURN TO:
SHAFFER LAW PLLC
P.O. BOX 3233
CHARLESTON, WV 25332

DEED

THIS DEED, Made this 23rd day of June 2026, by and between RYAN M.

PENNINGTON, party of the first part and IKIGAI HOLDINGS LLC, party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part, do hereby GRANT and CONVEY unto the party of the second part, all those certain surface tracts or parcels of real estate, together with the improvements thereon, situate in New Haven District, Fayette County, West Virginia, which property is more particularly bounded and described as follows:

TRACT I

BEGINNING at two white oaks near a small branch corner to Samuel Fleshman, thence with the same N 26 W 120 poles to a yellow lynn and a hickory on a flat N 32 E 60 poles to two maples by a drain N 66 E 52 poles to two red oaks and two white oaks on a flat near a hollow on said Samuel Fleshman's line, thence leaving the same N 58 W 48 poles to a yellow lynn, white oak and pine saplings near the cliffs of the north fork of said creek, S 48 W 46 poles to a yellow lynn and white lynn, white oak and a red oak on the ridge near a drain, N 85 W 74 poles to poplar, chestnut, red oak and a yellow lynn on a flat by the edge of a laurel, S 23 E 218 poles to a dogwood and four white oaks saplings on a bushy flat, thence N 66 E 40 poles to the beginning, containing 70 acres.

TRACT II

BEING LOT NUMBER FIFTY-SIX (56), as laid off and shown on the map of the Fayette Land and Improvement Company's subdivision called Danese Subdivision A, a copy of which is filed in the Office of the Clerk of the County Commission of Fayette County, West Virginia, in Map Book 7, at Page 9, to which map reference is made for a more particular description of the property hereby conveyed.

Fayette County Assessor's Office Map Card Viewer

For copies of map cards, please visit the Assessor's office.

District

01 - New Haven ▼

Map/Parcel

0102 ▼ 0028-0000 ▼

Show

TAXING UNIT		LEGAL DESCRIPTION			
FAYETTE COUNTY NEW HAVEN DISTRICT		69-257-46, SURF GLADE CREEK 75 AC. (L.R.)			
MAP NO.	PARCEL NO.	LOT SIZE		ACREAGE	
102 53	28 116			ACRES	
OWNER'S NAME		ADDRESS	DATE ACQUIRED	DEED BOOK	PAGE NO. INDICATED SALE PRICE
PENNINGTON, ALBERT I. (ET UX)			04/19/65	260	496 3000.
PENNINGTON, JUNE L.			CRECD.7 4-6-05	W868	455
PENNINGTON, RYAN M.			03/01/21	808	516 60,000 P/O
IKIGAI HOLDINGS LLC			06/25/26	883	553 PO \$450,000

Annotations

Case Number Z - 548-26-1

Change In Land Classification
Office of Zoning Enforcement
Fayette County, West Virginia

I / We, _____ Imagine Properties LLC _____ Owner,
Occupant,

Contract Owner of lots Parcel ID# 10.02.0014.0007.0005 & 10.02.0015.0094.0000
_ Map _ 14,15 _ Parcel _ 00070005-
/94 _ of the _ Woodgate _ Subdivision, containing _ approx 39 _ ,
acres

in Fayette County, West Virginia, legal description: SURF 26.75/ WOLF CK BY SURVEY
9/28/79 397/717 397/719 _ & _ SURF 26.75/ WOLF CK BY SURVEY 9/28/79 397/717 397/719 _

hereby request that this property currently zoned _ R1h _ be changed to
_ PUD _

If previous application has been made note case number and date : _____

Remarks : _ See attached
plan _____

Print Name _ Mike Allen, Imagine Properties LLC _

Signature 

Address _ 100 Old Scarbro Road Oak Hill, WV 25901 _

Phone _ 681.249.9101 _

----- Do not write below this line -----
Zone _____
Proposal Filed _____
P.I.O _____
Fee Collected _____
Received by _____
Previous Case #'s _____

Comments : _____





September 21, 2026

To whom it may concern,

City sewer is accessible for

Parcel ID 10-02-0015-0094-0000

Parcel ID 10-02-0014-0007-0005

, any questions please contact the Oak Hill Sanitary Board directly, thanks.

Kyle D. Hobbs

Collections Foreman

City of Oak Hill, WV

474 Minden Road

Oak Hill, WV 25901

304-465-0907

304-663-7442

Khobbs@oakhillwv.gov

Services to begin: Water

Property Type: Residential Property

Premise House Number –Parcel ID 10-02-0014-0007-0005

Availability of domestic water service for:

To whom it may concern

WV American Water is able to provide domestic water service to the address in the subject parcel ID 10-02-0014-0007-0005

Best Regards



Aaron Simpkins

Superintendent, Field Operations - Oak Hill Ops

550 Industrial Dr

Oak Hill, WV 25901

WV American Water

(304) 640-7160

Services to begin: Water

Property Type: Residential Property

Premise House Number –Parcel ID 10-02-0015-0094-0000

Availability of domestic water service for:

To whom it may concern

WV American Water is able to provide domestic water service to the address in the subject parcel ID 10-02-0015-0094-0000

Best Regards



Aaron Simpkins

Superintendent, Field Operations - Oak Hill Ops

550 Industrial Dr

Oak Hill, WV 25901

WV American Water

(304) 640-7160

September 22, 2026

Fayette County Zoning Board
Fayette County, West Virginia

RE: Request for Rezoning of Approximately 39 Acres to Planned Unit Development (PUD)

Dear Members of the Fayette County Zoning Board:

I am writing to formally request that approximately **39 acres of property located in Fayette County, West Virginia** be reclassified/rezoned to **Planned Unit Development (PUD)** to allow for the future development of the property.

The purpose of this request is to create a well-planned development that makes appropriate use of the property while taking into consideration the surrounding properties, existing infrastructure, access, drainage, environmental conditions, and the overall character of the area.

A PUD designation would allow the property to be developed under a coordinated master plan rather than through individual, unrelated development decisions. The proposed development would be designed to provide appropriate lot layouts, access roads, utilities, stormwater management, setbacks, open areas, and other improvements for a residential setting.

The proposed development would:

- Put approximately 39 acres of property to productive use.
- Provide additional opportunities for approximately 35 single family homes and/or other permitted development consistent with County requirements.
- Incorporate appropriate access and internal roadway planning from 2 access points potentially.
- Address stormwater drainage and erosion control through an overall development plan.
- Provide appropriate setbacks and separation from neighboring properties.
- Allow utilities and other infrastructure to be planned in a coordinated manner.
- Be developed in accordance with applicable County, state, and local requirements.
- Take into consideration the existing character and future needs of the surrounding area including the Wolfe Creek Park parcel.

I respectfully request that the Fayette County Zoning Board consider this application so we can begin the process of planning and design for the property. Imagine Properties will provide a complete and all-encompassing development layout after zoning approval. We have included a basic sketch for reference.

Thank you for your consideration. I look forward to working with the County and the Zoning Board to develop the property in a manner that is appropriate for the area and beneficial to the surrounding community.

Sincerely,

Michael Allen, Imagine Properties, LLC
100 Old Scarbro Road
681.249.9101
blackstarservice@yahoo.com

