

April 5, 2022
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
April 5, 2022**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on April 5, 2022, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman - Westover District H.F. Haymore, called the meeting to order at 7:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
H.F. Haymore	Chairman - Westover District	Present	6:38 PM
Nathan Harker	Vice Chairman - Staunton River District	Present	6:35 PM
Colette Henderson	Member - Banister District	Present	6:31 PM
Janet Mease	Member - Callands-Gretna District	Present	6:32 PM
Brian K. Horne	Member - Dan River District	Present	6:34 PM
Gary Oakes	Member - Tunstall District	Present	6:38 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:33 PM
Darrell Dalton	Board of Supervisors Rep	Present	6:39 PM

HEARING OF CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

A motion was made by Mr. Waters, seconded by Mr. Dalton, and by an eight (8) to zero (0) vote the agenda was approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Darrell Dalton, Board of Supervisors Rep
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

APPROVAL OF MINUTES

1. Planning Commission Minutes 03 01 2022

A motion was made by Mr. Horne, seconded by Mr. Harker, and by an eight to (8) to zero (0) vote, the minutes were approved as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Nathan Harker, Vice Chairman - Staunton River District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

CHAIRMAN'S REPORT

There was no Chairman's Report.

PUBLIC HEARING

1. Public Hearing: Case R-22-011; Jane Ellis Holding Company, LLC; Rezoning from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to A-1, Agricultural District (Henderson)

Mr. Haymore opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Jane Ellis Holding Company, LLC, had petitioned to rezone 52.01 acres, located at 637 Mill Creek Road from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to A-1 Agricultural District, to allow for a Utility Scale Solar Facility. Kieran Siao with Dimension Renewable Energy presented a PowerPoint presentation regarding the project. He stated that the project would only be around 14 acres in size. He also stated that this project would be 5 MW, and therefore, too small for a siting agreement. He gave an overview of what a Community Solar Project and how it could benefit subscribers. John Harris spoke next, suggesting that all potential uses be examined before a solar project is allowed to operate on this property. He stated that county water is coming to this area, and he does not want this to interfere with or delay that project. Richard Cocke spoke next, expressing concerns about the project being so close to Chatham Medical Center and how this could affect the county water project. He also stated that Chatham Town Council has not had time to meet and discuss the project as it was advertised after their monthly meeting. Mr. Cocke stated that the Mayor would like to meet and have time examine the project before it is approved, and requested that the rezoning be postponed. Mr. Harker stated this was just the rezoning that is required to take place before the Special Use Permit can be applied for. Mr. Haymore asked about the percentage of each zoning designation on the parcel and Mrs. Ragsdale stated that the majority of the subject parcel is zoned A-1, Agricultural District. She stated that the Board of Supervisors will meet next month for the final decision on the rezoning case, and the process for the Special Use Permit will take approximately four (4) months. Kieran Siao stated that this project will not compromise the water line project as this area is flagged for future industrial use by the Comprehensive Plan. He also stated that the neighbors to the east of this project are customers of Mecklenburg Electric Cooperative customers and there are neighbors that can benefit from this project. Mr. Haymore closed the public hearing at 7:40 p.m.

A motion was made by Mrs. Henderson, seconded by Mr. Oakes, to recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Colette Henderson, Member - Banister District
SECONDER:	Gary Oakes, Member - Tunstall District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

2. Public Hearing: Case R-22-012; Martha Adams; Rezoning from R-1, Residential Suburban Subdivision District, to M-1, Industrial District, Light Industry (Henderson)

Mr. Haymore opened the public hearing at 7:43 p.m. Mrs. Ragsdale, Director of Community Development, reported that Martha Adams petitioned to rezone 0.56 acres, located at 824 E Gretna Road, in the Banister Election District from R-1, Residential Suburban Subdivision District to M-1 Industrial District, Light Industry, to allow for property lines to be adjusted. David Adams was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:44 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease, to

recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Colette Henderson, Member - Banister District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

3. Public Hearing: Case R-22-014; Joshua & Amy Jennings; RC-1, Residential Combined Subdivision District, to A-1, Agricultural District (Oakes)

Mr. Haymore opened the public hearing at 7:45 p.m. Mrs. Ragsdale, Director of Community Development, reported that Joshua & Amy Jennings petitioned to rezone a total of 9.83 acres, generally located on US Hwy 58/Martinsville Hwy, in the Tunstall Election District from RC-1, Residential Combined Suburban District to A-1, Agricultural District, to allow for an indoor gun range. Joshua Jennings was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:47 p.m. A motion was made by Mr. Oakes, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Oakes, Member - Tunstall District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

4. Case S-22-004 Aquillas Kanagy and Jacob Mast; Special Use Permit for a Permanent Sawmill (Henderson)

Mr. Haymore opened the public hearing at 7:48 p.m. Mrs. Ragsdale, Director of Community Development, reported that Aquillas Kanagy & Jacob Mast petitioned for a Special Use Permit to operate a sawmill on 351.38 acres, generally located on State Road 678/Corner Road, in the Banister Election District. Aquillas Kanagy was present to represent the petition. Mr. Haymore opened the floor for discussion for anyone that signed up to speak. First to speak was Brenda McGregor. She stated that Corner Road is a dead-end road with eight (8) residents that live there full-time and felt that the sawmill would create traffic and noise that is unwanted. Geneva Robertson spoke and said she agreed with everything that Brenda McGregor said. Jimmy Glass spoke next. He stated that he is not happy with the mess the horses are leaving in the road and that it is not being cleaned up. He was also concerned about the increase in traffic and noise. Cleo Glass said she opposes the sawmill coming to this area. Betty George spoke next. She stated that she lives closest to the proposed sawmill and said that traffic had increased due to bringing in equipment and animals, but that she cannot hear the sawmill when it is in operation. Ms. George said they are some of the best neighbors they have had. Mr. Waters asked if there should be any conditions, Mrs. Ragsdale stated that the Planning Commission has the ability to add conditions if they felt they were needed. Mrs. Henderson asked Mr. Kanagy about his intentions with the sawmill. He stated that they want to be profitable so they may sell some lumber, but most of it will be for friends and neighbors. He stated that most of the lumber will be used for small scale projects and pallets. He also said there will be some traffic as they are bringing in logs now and they will be sawing them by hand. He stated that they want to be good neighbors and that any neighbors can

stop by to speak to them, and that they will be happy to explain the operation and show them around. Mr. Haymore closed the public hearing at 8:02 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease, to recommend the Board of Zoning Appeals grant the Special Use Permit with no conditions. Motion passed by a seven (7) to zero (0) vote, one (1) abstained.

RESULT:	APPROVED [7 TO 0]
MOVER:	Colette Henderson, Member - Banister District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Henderson, Mease, Horne, Oakes, Waters, Dalton
ABSTAIN:	Harker

5. Case S-22-006 Michael Mollohan; Special Use Permit for a Double-Wide Mobile Home (Oakes)

Mr. Haymore opened the public hearing at 8:04 p.m. Mrs. Ragsdale, Director of Community Development, reported that Michael Mollohan petitioned for a Special Use Permit for placement of a Double-Wide home to be used as his primary residence on 0.90 acres, generally located on Drucker Court in the Tunstall Election District. Michael Mollohan was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 8:06 p.m. A motion was made by Mr. Oakes, seconded by Mrs. Mease, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Oakes, Member - Tunstall District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale stated there will be 6 cases next month, 3 rezoning cases and 3 Special Use Permits.

ADJOURNMENT

The meeting was adjourned at 8:08 p.m.