

May 10, 2021
Regular Meeting

**Pittsylvania County Board of Zoning Appeals
Regular Meeting
May 10, 2021**

VIRGINIA: The Regular Meeting of the Pittsylvania County Board of Zoning Appeals was held on May 10, 2021 in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman R. Allan Easley, called the meeting to order at 7:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
R. Allan Easley	Chairman	Present	6:34 PM
Ronald E. Merricks	Vice-Chairman	Present	6:34 PM
Ryland Brumfield	Board Member	Present	6:35 PM
Joseph A. Craddock	Board Member	Present	6:33 PM
Ann Deering	Board Member	Present	6:35 PM
Hershel Stone	Board Member	Present	6:35 PM
Carroll Yeaman	Board Member	Present	6:33 PM

HEARING OF CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

Upon motion of Mr. Merricks, seconded by Mr. Yeaman, and by a unanimous vote, the agenda was approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ronald E. Merricks, Vice-Chairman
SECONDER:	Carroll Yeaman, Board Member
AYES:	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

APPROVAL OF MINUTES

1. Minutes March 8, 2021

Upon motion of Mrs. Deering, seconded by Mr. Yeaman, and by a unanimous vote, the March 8, 2021 minutes were approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ann Deering, Board Member
SECONDER:	Carroll Yeaman, Board Member
AYES:	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

CHAIRMAN'S REPORT

There was no Chairman's report.

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PUBLIC HEARING

1. Case S-21-002 IPS Solar, LLC; Special Use Permit for a Utility Scale Solar Energy Facility.

The Zoning Precepts were ready by Mr. Easley to open the public hearing at approximately 7:02 p.m. Mrs. Ragsdale, Director of Community Development, reported that IPS Solar, LLC petitioned for a Special Use Permit for a utility scale solar energy facility. The property is one parcel of land that is 62 acres, located off Highway 40/East Gretna Road in the Callands-Gretna Election District and shown on the Pittsylvania County Tax Map as GPIN # 2530-46-8059. Scott Aaronson was in attendance for IPS Solar, LLC, to answer any questions regarding the Project. Mr. Brumfield stated that several adjacent property owners have contacted him with concerns about visibility of the entrance. Mr. Aaronson stated that IPS Solar, LLC, will be using the existing driveway with the gate for the entrance, this seemed to resolve any concerns that Mr. Brumfield addressed. The Public Hearing closed at 7:13 p.m. The Board discussed the petition as the Committee of the Whole. Mr. Easley read the seventeen (17) conditions recommended by staff. Upon motion of Mr. Merricks, seconded by Mr. Brumfield the following motion was adopted: Whereas, IPS Solar, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility-scale solar energy facility and, Whereas, we move the petition for a Special Use Permit be granted with the seventeen (17) conditions recommended by staff.

Motion passed by a unanimous vote, 7 ayes, 0 nays.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald E. Merricks, Vice-Chairman
SECONDER:	Ryland Brumfield, Board Member
AYES:	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale stated that there will be one case heard by the Board in June. Case S-21-004 for The Mill House at Motley's Mill is on the agenda.

ADJOURNMENT

The meeting was adjourned at approximately 7:26 p.m.