

September 7, 2021
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
September 7, 2021**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on September 7, 2021, 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	6:37 PM
Nathan Harker	Vice Chairman - Staunton River District	Present	6:37 PM
Colette Henderson	Member - Banister District	Present	6:35 PM
Janet Mease	Member - Callands-Gretna District	Present	6:34 PM
Brian K. Horne	Member - Dan River District	Absent	6:41 PM
Morris Stowe	Member - Tunstall District	Present	6:40 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:36 PM
Timothy W. Dudley	Board of Supervisors Rep	Present	6:41 PM

HEARING OF CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

A motion was made by Mr. Stowe, seconded by Mr. Dudley, and by a seven (7) to zero (0) vote, one (1) absent, the agenda was approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Morris Stowe, Member - Tunstall District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

APPROVAL OF MINUTES

1. PC Minutes 08_03_2021

A motion was made by Mr. Dudley, seconded by Mr. Stowe, and by a seven (7) to zero (0) vote, one (1) absent, the August 3, 2021 minutes were approved as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Timothy W. Dudley, Board of Supervisors Rep
SECONDER:	Morris Stowe, Member - Tunstall District
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

CHAIRMAN'S REPORT

There was no Chairman's Report.

PUBLIC HEARING

1. Public Hearing: Case R-21-027; Andrew Pope; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)

Mr. Haymore opened the public hearing at 7:01 p.m. Mrs. Ragsdale, Director of Community Development, reported that Andrew Pope, petitioned to rezone 1.339 acres, generally located off Galveston Road, in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District, to A-1 Agricultural District, to combine with an adjacent parcel of land zoned A-1. Andrew Pope was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:02 p.m. A motion was made by Mrs. Mease, seconded by Mr. Harker to recommend the Board of Supervisors grant the rezoning request. Motion passed by seven (7) to zero (0), one (1) absent vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Nathan Harker, Vice Chairman - Staunton River District
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

2. Public Hearing: Case R-21-029; High Country Holdings, LLC; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Waters)

Mr. Haymore opened the public hearing at 7:04 p.m. Mrs. Ragsdale, Director of Community Development, reported that High Country Holdings, LLC, has petitioned to rezone 2.902 acres, generally located on Waller Lane, in the Chatham-Blairs Election District from A-1, Agricultural District, to R-1 Residential Suburban Subdivision District, to combine with adjacent parcels of land zoned R-1. William Emerson, Jr. was present to represent the petition. Adjacent property owner, Justin Ferrell, who resides on Macy Herndon Lane voiced concerns about future uses of the property since utilities had been installed underground and the land had been cleared. Mr. Emerson stated that he intends to build three (3) stick-built homes that will enhance the neighborhood. Mrs. Ragsdale stated that the map presented as part of the packet only created one (1) lot. If Mr. Emerson wished to further subdivide the property, an additional plat would need to be submitted to Staff for review. Mr. Haymore closed the public hearing at 7:13 p.m. A motion was made by Mr. Waters, seconded by Mr. Dudley to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote, one (1) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

3. Public Hearing: Case S-21-010; Roger & Debra Emerson; Special Use Permit for a Private Club (Waters)

Mr. Haymore opened the public hearing at 7:18 p.m. Mrs. Ragsdale, Director of Community Development, reported that Roger & Debra Emerson, dba Da Spot, LLC, petitioned for a Special Use Permit on one parcel of land, a total of 5.67 acres located at 4953 Whitmell School Road in the Chatham-Blairs Election District. Christy Watkins was present to represent the petition. Adjacent property owner, Tammie Kidd Meeks, who resides on Whitmell School Road spoke in favor of the Special Use Permit being granted. Mr. Haymore closed the public hearing at 7:20 p.m. A motion was made by Mr. Waters, seconded by Mr. Harker that the Special Use Permit be granted with conditions submitted by staff. 1. Any outdoor club events or outdoor music must end by 10:00 p.m. Monday -Thursday and by midnight (12:00 a.m.) Friday-Saturday. 2. Must remain in compliance with the Pittsylvania County Noise Ordinance. Motion passed by a seven (7) to zero (0) vote, one (1) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Nathan Harker, Vice Chairman - Staunton River District
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

4. Public Hearing: Case S-21-11; David Roach; Special Use Permit for a Single-wide Mobile Home (Henderson)

Mr. Haymore opened the public hearing at 7:21 p.m. Mrs. Ragsdale, Director of Community Development, reported that David Roach petitioned for a Special Use Permit on one parcel of land, a total of 2.5 acres located Beverly Heights Road in the Banister Election District. David Roach was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:22 p.m. A motion was made by Ms. Henderson, seconded by Mrs. Mease that the Special Use Permit be granted. Motion passed by a seven (7) to zero (0) vote, one (1) absent.

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

5. Public Hearing: Case S-21-013; Mount Hermon Volunteer Fire & Rescue, Inc.; Special Use Permit for a Cell Tower (Waters)

Mr. Haymore recused himself from hearing this case due to a conflict of interest. Mr. Harker, Vice-Chairman, opened the public hearing at 7:23 p.m. Mrs. Ragsdale, Director of Community Development, reported that Mount Hermon Volunteer Fire & Rescue/HaDisha Gordon petitioned for a Special Use Permit on one parcel of land, a total of 5.67 acres, located at 4268 Franklin Turnpike, in the Chatham-Blairs Election District for the placement/construction of a new cell tower. HaDisha Gordon was present to represent the petition. There was opposition to the petition. Ed Donohue spoke on behalf of SBA Towers, he stated that the proposed tower is not needed, stating that there is an existing monopole tower located within eyesight that can be modified to accommodate future needs for AT&T, and it underscores the importance of prioritizing co-

location. Ray Earp, member of Mounty Hermon Volunteer Fire & Rescue, spoke in support of the proposed tower, stating that it would be an asset for Mount Hermon Volunteer Fire & Rescue by increasing service coverage and the ability to transmit patient information to hospitals in a timely manner. HaDisha Gordon stated that the existing tower is very costly to operate, and the proposed tower will reduce future costs and improve coverage, as it will be 5G. The proposed tower will be 260 feet in height with an equipment compound area of 40 x 60 feet. Mr. Harker closed the public hearing at 7:40. A motion was made by Mr. Waters, seconded by Mr. Stowe that the Special Use Permit be granted. Motion passed by a six (6) to zero (0) vote, one (1) absent, one (1) abstained.

RESULT:	APPROVED [6 TO 0]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Morris Stowe, Member - Tunstall District
AYES:	Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSTAIN:	Haymore
ABSENT:	Horne

6. Public Hearing: Case S-21-014; The Dock at SML, LLC; Special Use Permit for a Marina (Mease)

Mr. Haymore opened the public hearing at 7:39 p.m. Mrs. Ragsdale, Director of Community Development, reported that The Dock at SML, LLC, requested to withdraw their petition for a Special Use Permit for a marina. The public hearing closed at 7:40 p.m. Upon motion of Mr. Harker, seconded by Mrs. Mease, the board voted to accept the applicant’s request to withdraw the petition for a Special Use Permit without penalty. Motion passed by a seven (7) to zero (0) vote, one (1) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Harker, Vice Chairman - Staunton River District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

7. Public Hearing: Case CA-21-002; Code Amendment to Pittsylvania County Code (“PCC”), Chapter 35, Division 11, Industrial District, Light (M-1); PCC Sec. 35-387, Maximum Height of Buildings; and PCC, Chapter 35, Division 12, Industrial District, Heavy Industry (M-2); PCC Sec. 35-406, Maximum Height of Buildings.

Kattie Saunders from Economic Development spoke on behalf of Matthew Rowe, Director of Economic Development, in support of the project. She stated that currently there are three (3) projects that would benefit from this Code Amendment. She mentioned that Economic Development had spoken with Local Fire Officials, and they have no concerns with ladder trucks being unable to respond or additional safety issues due to the increased maximum building height.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Timothy W. Dudley, Board of Supervisors Rep
SECONDER:	Richard Waters, Member - Chatham-Blairs District
AYES:	Haymore, Harker, Henderson, Mease, Stowe, Waters, Dudley
ABSENT:	Horne

OLD BUSINESS

There was no old business.

NEW BUSINESS

There will be two (2) rezoning cases, one (1) special use permit and one (1) code amendment case for October.

ADJOURNMENT

The meeting was adjourned at 7:48 p.m.