

June 7, 2022
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
June 7, 2022**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on June 7, 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 |
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| H.F. Haymore | Chairman - Westover District | Present | 6:28 PM |
| Nathan Harker | Vice Chairman - Staunton River District | Present | 6:27 PM |
| Colette Henderson | Member - Banister District | Absent | 6:24 PM |
| Janet Mease | Member - Callands-Gretna District | Present | 6:25 PM |
| Brian K. Horne | Member - Dan River District | Present | 6:27 PM |
| Gary Oakes | Member - Tunstall District | Present | 6:28 PM |
| Richard Waters | Member - Chatham-Blairs District | Present | 6:27 PM |
| Darrell Dalton | Board of Supervisors Rep | Present | 6:33 PM |

HEARING OF CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

A motion was made by Mr. Harker, seconded by Mrs. Mease, and by a seven (7) to zero (0) vote, the agenda was approved as presented.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Nathan Harker, Vice Chairman - Staunton River District |
| SECONDER: | Janet Mease, Member - Callands-Gretna District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

APPROVAL OF MINUTES

1. PC Minutes 05_03_2022

A motion was made by Mr. Waters, seconded by Mr. Horne, and by a seven (7) to zero (0) vote, the minutes were approved as presented.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Richard Waters, Member - Chatham-Blairs District |
| SECONDER: | Brian K. Horne, Member - Dan River District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

CHAIRMAN'S REPORT

There was no Chairman's Report.

PUBLIC HEARING

1. Public Hearing: Case R-22-013 Nguyen Properties, LLC; Rezoning from RC-1, Residential Combined Subdivision District, to MHP, Residential Manufactured Housing Park District (Oakes)

Mr. Haymore opened the public hearing at 7:03 p.m. Mrs. Ragsdale, Director of Community Development, reported that Nguyen Properties, LLC, had petitioned to rezone 6.25 acres, located on State Road 722/Oakwood Drive from RC-1, Residential Combined Subdivision District, to MHP, Manufactured Housing Park District. Rick Fain represented the petition on behalf of Nguyen Properties, LLC. Mr. Fain stated that the property currently has 4 mobile home sites and they would like to add two (2) more for a total of six (6). He stated the well and septic system can accommodate six (6) homes. Jim Davis was first to speak in opposition to the rezoning of this property due to safety reasons. He stated the speed limit is 25 mph, and from a safety point of view, this property is not safe for a mobile home park. Mr. Davis would like for the rezoning request to be denied. RT Collins was next to speak. She provided photos of Oakwood Drive and the current state of the mobile home park. She stated grass is not mowed and very tall and there are piles of trash and debris on property. Doris Thomas spoke next. Her property is connected to the mobile home park, and she does not want to see the capacity increased. She stated that it was denied once before in 1998. She has been a resident of Oakwood Drive for 52 years and she feels this will decrease her property value tremendously. She also stated that the property has not been maintained, and that rubbish, weeds, and debris washes into her pond. She said all the homes are in poor condition and that children trespass constantly and take mail from her mailbox. Dewey Brown was last to speak, stating that he echoed sentiments of the last two speakers. His mother's property borders the mobile home park on two sides. He stated that children trespass and get into the horse pasture. He also said that they are always picking up trash that has blown over from the mobile home property and debris washes into the pond on his mother's property. Mr. Fain came back to state that there are no plans to exceed six (6) mobile homes on the property. A letter of petition opposing the rezoning case from neighboring residents was presented to the board. Mr. Harker asked Mrs. Ragsdale about zoning for six (6) mobile homes. Mrs. Ragsdale stated that there were originally six (6) mobile homes on the property but over the years it had been reduced to four (4). She explained that since the mobile homes were legal non-conforming uses, if a 2-year window expires without replacing the homes the legal nonconforming status is lost and you lose the ability to replace the homes without rezoning to bring the property into compliance with the ordinance. She stated that to add two (2) more homes the property must be rezoned to MHP, Residential Manufactured Housing Park District. Mr. Oakes visited the property and stated it looks abandoned. He said the driveway going into the property is an issue and he does not want to grant the rezoning request. Mr. Waters stated the entrance would need to be a commercial entrance and VDOT would not approve that according to an e-mail submitted by a VDOT Engineer. Mr. Haymore closed the public hearing at 7:24 p.m. A motion was made by Mr. Oakes, seconded by Mr. Harker, that the rezoning request be denied.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Gary Oakes, Member - Tunstall District |
| SECONDER: | Nathan Harker, Vice Chairman - Staunton River District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

- Public Hearing: Case R-22-016 Jasmin Ruiz; Rezoning from B-2, Business District, General, to R-1, Residential Suburban Subdivision District (Mease)

Mr. Haymore opened the public hearing at 7:26 p.m. Mrs. Ragsdale, Director of Community Development, reported that Jasmin Ruiz had petitioned to rezone 2.16 acres, located on State Road 799/Climax Road, in the Callands-Gretna Election District from B-2 Business District General, to R-1 Residential Suburban Subdivision District to allow the property to be used as a single-family dwelling. Jasmin Ruiz represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:28 p.m. A motion was made by Mrs. Mease, seconded by Mr. Horne, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Janet Mease, Member - Callands-Gretna District |
| SECONDER: | Brian K. Horne, Member - Dan River District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

- Public Hearing: Case R-22-017 Bradley and Heather Barron; Rezoning from RE, Residential Estates District, to A-1, Agricultural District (Mease)

Mr. Haymore opened the public hearing at 7:29 p.m. Mrs. Ragsdale, Director of Community Development, reported that Bradley & Heather Barron had petitioned to rezone 23.81 acres, located on Atlantic Timber Lane, in the Callands-Gretna Election District from RE, Residential Estates District, to A-1 Agricultural District to allow for placement of an accessory structure and to allow for a Class B Home Occupation. Bradley Barron represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:30 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 a seven (7) to zero (0) vote.

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

- Public Hearing: Case R-22-018 Robert and Angela Carlberg; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Harker)

Mr. Haymore opened the public hearing at 7:32 p.m. Mrs. Ragsdale, Director of Community Development, reported that Robert & Angela Carlberg had petitioned to rezone 10.41 acres, located on Reservoir View Drive, in the Staunton River Election District from R-1, Residential

Suburban Subdivision District, to A-1 Agricultural District to allow for placement of an accessory structure. Robert Carlberg represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:33 p.m. A motion was made by Mr. Harker, seconded by Mr. Waters, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

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

5. Public Hearing: Case R-22-019 Industrial Development Authority of Pittsylvania County, Virginia; Rezoning from M-1, Industrial District, Light Industry, to M-2, Industrial District, Heavy Industry (Oakes)

Mr. Haymore opened the public hearing at 7:34 p.m. Mrs. Ragsdale, Director of Community Development, reported that The Industrial Development Authority Pittsylvania County had petitioned to rezone 36.5 acres, located on Brosville Industrial Trail, in the Tunstall Election District from M-1, Industrial District, Light Industry, to M-2, Industrial District, Heavy Industry, to allow for more intensive industrial uses. Mrs. Ragsdale represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:35 p.m. A motion was made by Mr. Oakes, seconded by Mr. Harker, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Gary Oakes, Member - Tunstall District |
| SECONDER: | Nathan Harker, Vice Chairman - Staunton River District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

6. Public Hearing: Case R-22-023 Industrial Development Authority of Pittsylvania County, Virginia; Rezoning from M-1, Industrial District, Light Industry, to M-2, Industrial District, Heavy Industry (Horne)

Mr. Haymore opened the public hearing at 7:36 p.m. Mrs. Ragsdale, Director of Community Development, reported that The Industrial Development Authority Pittsylvania County had petitioned to rezone 51.04 acres, located on State Road 1299/Cane Creek Parkway, in the Dan River Election District from M-1, Industrial District, Light Industry, to M-2, Industrial District, Heavy Industry, to allow for more intensive industrial uses. Mrs. Ragsdale represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:37 p.m. A motion was made by Mr. Horne, seconded by Mr. Waters, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Brian K. Horne, Member - Dan River District |
| SECONDER: | Richard Waters, Member - Chatham-Blairs District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

7. Public Hearing: Case S-22-009 Mark Blanchet; Special Use Permit for a Campground (Oakes)

Mr. Haymore opened the public hearing at 7:38 p.m. Mrs. Ragsdale, Director of Community Development, reported that Mark Blanchet had petitioned for a Special Use Permit for a Campground on 19.76 acres, located on Highway 58, in the Tunstall Election District. Mark Blanchet represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:40 p.m. A motion was made by Mr. Oakes, seconded by Mr. Dalton, to recommend the Board of Zoning Appeals grant the Special Use Permit with the conditions by Staff. Motion passed by a seven (7) to zero (0) vote.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Gary Oakes, Member - Tunstall District |
| SECONDER: | Darrell Dalton, Board of Supervisors Rep |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

8. Public Hearing: Case S-22-010 Debra Goodwin; Special Use Permit for the Placement of a Double-wide Mobile Home (Oakes)

Mr. Haymore opened the public hearing at 7:42 p.m. Mrs. Ragsdale, Director of Community Development, reported that Debra Goodwin had petitioned for a Special Use Permit for a Double-Wide Mobile home on 1.56 acres, located on Dry Fork Road, in the Tunstall Election District. Debra Goodwin represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:42 p.m. A motion was made by Mr. Oakes, seconded by Mr. Horne, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Gary Oakes, Member - Tunstall District |
| SECONDER: | Brian K. Horne, Member - Dan River District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

9. Public Hearing: Case S-22-012 Donna Clay; Special Use Permit for a Public Garage (Horne)

Mr. Haymore opened the public hearing at 7:43 p.m. Mrs. Ragsdale, Director of Community Development, reported that Donna Clay had petitioned for a Special Use Permit for a Public Garage on 5.5 acres, located on State Road 1246, in the Dan River Election District. Ricky Clay represented 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 Mr. Horne, seconded by Mrs. Mease, to recommend

the Board of Zoning Appeals grant the Special Use Permit with the conditions by Staff. Motion passed by a seven (7) to zero (0) vote.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Brian K. Horne, Member - Dan River District |
| SECONDER: | Janet Mease, Member - Callands-Gretna District |
| AYES: | Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton |
| ABSENT: | Henderson |

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. Public Hearing: Case V-22-001 Tynesha Breedlove; Requesting a Variance to Section 35-226. MINIMUM YARD DIMENSIONS. (A.) Front Setbacks (Haymore)

Mrs. Ragsdale, Director of Community Development, reported that Tynesha Breedlove, was requesting a Variance to Section 35-226. Minimum Yard Dimensions. (A) Front Setback, of the Pittsylvania County Zoning Ordinance, shown on the records as GPIN # 2309-11-4940, located on State Road 1555/Fox Trail Road. Ms. Breedlove is requesting a variance of eleven (11) feet from the required thirty-five (35) foot front setback. A motion was made by Mr. Dalton, seconded by Mr. Waters to recommend approval of the variance. Motion passed by a seven (7) to zero (0) vote.

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

Mrs. Ragsdale stated there will be 5 rezoning cases and 6 Special Use Permits for the July Meeting. She also stated that the Board of Supervisors would adopt a resolution at the June 21, 2022, meeting for Nathan Harker, who was recognized at the VFA Conference in Blacksburg as logger of the year and Emiliee Harker who received Liberty University's President's Award for Excellence in Teaching.

ADJOURNMENT

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