

September 6, 2022
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
September 6, 2022**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on September 6, 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	6:22 PM
Nathan Harker	Vice Chairman - Staunton River District	Present	6:24 PM
Colette Henderson	Member - Banister District	Present	6:22 PM
Janet Mease	Member - Callands-Gretna District	Present	6:23 PM
Brian K. Horne	Member - Dan River District	Present	6:24 PM
Gary Oakes	Member - Tunstall District	Present	6:21 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:23 PM
Darrell Dalton	Board of Supervisors Rep	Present	6:26 PM

HEARING OF CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

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

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

APPROVAL OF MINUTES

1. PC Minutes 08 02 2022

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Brian K. Horne, Member - Dan 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-22-028 Carroll Dinkle; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Harker)

Mr. Haymore opened the public hearing at 7:03 p.m. Mrs. Ragsdale, Director of Community Development, reported that Carroll Dinkle had petitioned to rezone 16.08 acres, located on State Road 638/Roark Mill Road, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for the property to be consolidated with an adjacent parcel zoned A-1. Mrs. Ragsdale represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:04 p.m. A motion was made by Mr. Harker, seconded by Mr. Horne, to recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

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

2. Public Hearing: Case R-22-029 J Cubas Holdings, LLC; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Haymore)

Mr. Haymore opened the public hearing at 7:05 p.m. Mrs. Ragsdale, Director of Community Development, reported that J Cubas Holdings, LLC, had petitioned to rezone 90.08 acres, located on State Road 872/Vandola Church Road, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for a campground. Joe Cubas was on hand to represent the petition and to present a power point presentation. Upon conclusion of the presentation, several board members had questions for Mr. Cubas. Mr. Waters asked how many parks he currently has. Mr. Cubas stated he is in the process of developing four, none are complete at this time and are still in the development stage. Mr. Waters also asked if security would be provided at the park. Mr. Cubas stated that security and staff would be on the grounds 24/7. Mrs. Henderson asked about price points and minimum length of stay. Mr. Cubas stated that price points are being discussed and there will be no minimum length of stay at this time. Mr. Cubas said they may have a minimum requirement during races and special events. Mrs. Henderson said that her main concern is traffic going in and out since this is a residential area. Mr. Cubas stated that the entrance/exit will be located on Riverside Drive, no entrance/exit to be located on Vandola Church Road. Mrs. Mease asked if permanent residents would be allowed. Mr. Cubas stated that no permanent residents would be allowed at this park. He added this is a transient resort and the maximum length of stay will be 180 days. Mrs. Mease asked about operating hours for the pool, Mr. Cubas says that hours for the pool and other amenities will be 8 am - 8 pm. Mrs. Mease asked if they planned on adding more units in the future. Mr. Cubas said they do not plan on increasing the number of sites available. He stated they have given up approximately 40 acres for setbacks to protect the surrounding neighbors from visual or audible noise. Mr. Cubas also stated that no storage will be allowed, and all RVs will leave the park. The following citizens were present to speak in opposition of the case: James Howerton, Dan Fuller, Marvin Hylton, Tara Clayton, Renee Echols, Irvin Moss, Annie Mosby, Gary Clark, Jay Sunde, Vivian Jefferson, and Kenneth Russell. Their concerns included, but were not limited to: increase in noise, traffic, and trash, safety issues and a strain on an already overloaded EMS program, an increase in utility issues that are currently present, a

potential decrease in property values and an increase in taxes Mr. Cubas came back to address concerns and answer questions presented by the residents. Mr. Cubas stated that the access on Vandola Church Road could be eliminated, stating it was added for a secondary exit for EMS vehicles only. Concerning the electrical grid, Mr. Cubas said that 396 homes could be built on the property, consuming more electricity than the resort. He also stated that the City of Danville will be servicing the resort with electric service along with water and sewer. He stated that quiet time will be from 10 pm - 7 am. Mr. Waters asked if the resort would be enclosed with fencing. Mr. Cubas stated that if fencing was required, it would be fenced in that protection goes both ways - safety and security are a key issue for guests as well as the surrounding neighbors. Mr. Haymore closed the public hearing at 8:38 p.m. Mrs. Mease complimented the presentation. She stated that the meeting on this date was to approve the rezoning only, the final decision will be made at the hearing for the special use permit. A motion was made by Mrs. Mease, seconded by Mrs. Henderson, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a five (5) to three (3) vote.

RESULT:	APPROVED [5 TO 3]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Colette Henderson, Member - Banister District
AYES:	Henderson, Mease, Oakes, Waters, Dalton
NAYS:	Haymore, Harker, Horne

- Public Hearing: Case R-22-030 Randell and Tammy Rich; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes)

Mr. Haymore opened the public hearing at 8:41 p.m. Mrs. Ragsdale, Director of Community Development, reported that Randell and Tammy Ritch had petitioned to rezone 10.0 acres, located on State Road 878/Stony Mill School Road, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a Class-B Home Occupation. Randell Ritch represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 8:42 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

- Public Hearing: Case R-22-031 City of Danville; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes)

Mr. Haymore opened the public hearing at 8:43 p.m. Mrs. Ragsdale, Director of Community Development, reported that the City of Danville, had petitioned to rezone 6.05 acres, located on State Road 708/Long Circle, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the properties to be consolidated with an adjacent parcel zoned A-1. Mrs. Ragsdale represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 8:44 p.m. A motion was made by Mr. Oakes, seconded by Mr. Horne, 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:	Brian K. Horne, Member - Dan River District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

5. Public Hearing: Case S-22-020 Olde Dominion Agricultural Foundation, Inc; Special Use Permit for a Private Recreational Facility (Event Venue)

Mr. Haymore opened the public hearing at 8:46 p.m. Mrs. Ragsdale, Director of Community Development, reported that Olde Dominion Agricultural Foundation, had petitioned for a Special Use Permit for a Private Recreational Facility (Event Venue) on 20.71 acres, located on U.S. Highway 29. Mrs. Ragsdale represented the petition. There was no opposition to the petition. Mr. Horne asked what the facility was currently operating as. Mrs. Ragsdale stated that it is operating as an arena and to host private parties, the Zoning Ordinance requires a Special Use Permit. Mr. Oakes stated this is one of the best facilities around and this is needed. Mr. Haymore closed the public hearing at 8:48 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease, that the Special Use Permit be granted. 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

6. Public Hearing: Case S-22-021 Hopewell Solar, LLC; Special Use Permit for a Utility Scale Solar Energy Facility (Waters and Oakes)

Mr. Haymore opened the public hearing at 8:58 p.m. Mrs. Ragsdale, Director of Community Development, reported that Hopewell Solar, LLC, had petitioned for a Special Use Permit for a Utility Scale Solar Facility on 2578.49 acres, located on State Road 834/Hopewell Road, State Road 718/Dry Fork Road, State Road 1044/Beechnut Road, State Road 1099/Hylton Lane, State Road 772/Daniel Court in the Tunstall Election District and the Chatham-Blairs Election District. Tony Deyerle, Danny Van Clief, John Marier and Geoff Suttle were on hand to represent the petition. A PowerPoint was presented providing details about the project. The following citizens were present to speak in opposition of the case: Virginia Scurry, Marcus Gray, Jimmy Wells, Darran Witt, and Chloe Claridge. Their concerns included but were not limited to: unsightly project areas, Pittsylvania County not benefiting from the electricity, very few jobs generated, an increase in traffic, depreciation of land, and toxins going in wells. Marcus Gray, Skylar Zunk and Tim Shelton came forward in favor of the project. Benefits discussed included, but were not limited to, being a renewable energy, presenting opportunities for solar grazing, and farmers evolving from crops to producing energy, as farming has become very difficult in this area. Tony Deyerle came back and stated he has been to the Climax site, and they are learning from other solar projects mistakes. John Marier stated that the panels do not leach any contaminants into surrounding areas. Mr. Waters stated that the setbacks have increased significantly. Mr. Oakes stated this project will not compare to Climax or Kentuck, and that this project shows the respect Hopewell has for the community and the neighbors. Mr. Horne stated that he supports landowners doing what they want with their land and stated this company has done their homework. He stated that he has mixed feelings as a citizen and a board member. He feels that the citizens should benefit, and we do not

know where the power is going. He suggested all three boards have a discussion regarding solar projects. Mrs. Mease is impressed with this project and the way they considered the neighbors by increasing the setbacks. Mr. Haymore closed the public hearing at 9:43 p.m. A motion was made by Mr. Waters, seconded by Mr. Oakes, to recommend the Board of Supervisors grant the rezoning request with conditions submitted by staff with the amendment to condition 15 to allow staff to administratively grant an additional year. Motion passed by a seven (7) to (0) vote with the amendment to condition 15.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Gary Oakes, Member - Tunstall District
AYES:	Haymore, Harker, Mease, Horne, Oakes, Waters, Dalton
ABSENT:	Henderson

OLD BUSINESS

There was no old business.

NEW BUSINESS

There will be one rezoning case and one special use permit on the agenda for the October meeting.

ADJOURNMENT

The meeting was adjourned at 9:47 p.m.