



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 1, 2022 – 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. MOMENT OF SILENCE**
- IV. PLEDGE OF ALLEGIANCE**
- V. HEARING OF CITIZENS**

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

- VI. APPROVAL OF AGENDA**
- VII. APPROVAL OF MINUTES**
 - 1. PC Minutes 10 04 2022
- VIII. CHAIRMAN'S REPORT**
- IX. PUBLIC HEARING**

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

Case Public Hearing: Case R-22-033 Roger and Lisa Pleasant: Public Hearing: Case R-22-033 Roger and Lisa Pleasant; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes)

Case Public Hearing: Case R-22-034 John and Rosemary Martin: Public Hearing: Case R-22-034 John and Rosemary Martin; Rezoning from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District (Horne)

Case Public Hearing: Case R-22-035 Christy Hicks: Public Hearing: Case R-22-035 Christy Hicks; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Haymore)

Case Public Hearing: Case S-22-025 Larry and Cheryl Estes: Public Hearing: Case S-22-025 Larry and Cheryl Estes; Special Use Permit for a Campground

- X. OLD BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT



Planning Commission

STAFF SUMMARY

Case:	PC Minutes 10 04 2022	District:	
Zoning Request:			
Agenda Date:	November 01, 2022		
Meeting History:			

October 4, 2022
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
October 4, 2022**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on October 4, 2022 in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman - Westover District H.F. Haymore, called the meeting to order at 7:01 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	6:22 PM
Colette Henderson	Member - Banister District	Present	6:23 PM
Janet Mease	Member - Callands-Gretna District	Present	6:23 PM
Brian K. Horne	Member - Dan River District	Absent	6:23 PM
Gary Oakes	Member - Tunstall District	Present	6:23 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:23 PM
Darrell Dalton	Board of Supervisors Rep	Present	6:28 PM

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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 a six (6) 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, Oakes, Waters, Dalton
ABSENT:	Horne

APPROVAL OF MINUTES

- 1. PC Minutes 09062022

A motion was made by Mrs. Mease, seconded by Mr. Harker, and by a six (6) to zero (0) vote, the minutes were approved as presented.

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

CHAIRMAN'S REPORT

Attachment: PC Minutes 10 04 2022 (3422 : PC Minutes 10 04 2022)

There was no Chairman's report.

PUBLIC HEARING

- 1. Public Hearing: Case R-22-032 Timothy and Deborah Dinoto; R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Haymore)

Mr. Haymore opened the public hearing at 7:04 p.m. Mrs. Ragsdale, Director of Community Development, reported that Timothy and Deborah Dinoto had petitioned to rezone 53.0 acres, located on State Road 311/Berry Hill Road, in the Westover Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a second dwelling. Mrs. Ragsdale represented the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:05 p.m. A motion was made by Mr. Dalton, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a six (6) to zero (0) vote.

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

- 2. Public Hearing: Case S-22-022 William Dawson; Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-347

Mr. Haymore opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that William Dawson had petitioned for a Special Use Permit for sales, service, and repair of automobiles/public garage, on 2.36 acres, located on State Road 41/Franklin Turnpike, located in the Chatham-Blairs Election District. William Dawson was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:09 p.m. A motion was made by Mr. Oakes, seconded by Mr. Waters, to recommend the Board of Zoning Appeals grant the Special Use Permit with the following conditions:

- 1. Repair activities shall be contained within an enclosed structure.
- 2. Inoperable vehicles shall not be stored on the property for longer than sixty (60) days in accordance with Pittsylvania County Code Chapter 9 and must be stored in an area screened in accordance with PCC § 35-121. Screened areas for inoperable vehicles shall be a minimum of 50 feet from adjacent property lines.
- 3. Onsite parking must be provided in accordance with PCC § 35-82.
- 4. Any vehicles on the lot for sale must be parked within a designated parking area. Vehicles cannot be parked on grass areas.

Motion passed by a six (6) to zero (0) vote.

Attachment: PC Minutes 10 04 2022 (3422 : PC Minutes 10 04 2022)

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

OLD BUSINESS

Mrs. Ragsdale reported that the first of seven joint meetings with the Board of Supervisors for the Zoning Ordinance update will be holding, on October 18, 2022, at 2 pm, all Planning Commission members are invited to attend.

NEW BUSINESS

Mrs. Ragsdale stated there will be five (5) cases for the month of November. Three (3) rezoning cases and two (2) Special use Permits.

1. Woodland Resources, LLC

The Board as a whole discussed the Conservation Easement of Woodland Resources, LLC. A motion was made by Mr. Harker, seconded by Mr. Waters, to approve the easement. Motion passed by a six (6) to zero (0) vote.

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

2. St. John Easement

The Board as a whole discussed the Conservation Easement of Roy and Claudia St. John. A motion was made by Mrs. Mease, seconded by Mr. Harker, to approve the easement. Motion passed by a six (6) to zero (0) vote.

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

ADJOURNMENT

The meeting was adjourned at 7:14 p.m.

Attachment: PC Minutes 10 04 2022 (3422 : PC Minutes 10 04 2022)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-033 Roger and Lisa Pleasant	District:	Tunstall District Election District
Zoning Request:	R-1 to A-1		
Agenda Date:	November 01, 2022		
Meeting History:			

SUBJECT

Requested by Roger and Lisa Pleasant, to rezone property located on State Road 853/Inman Road, in the Tunstall Election District and shown on the Tax Maps as a portion of GPIN # 1369-47-5385. The applicants are requesting to rezone 1.69 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be consolidated with an adjacent parcel zoned A-1.

BACKGROUND/DISCUSSION

Roger and Lisa Pleasant are requesting to rezone 1.69 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation. If the property is rezoned, a plat removing interior property lines will be recorded so the existing substation owned by Danville Power and Light can be upgraded.

A plat titled *William Herbert Lewis, III, Roger T. Pleasant & Lisa P. Pleasant* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-033, submitted by Roger and Lisa Pleasant, requesting to rezone 1.69 acres located on State Road 853/Inman Road, in the Tunstall Election District and shown on the Tax Maps as a portion of GPIN # 1369-47-5385. The subject property is adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-033 as submitted.
2. Recommend denial of Case R-22-033 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

STAFF SUMMARY

<p>CASE R-22-033</p>	<p>ZONING REQUEST R-1 to A-1</p>	<p>CYCLE November 2022/December 2022</p>
<p>SUBJECT/PROPOSAL/REQUEST Roger and Lisa Pleasant are requesting to rezone the property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.</p> <p>DISTRICT: Tunstall</p>	<p>PLANNING COMMISSION: November 1, 2022</p> <p>BOARD OF SUPERVISORS: December 20, 2022</p> <p>ADVERTISED: October 19 & 26, 2022 & November 23 & 30, 2022</p>	

SUBJECT

Requested by Roger and Lisa Pleasant, to rezone property located on State Road 853/Inman Road, in the Tunstall Election District and shown on the Tax Maps as a portion of GPIN # 1369-47-5385. The applicants are requesting to rezone 1.69 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be consolidated with an adjacent parcel zoned A-1.

BACKGROUND/DISCUSSION

Roger and Lisa Pleasant are requesting to rezone 1.69 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation. If the property is rezoned, a plat removing interior property lines will be recorded so the existing substation owned by Danville Power and Light can be upgraded.

A plat titled *William Herbert Lewis, III, Roger T. Pleasant & Lisa P. Pleasant* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-033, submitted by Roger and Lisa Pleasant, requesting to rezone 1.69 acres located on State Road 853/Inman Road, in the Tunstall Election District and shown on the Tax Maps as a portion of GPIN # 1369-47-5385. The subject property is adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-033 as submitted.

Attachment: R-22-033 Roger Pleasant App (3421 : Public Hearing: Case R-22-033 Roger and Lisa Pleasant)

2. Recommend denial of Case R-22-033 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY APPLICATION FOR REZONING

We, Roger & Lisa Pleasant, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Roger & Lisa Pleasant
Address: 1185 Inman Road, Danville, VA 24541

2. Location of Property: State Road 853/Inman Road

3. Tax Map Number: Part of 1369-47-5385

Telephone: 434-251-5816

4. Election District: Tunstall

Total Amount: \$339.10

5. Size of Property: 1.69 acres

Taken By: [Signature]

check # 8026

6. Existing Land Use: Single Family Dwelling

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Consolidate with an adjacent parcel zoned A-1

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes X No

9. Check completed items:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Letter of Application | <input type="checkbox"/> Site Development Plan or Waiver | <input checked="" type="checkbox"/> Legal Forms |
| <input type="checkbox"/> 11"x 17" Concept Plan | <input checked="" type="checkbox"/> Application Fee | <input type="checkbox"/> List of Adjoining Properties |
| <input checked="" type="checkbox"/> Plat Map | <input type="checkbox"/> Copy of Deed | <input type="checkbox"/> Copy of Deed Restrictions
Or Covenants |

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

[Signature]
Roger Pleasant

OFFICE USE ONLY
Application Deadline: 09/29/22
Received By: ESR
B.O.S. Meeting Date: 12/20/22

Application No. R-22-033
P.C. Meeting Date: 11/01/22
Date Received: 09/02/22
Action: _____

Attachment: R-22-033 Roger Pleasant App (3421 : Public Hearing: Case R-22-033 Roger and Lisa Pleasant)

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

1.69 acres of land, generally located)
on State Road 853/Inman Road)
within the Tunstall Election District)
and recorded as part of parcel ID #)
1369-47-5385 in the Pittsylvania County)
tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Roger & Lisa Pleasant, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to A-1, Residential Suburban Subdivision District.

WHEREFORE, your Petitioners respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Roger Pleasant

Attachment: R-22-033 Roger Pleasant App (3421 : Public Hearing: Case R-22-033 Roger and Lisa Pleasant)

October 17, 2022


Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, Roger & Lisa Pleasant, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 1.69 acres, a portion of GPIN # 1369-47-5385, located on State Road 853/Inman Road, in the Tunstall Election District.

We are requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to consolidate with an adjacent property.

Sincerely,



Roger Pleasant

PITTSYLVANIA COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-22-033 Applicant Roger Pleasant Date 10-18-22

Attachment: R-22-033 Roger Pleasant App (3421 : Public Hearing: Case R-22-033 Roger and Lisa Pleasant)

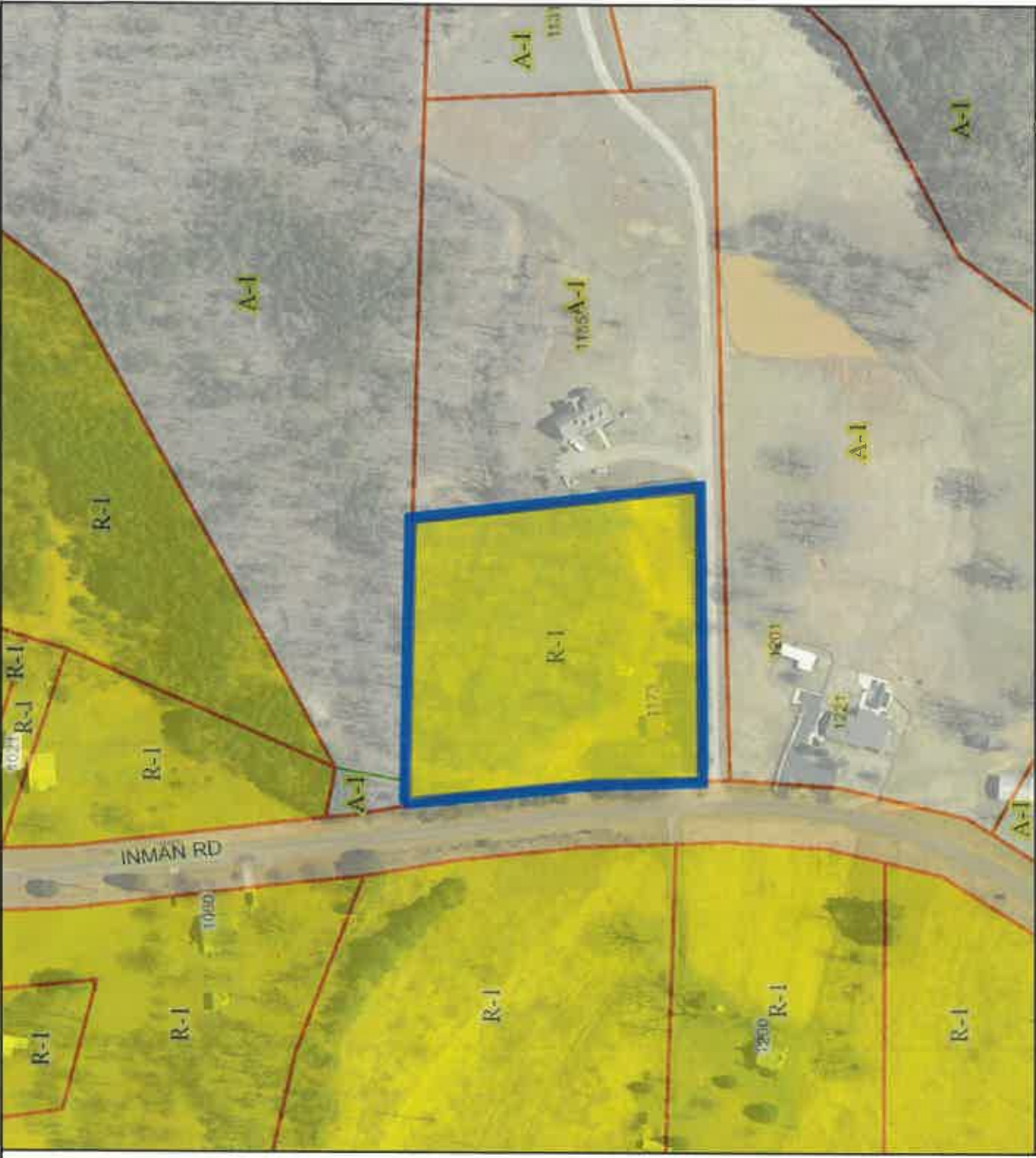
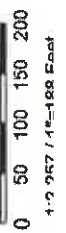
GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1369-37-9502	SCRUGGS, CAROLYN OSBORNE	719 NORFOLK PLACE	DANVILLE, VA 24541
1369-57-1304	PLEASANT, ROGER T	1185 INMAN RD.	DANVILLE, VA 24541
1369-47-5385	HAWLEY, PEGGY BUTLER	1173 INMAN RD	DANVILLE, VA 24541
1369-57-6305	PLEASANT, ROGER THOMAS JR	1131 INMAN RD	DANVILLE, VA 24541
1369-68-2713	241 TIMBER LLC	101075 OVERSEAS HWY	KEY LARGO, FL 33037
1369-67-0356	ELKINS, FREDERICK W	1221 INMAN RD	DANVILLE, VA 24541

R-22-033 ROGER & LISA PLEASANT

Legend

- Assessed Parcels
- Parcels
- Zoning**
- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing Park District
- R-1 = Residential Suburban
- RC-1 = Residential Combined Subdivision District
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision District
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary

Feet

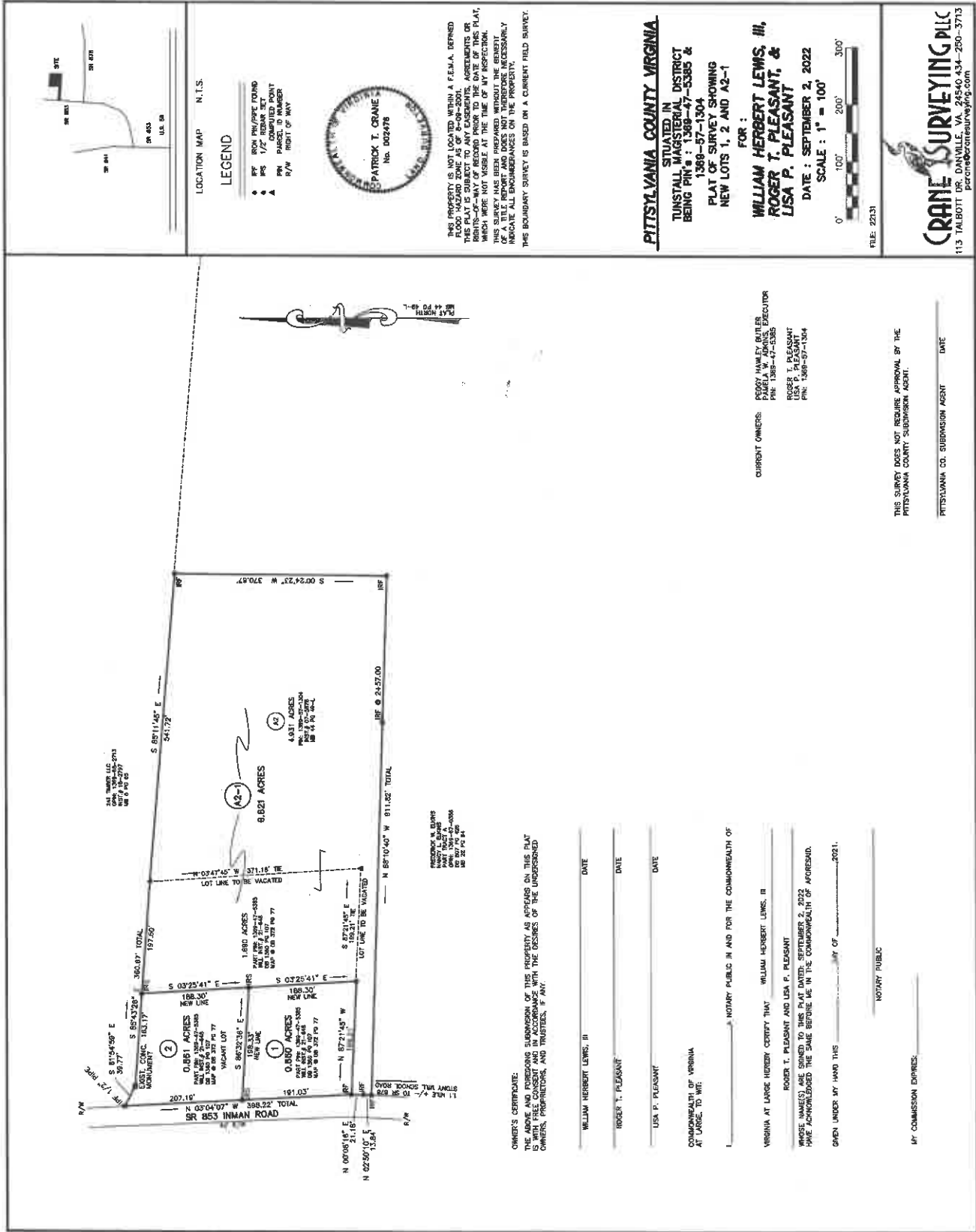


Title: Date: 10/26/2022

9.1.a

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.

Attachment: R-22-033 Roger Pleasant App (3421 : Public Hearing: Case R-22-033 Roger and Lisa Pleasant)





Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-034 John and Rosemary Martin	District:	Dan River Election District
Zoning Request:	M-1 to R-1		
Agenda Date:	November 01, 2022		
Meeting History:			

SUBJECT

Requested by John and Rosemary Martin, to rezone property located on Cane Creek Parkway and Barker Road, in the Dan River Election District and shown on the Tax Maps as part of GPIN # 2347-69-4959. The applicant is requesting to rezone 0.339 acres, from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District, to consolidate with an adjacent parcel zoned R-1.

BACKGROUND/DISCUSSION

John and Rosemary Martin are requesting to rezone 0.339 acres from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned R-1, Residential Suburban Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *John W. Martin & Rosemary B. Martin* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-222 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-034, submitted by John and Rosemary Martin, requesting to rezone 0.339 acres located on Cane Creek Parkway and Barker Road, in the Dan River Election District and shown on the Tax Maps as a portion of GPIN # 2347-69-4959. The subject property is adjacent to properties currently zoned R-1, Residential Suburban Subdivision District, and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-034 as submitted.
2. Recommend denial of Case R-22-034 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

STAFF SUMMARY

<p><u>CASE</u> R-22-034</p>	<p><u>ZONING REQUEST</u> M-1 to R-1</p>	<p><u>CYCLE</u> November 2022/December 2022</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> John and Rosemary Martin are requesting to rezone the property from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District.</p> <p>DISTRICT: Dan River</p>		<p>PLANNING COMMISSION: November 1, 2022</p> <p>BOARD OF SUPERVISORS: December 20, 2022</p> <p>ADVERTISED: October 19 & 26, 2022 & November 23 & 30, 2022</p>

SUBJECT

Requested by John and Rosemary Martin, to rezone property located on Cane Creek Parkway and Barker Road, in the Dan River Election District and shown on the Tax Maps as part of GPIN # 2347-69-4959. The applicant is requesting to rezone 0.339 acres, from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District, to consolidate with an adjacent parcel zoned R-1.

BACKGROUND/DISCUSSION

John and Rosemary Martin are questing to rezone 0.339 acres from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned R-1, Residential Suburban Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *John W. Martin & Rosemary B. Martin* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-222 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-034, submitted by John and Rosemary Martin, requesting to rezone 0.339 acres located on Cane Creek Parkway and Barker Road, in the Dan River Election District and shown on the Tax Maps as a portion of GPIN # 2347-69-4959. The subject property is adjacent to properties currently zoned R-1, Residential Suburban Subdivision District, and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-034 as submitted.
2. Recommend denial of Case R-22-034 as submitted.

Attachment: R-22-034 John Martin App (3420 : Public Hearing: Case R-22-034 John and Rosemary Martin)

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

We, John & Rosemary Martin, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: John & Rosemary Martin
Address: 1773 Barker Road, Ringgold, VA 24586

2. Location of Properties: Cane Creek Parkway & Barker Road

Telephone: 434-203-0498

3. Tax Map Number: Part of 2347-69-4959

4. Election District: Dan River

Total Amount: \$409.48

Taken By: Check # 1550

5. Size of Property: .0339 acres

6. Existing Land Use: Vacant

Existing Zoning: M-1, Industrial District, Light Industry

7. Proposed Land Use: Consolidate with an adjacent parcel zoned R-1

Proposed Zoning: R-1, Residential Suburban Subdivision District

8. Are conditions being proffered: Yes X No

9. Check completed items:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Letter of Application | <input type="checkbox"/> Site Development Plan or Waiver | <input checked="" type="checkbox"/> Legal Forms |
| <input type="checkbox"/> 11"x 17" Concept Plan | <input checked="" type="checkbox"/> Application Fee | <input type="checkbox"/> List of Adjoining Properties |
| <input checked="" type="checkbox"/> Plat Map | <input type="checkbox"/> Copy of Deed | <input type="checkbox"/> Copy of Deed Restrictions
Or Covenants |

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

John Martin

OFFICE USE ONLY
Application Deadline: 09/29/22
Received By: ESR
B.O.S. Meeting Date: 12/20/22

Application No. R-22-034
P.C. Meeting Date: 11/01/22
Date Received: 09/07/22
Action: _____

Attachment: R-22-034 John Martin App (3420 : Public Hearing: Case R-22-034 John and Rosemary Martin)

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

0.339 acres of land, generally located)
on State Road 1299/Cane Creek Parkway)
and State Road 733/Barker Road within the)
Dan River Election District, and recorded)
as part of parcel ID # 2347-69-4959 in the)
Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, John & Rosemary Martin, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as M-1, Industrial District, Light Industry.
- (3) Your petitioners now desire to have the property rezoned to R-1, Residential Suburban Subdivision District.

WHEREFORE, your Petitioners respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



John Martin

Attachment: R-22-034 John Martin App (3420 : Public Hearing: Case R-22-034 John and Rosemary Martin)

October 17, 2022

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, John & Rosemary Martin, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 0.339 acres, a portion of GPIN # 2347-69-4959, located on Cane Creek Parkway & Barker Road, in the Dan River Election District.

We are requesting to rezone this parcel from M-1, Industrial District, Light Industry, to R-1, Residential Suburban Subdivision District to consolidate with an adjacent property.

Sincerely,



John Martin

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

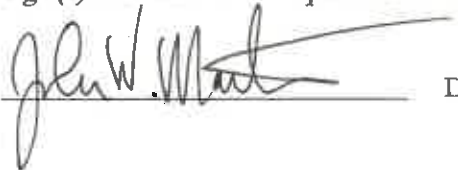
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-22-034 Applicant  Date 10.26.22

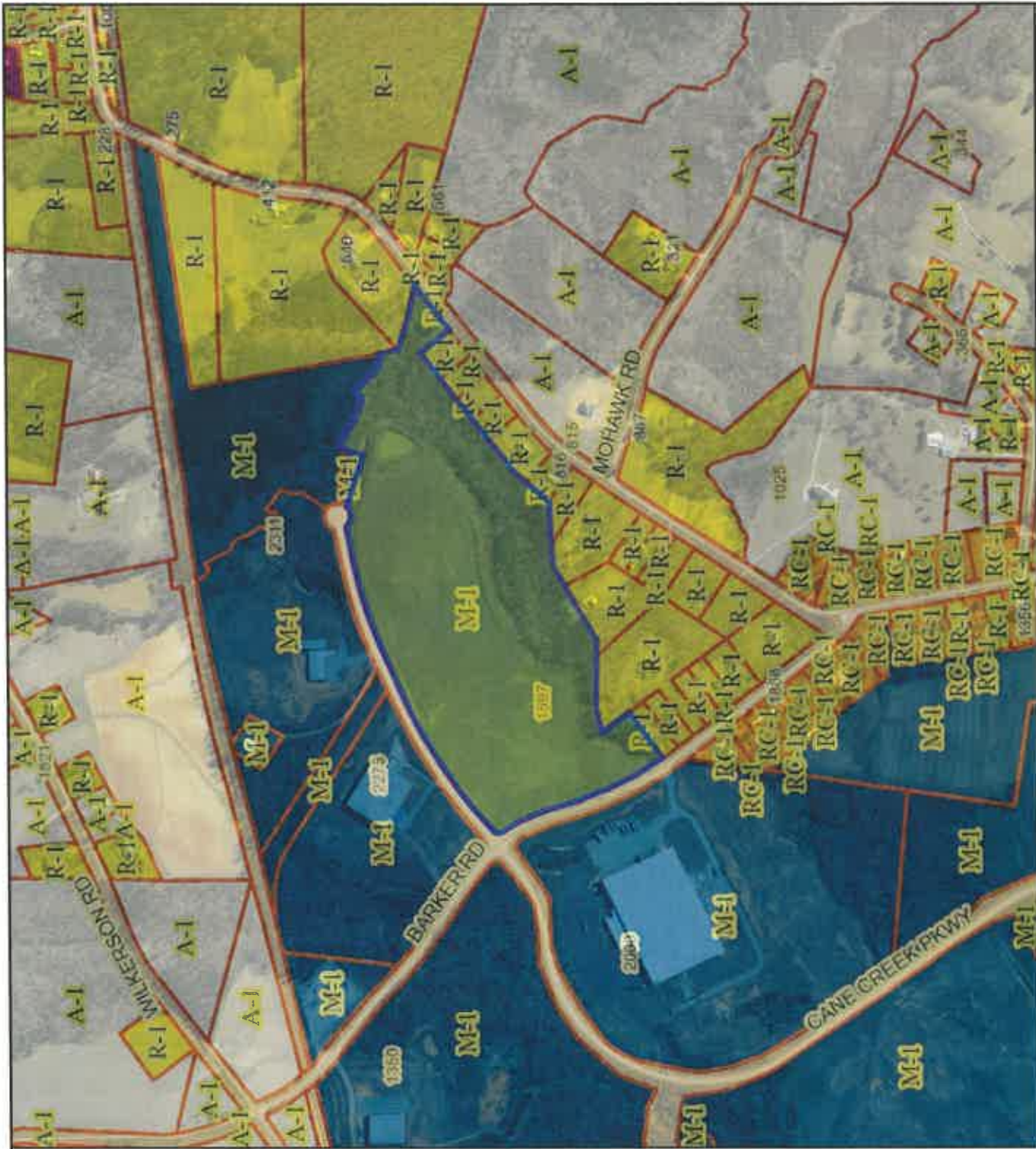
Attachment: R-22-034 John Martin App (3420 : Public Hearing: Case R-22-034 John and Rosemary Martin)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2348-40-5437	AXXOR NA LLC	2275 CANE CREEK PARKWAY	RINGGOLD, VA 24586
2347-79-2828	KATHEEN FOWLER MAY	804 ALYSSUM CT	SAN LUIS OBISPO, CA 93401
2347-69-9667	HEAD, ROBERT W JR	816 RINGGOLD RD	RINGGOLD, VA 24586
2347-69-8513	RICHARDSON, DENNIS G	800 RINGGOLD ROAD	RINGGOLD, VA 24586
2348-70-4045	FORD BROTHERS LLC	P O BOX 72	BLAIRS, VA 24527
2348-70-7883	DAVIS, DOROTHY R	412 RINGGOLD RD.	RINGGOLD, VA 24586
2347-48-2743	ELKAY PLUMBING PRODUCTS COMPANY	13333 BUTTERFIELD RD	DOWNERS GROVE, IL 60515
2347-69-4299	DEHART, DANIEL CHRISTOPHER	896 RINGGOLD RD	RINGGOLD, VA 24586
2348-50-9779	PANACEUTICS NUTRITION LLC	PO BOX 110263 ACCTS PAYABLE	RESEARCH TRI PK, NC 27709
2347-69-1170	WILKERSON, MILDRED BOYD	4300 RINGGOLD CHURCH RD	RINGGOLD VA 24586
2347-58-7987	BURNER, LARRY W	1793 BARKER RD	RINGGOLD, VA 24586
2347-58-5807	MARTIN, JOHN W	1773 BARKER RD	RINGGOLD, VA 24586
2348-50-2690	INDUSTRIAL DEV AUTH OF PITTS CO VA	P O BOX 426	CHATHAM, VA 24531
2348-70-8318	DAVIS, LARRY W	540 RINGGOLD RD	RINGGOLD, VA 24586
2347-69-6475	MOTLEY, DENNIS WAYNE	1960 BARKER ROAD	RINGGOLD, VA 24586

R-22-034 JOHN & ROSEMARY MARTIN

Legend

- Assessed Parcels
- Parcels
- Zoning
 - Unknown
 - A-1 = Agricultural District
 - B-1 = Business District, Limited
 - B-2 = Business District, General
 - C-1 = Conservation District
 - DZ = Double Zoned Parcels
 - M-1 = Industrial District, Light
 - Industry
 - M-2 = Industrial District, Heavy
 - Industry
 - MHP = Residential Manuf. Housing
 - Park District
 - R-1 = Residential Suburban
 - Subdivision District
 - RC-1 = Residential Combined
 - Subdivision District
 - RE = Residential Estates District
 - RMF = Residential Multi-Family
 - Subdivision District
 - RPD = Residential Planned
 - Development District
 - TZ = Town Zoning
 - UK = Unknown
 - County Boundary



Title:

Date: 10/17/2022

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.

9.2.a



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-035 Christy Hicks	District:	
Zoning Request:	R-1 to A-1		
Agenda Date:	November 01, 2022		
Meeting History:			

SUBJECT

Requested by Christy Hicks, to rezone property located on State Road 724/Mill Creek Road, in the Westover Election District and shown on the Tax Maps as GPIN #s 2318-15-3457 & 2318-15-4714. The applicant is requesting to rezone 7.56 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a summer camp.

BACKGROUND/DISCUSSION

Christy Hicks is requesting to rezone 7.56 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a summer camp. Summer camps are allowed by Special Use Permit under the A-1, Agricultural District, zoning classification. The applicant is proposing to provide an educational opportunity for children during the summer that would provide history, biblical, and agricultural and horticultural lessons for school aged kids. The camps would be day camps only.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-035, submitted by Christy Hicks, requesting to rezone 7.56 acres located on State Road 724/Mill Creek Road, in the Westover Election District and shown on the Tax Maps as GPIN #s 2318-15-3457 & 2318-15-4714. The subject property is adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-035 as submitted.
2. Recommend denial of Case R-22-035 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Christy Hicks, as owner of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner Name: Christy Hicks
Address: 1088 Walnut Creek Road, Danville, VA 24540

2. Location of Properties: State Road 724/Mill Creek Road

Telephone: 434-203-1869

3. Tax Map Number: 2318-15-3457 & 2318-15-4714

4. Election District: Westover

Total Amount: \$ 346.92

5. Size of Properties: 7.56 acres

Taken By: CHECK # 2829

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Summer Camp

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes X No

9. Check completed items:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Letter of Application | <input type="checkbox"/> Site Development Plan or Waiver | <input checked="" type="checkbox"/> Legal Forms |
| <input type="checkbox"/> 11"x 17" Concept Plan | <input checked="" type="checkbox"/> Application Fee | <input type="checkbox"/> List of Adjoining Properties |
| <input checked="" type="checkbox"/> Plat Map | <input type="checkbox"/> Copy of Deed | <input type="checkbox"/> Copy of Deed Restrictions
Or Covenants |

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Christy Hicks

OFFICE USE ONLY
Application Deadline: 09/29/22
Received By: ESR
B.O.S. Meeting Date: 12/20/22

Application No. R-22-035
P.C. Meeting Date: 11/01/22
Date Received: 09/21/22
Action: _____

Attachment: R-22-035 Christy Hicks App (3423 : Public Hearing: Case R-22-035 Christy Hicks)

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

7.56 acres of land, generally located)
on State Road 724/Mill Creek Road)
within the Westover Election District)
and recorded as parcel ID #s 2347-69-4959)
& 2318-15-4714 in the Pittsylvania County)
tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Christy Hicks, respectfully files this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the Owner of the above-referenced parcels.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have the properties rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcels of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully requests that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



Christy Hicks

Attachment: R-22-035 Christy Hicks App (3423 : Public Hearing: Case R-22-035 Christy Hicks)

October 17, 2022

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Christy Hicks, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 7.56 acres, GPIN #s 2318-15-3457 & 2318-15-4714, located on State Road 724/Mill Creek Road, in the Westover Election District.

I am requesting to rezone these parcels from to R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for a summer camp.

Sincerely,



Christy Hicks

PITTSYLVANIA COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-22-035 Applicant Christy Hicks Date _____

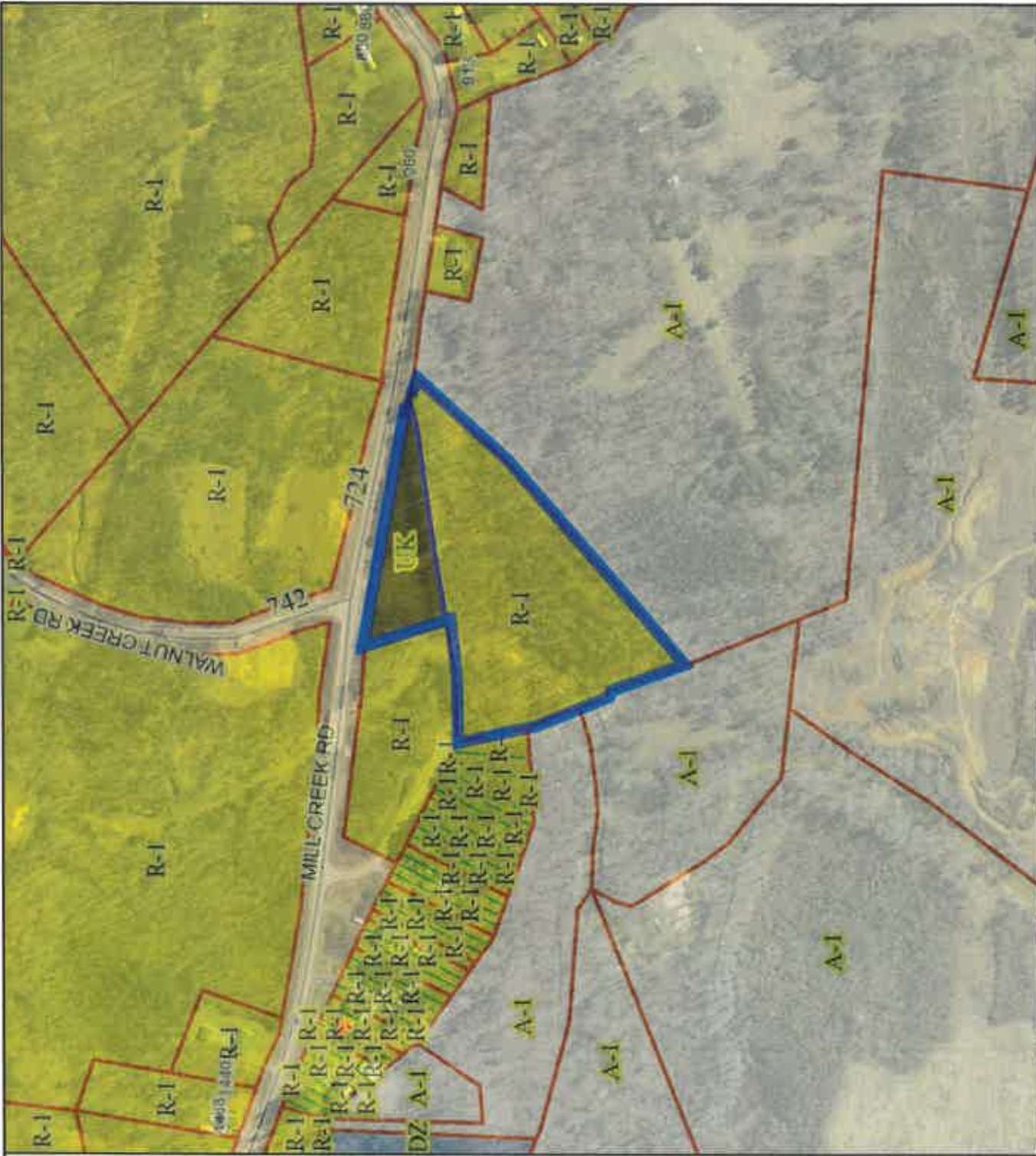
Attachment: R-22-035 Christy Hicks App (3423 : Public Hearing: Case R-22-035 Christy Hicks)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2318-05-4447	TRENT, JESSIE F	1397 MILL CREEK RD	DANVILLE, VA 24540
2318-05-9736	GOLDSMITH, ALEJANDRO	4306 N CRICKET CIRCLE	SPRING, TX 77388
2318-05-8028	HICKS, CHRISTY LAVERNE	1088 WALNUT CREEK RD	DANVILLE, VA 24540
2318-05-9469	COLLINS, GARNETT L JR	501 PEACH ORCHARD RD	AXTON, VA 24054
2318-24-0936	GUANZON LIVING TRUST DTD 4-18-07 ET ALS	114 SHEFFIELD DR	DANVILLE, VA 24541
2318-06-5852	KNICK WILLIAM R IRREVOC TRUST DTD 10/27/15 ET ALS	500 COPPERHEAD RD	DANVILLE, VA 24540

R-22-035 CHRISTY HICKS

Legend

- Assessed Parcels
- Parcels
- Route Numbers
- Zoning**
- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing Park District
- R-1 = Residential Suburban
- Subdivision District
- RC-1 = Residential Combined Subdivision District
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision District
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



Title:

Date: 10/17/2022

9.3.b

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.

Attachment: R-22-035 Christy Hicks Map (3423 : Public Hearing: Case R-22-035 Christy Hicks)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case S-22-025 Larry and Cheryl Estes	District:	Westover District Election District
Zoning Request:	SUP		
Agenda Date:	November 01, 2022		
Meeting History:			

SUBJECT

Requested by Larry and Cheryl Estes, for a Special Use Permit for campground in accordance with Pittsylvania County Code § 35-179. The property is 11.79 acres, located on State Road 875/Horseshoe Road, in the Westover Election District and shown on the Tap Map as GPIN # 1368-43-5127.

BACKGROUND/DISCUSSION

Larry and Cheryl Estes are requesting a Special Use Permit to operate a campground on the subject property. Community Development was notified that campers were being placed on the property, violating Pittsylvania County Code §35-86 that requires campers to be located within an approved campground. Staff sent Mr. and Mrs. Estes a violation letter notifying them that a Special Use Permit was required. In 1991, a permit was issued to allow a temporary campground at this location. In 2003, Mr. and Mrs. Estes submitted an application requesting to allow the temporary campground to continue on the above referenced property. That application was denied by the Board of Zoning Appeals. The Estes would like to continue using the property as a campground and are proposing to have seven (7) sites as shown on the site plan included in the packet. If the Special Use Permit is granted, a permit will still need to be issued by the Virginia Department of Health before the property could be used as a campground.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by properties zoned RC-1, Residential Combined Subdivision District, and A-1, Agricultural District.

SITE DEVELOPMENT PLAN

Included in the packet.

RECOMMENDATION

Staff recommends APPROVAL of Case S-22-025 with the following conditions:

1. Any future expansion will require Site Plan approval by the Pittsylvania County Community Development Office to ensure compliance with all applicable Zoning regulations.
2. Must remain in compliance with all applicable Virginia Department of Health regulations.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-025 as submitted.
2. Recommend approval of Case S-22-025 subject to conditions by Staff.
3. Recommend approval of Case S-22-025 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-22-025 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-22-025	SUP	November 2022/December 2022
<u>SUBJECT/PROPOSAL/REQUEST</u> Larry and Cheryl Estes are requesting a Special Use Permit for a Campground		PLANNING COMMISSION: November 1, 2022
DISTRICT: Westover		BOARD OF ZONING APPEALS: December 12, 2022
		ADVERTISED: October 19 & 26, 2022/November 23 & 30, 2022

SUBJECT

Requested by Larry and Cheryl Estes, for a Special Use Permit for campground in accordance with Pittsylvania County Code § 35-179. The property is 11.79 acres, located on State Road 875/Horseshoe Road, in the Westover Election District and shown on the Tap Map as GPIN # 1368-43-5127.

BACKGROUND/DISCUSSION

Larry and Cheryl Estes are requesting a Special Use Permit to operate a campground on the subject property. Community Development was notified that campers were being placed on the property, violating Pittsylvania County Code §35-86 that requires campers to be located within an approved campground. Staff sent Mr. and Mrs. Estes a violation letter notifying them that a Special Use Permit was required. In 1991, a permit was issued to allow a temporary campground at this location. In 2003, Mr. and Mrs. Estes submitted an application requesting to allow the temporary campground to continue on the above referenced property. That application was denied by the Board of Zoning Appeals. The Estes would like to continue using the property as a campground and are proposing to have seven (7) sites as shown on the site plan included in the packet. If the Special Use Permit is granted, a permit will still need to be issued by the Virginia Department of Health before the property could be used as a campground.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by properties zoned RC-1, Residential Combined Subdivision District, and A-1, Agricultural District.

SITE DEVELOPMENT PLAN

Included in the packet.

RECOMMENDATION

Staff recommends APPROVAL of Case S-22-025 with the following conditions:

1. Any future expansion will require Site Plan approval by the Pittsylvania County Community Development Office to ensure compliance with all applicable Zoning regulations.
2. Must remain in compliance with all applicable Virginia Department of Health regulations.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-025 as submitted.

2. Recommend approval of Case S-22-025 subject to conditions by Staff.
3. Recommend approval of Case S-22-025 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-22-025 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

We, William & Cheryl Estes, as Owners of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

- 1. Property Owner's Names: William & Cheryl Estes
Address: 10689 Martinsville Hwy, Danville, VA 24541 Telephone: (434) 250-4539
- 2. Location of Property: State Road 875/Horseshoe Road Total Amt: \$ 350.00
- 3. Tax Map Number 1368-43-5127 Taken By: Check# 4281
DE
- 4. Election District: Westover
- 5. Size of Property: 11.79 Acres
- 6. Existing Land Use: Vacant
Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Campground

8. Check completed items:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Letter of Application | <input type="checkbox"/> Site Development Plan | <input checked="" type="checkbox"/> Legal Forms |
| <input type="checkbox"/> 11"x 17" Concept Plan | <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> List of Adjoining Properties |
| <input type="checkbox"/> Copy of Plat | <input checked="" type="checkbox"/> Copy of Deed | <input type="checkbox"/> Copy of Deed Restrictions
Or Covenants |

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

William Estes
William Estes

OFFICE USE ONLY
Application Deadline: 09/29/22
Received By: ESR
B.Z.A. Meeting Date: 12/12/22

Application No. S-22-025
P.C. Meeting Date: 11/01/22
Date Received: 09/29/2022
Action: _____

Attachment: S-22-025 Larry Estes App (3424 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)

**VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A 11.79 acre parcel of land)
generally located on State Road 875/Horseshoe Road)
within the Westover Election District,) **PETITION**
and recorded as parcel # 1368-43-5127)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, William & Cheryl Estes respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the owners of the above-referenced parcel of land, or are filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.
- (3) Your petitioners now desire to have a Special Use Permit issued to allow for a campground.

WHEREFORE, your Petitioners respectfully request that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

William Estes
William Estes

Attachment: S-22-025 Larry Estes App (3424 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)

October 19, 2022

Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, William and Cheryl Estes, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 11.79 acres, located on State Road 875/Horseshoe Road, in the Westover Election District. The property is shown on the Tax Maps as GPIN # 1368-43-5127.

We would like a Special Use Permit to allow for a campground.

Sincerely,



William Estes



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

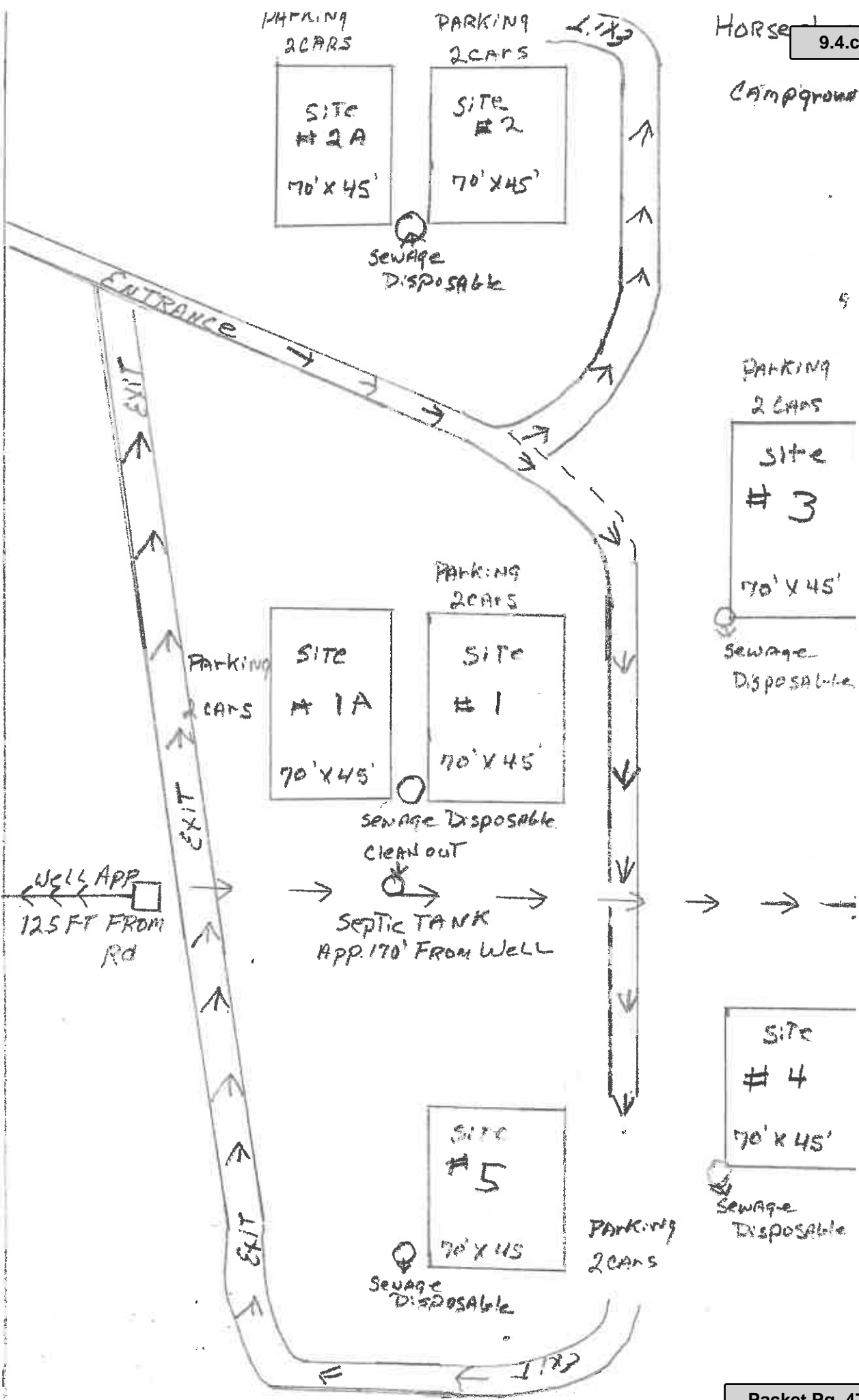
Case S-22-025 Applicant William Estes Date 10-24-22

Attachment: S-22-025 Larry Estes App (3424 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1368-43-2592	ESTES, MICHAEL L	4814 HORSESHOE RD	DANVILLE, VA 24541
1368-44-4281	REAMEY, MICHAEL A	533 GRAYS PARK RD	DANVILLE, VA 24541
1368-33-7107	WEDDLE, GARY WAYNE	4809 HORSESHOE RD	DANVILLE, VA 24541
1368-33-7637	HOOK, RICHARD G	4853 HORSESHOE RD	DANVILLE, VA 24540
1368-34-7270	HYLER, BELWOOD L	4921 HORSESHOE RD	DANVILLE, VA 24541
1368-32-7842	HUDSON, GLEN A	4665 HORSESHOE RD	DANVILLE, VA 24541
1368-43-5127	ESTES, WILLIAM LARRY	10689 MARTINSVILLE HWY	DANVILLE, VA 24541
1368-43-2256	SIMPSON, JEFFREY TODD	4780 HORSESHOE RD	DANVILLE, VA 24541
1368-33-8861	DIXON, CANDY R	4877 HORSESHOE ROAD	DANVILLE, VA 24541
1368-42-3638	IRESON, PAUL MATTHEW	4624 HORSESHOE ROAD	DANVILLE, VA 24541
1368-33-7962	PENNINGTON, PENNY KAY	4897 HORSESHOE RD	DANVILLE, VA 24541
1368-44-2109	ATKINS, DANIEL W	589 GRAYS PARK RD	DANVILLE, VA 24541

S-22-025 LARRY & CHERYL ESTES

STATE RD. 875 Horseshoe Rd



9.4.c

Attachment: S-22-025 Larry Estes Site Plan (3424 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)

