



**BOARD OF ZONING APPEALS  
REGULAR MEETING  
Monday, December 12, 2022 – 6:00 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. APPROVAL OF AGENDA**
- VI. APPROVAL OF MINUTES**
  1. BZA Minutes 11 07 2022
- VII. OLD BUSINESS**
- VIII. NEW BUSINESS**
- IX. CHAIRMAN'S REPORT**
- X. PUBLIC HEARING**

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

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

**XI. ADJOURNMENT**



## Board of Zoning Appeals

### STAFF SUMMARY

<b>Case:</b>	BZA Minutes11 07 2022	<b>District:</b>	
<b>Zoning Request:</b>			
<b>Agenda Date:</b>	December 12, 2022		
<b>Meeting History:</b>			

November 7, 2022  
Regular Meeting

**Pittsylvania County Board of Zoning Appeals  
Regular Meeting  
November 7, 2022**

**VIRGINIA:** The Regular Meeting of the Pittsylvania County Board of Zoning Appeals was held on November 7, 2022, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman R. Allan Easley, called the meeting to order at 6:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
R. Allan Easley	Chairman	Present	5:35 PM
Ronald E. Merricks	Vice-Chairman	Present	5:32 PM
Ryland Brumfield	Board Member	Present	5:30 PM
Joseph A. Craddock	Board Member	Present	5:31 PM
Ann Deering	Board Member	Present	5:31 PM
Hershel Stone	Board Member	Present	5:33 PM
Carroll Yeaman	Board Member	Present	5:32 PM

### APPROVAL OF AGENDA

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

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Carroll Yeaman, Board Member
<b>SECONDER:</b>	Hershel Stone, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

### APPROVAL OF MINUTES

#### 1. BZA Minutes 10 13 2022

Upon motion of Mr. Craddock, seconded by Mrs. Deering, and by a unanimous vote, the agenda was approved as presented.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joseph A. Craddock, Board Member
<b>SECONDER:</b>	Ann Deering, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

### OLD BUSINESS

There was no old business.

### NEW BUSINESS

Mrs. Ragsdale stated there will be one Special Use Permit case for December. The next Zoning Ordinance update meeting will be December 20, 2022, at p.m. There will also be a training session for Special Use Permits before the December 12, 2022, meeting, this will begin at 5 pm.

**CHAIRMAN'S REPORT**

There was no Chairman's Report.

**PUBLIC HEARING**

- 1. 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

The zoning precepts were read by Mr. Easley to open the public hearing at 6:05 p.m. Mrs. Ragsdale, Director of Community Development reported that William Dawson petitioned for a Special Use Permit for the sales, service, and repair of automobiles. Mr. Dawson was present to represent the petition. Mr. Merricks asked about storage of vehicles being worked on. Mr. Dawson stated that he will only be changing oil on the vehicles that will be for sale. Mr. Easley asked about fencing. Mr. Dawson says he will be installing a three-foot fence for appeal on the front of the property, and it will also be used for safety as there is a drop off behind the building. Mr. Easley closed the public hearing at 6:09 p.m. Mr. Craddock said that the existing entrance needs to be upgraded to current VDOT standards, as the building is not grandfathered in since it has been vacant longer than two years. Mr. Easley read the positive motion with conditions for approval.

- 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.

A motion was made by Mr. Yeaman, seconded by Mr. Craddock, that the Board of Zoning Appeals grant the Special Use Permit.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Carroll Yeaman, Board Member
<b>SECONDER:</b>	Joseph A. Craddock, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

**ADJOURNMENT**

The meeting was adjourned 6:19 p.m.

Attachment: BZA Minutes 11 07 2022 (3458 : BZA Minutes11 07 2022)



## Board of Zoning Appeals

### STAFF SUMMARY

<b>Case:</b>	Public Hearing: Case S-22-025 Larry and Cheryl Estes	<b>District:</b>	Westover District Election District
<b>Zoning Request:</b>	SUP		
<b>Agenda Date:</b>	December 12, 2022		
<b>Meeting History:</b>			

#### **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

**PLANNING COMMISSION RECOMMENDATION**

On November 1, 2022, the Planning Commission recommended, by a 5-1 vote, with opposition, that the Petitioner's request be granted with conditions by Staff.

**STAFF SUMMARY**

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

**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.

Attachment: S-22-025 Larry Estes App (3457 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)



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
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- 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<br>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 (3457 : 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 (3457 : 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

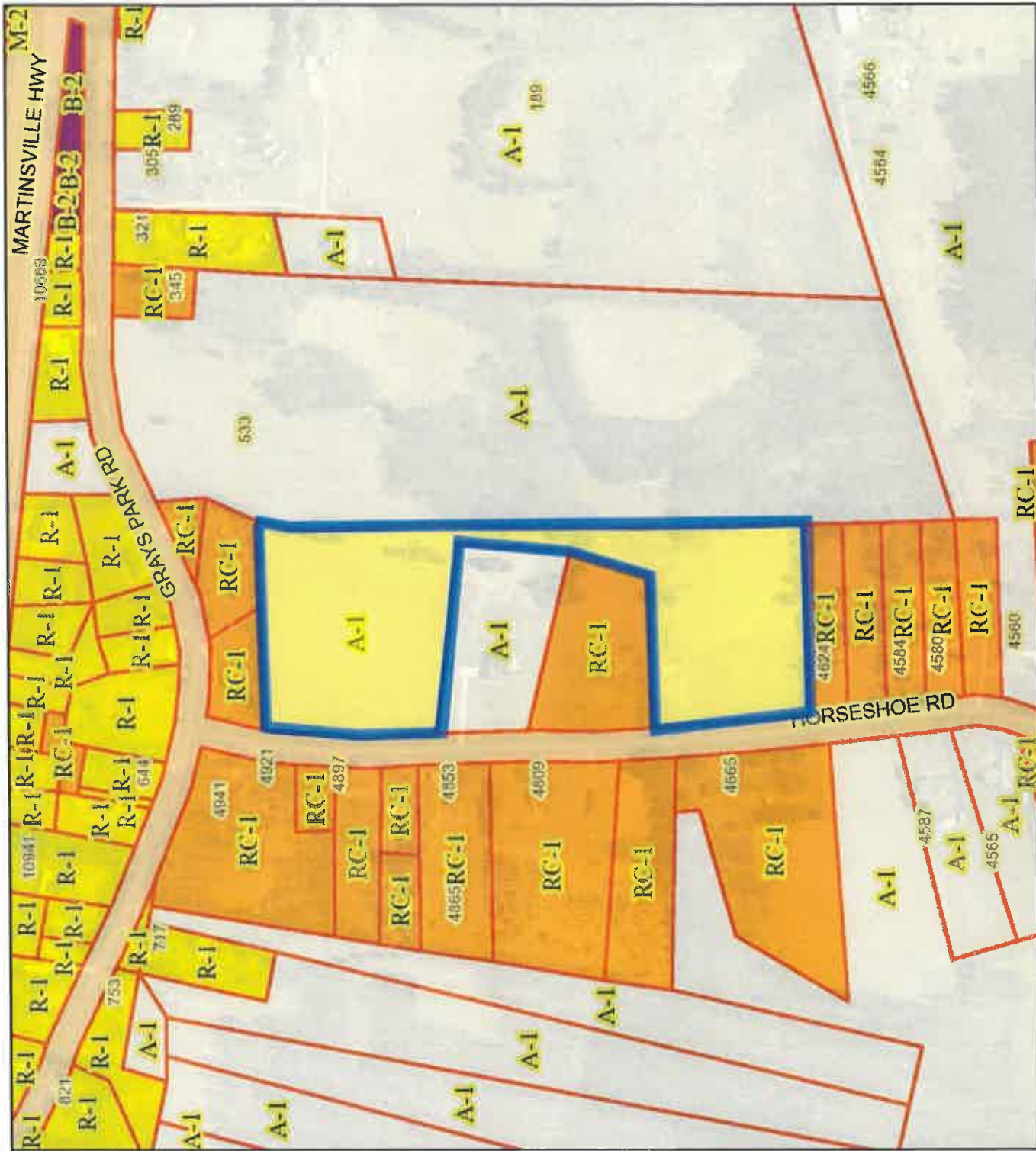
Attachment: S-22-025 Larry Estes App (3457 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)

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**

**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 Distric
-  RE = Residential Estates District
-  RMF = Residential Multi-Family Subdivision Distric
-  RPD = Residential Planned Development District
-  TZ = Town Zoning
-  UK = Unknown
-  County Boundary

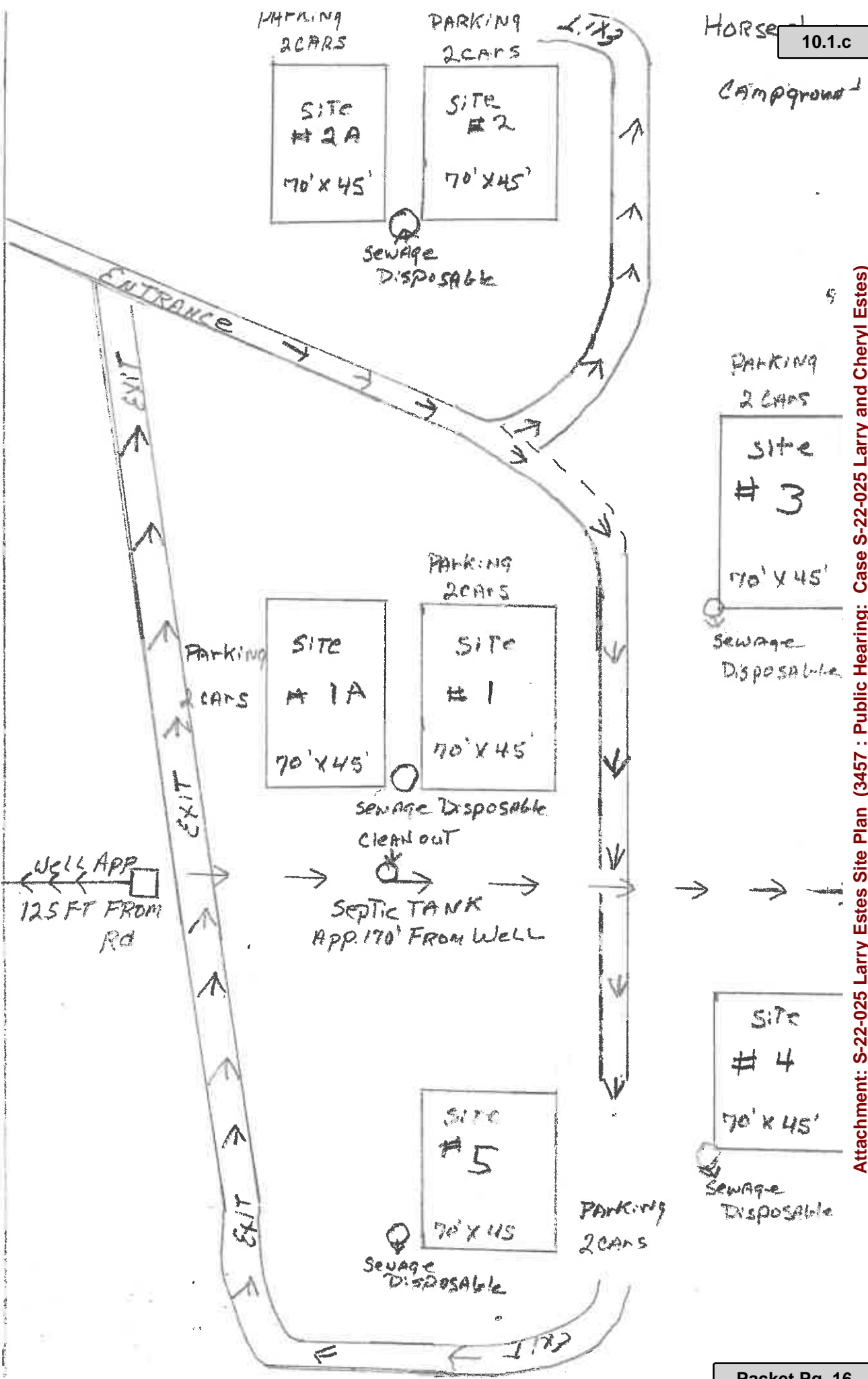


**Title:**

**Date:** 10/11/2022

*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 is.*

STATE RD. 875 Horseshoe Rd



HORSE 10.1.c

CAMPground

PARKING 2 CARS

Site # 3

70' x 45'

Sewage Disposable

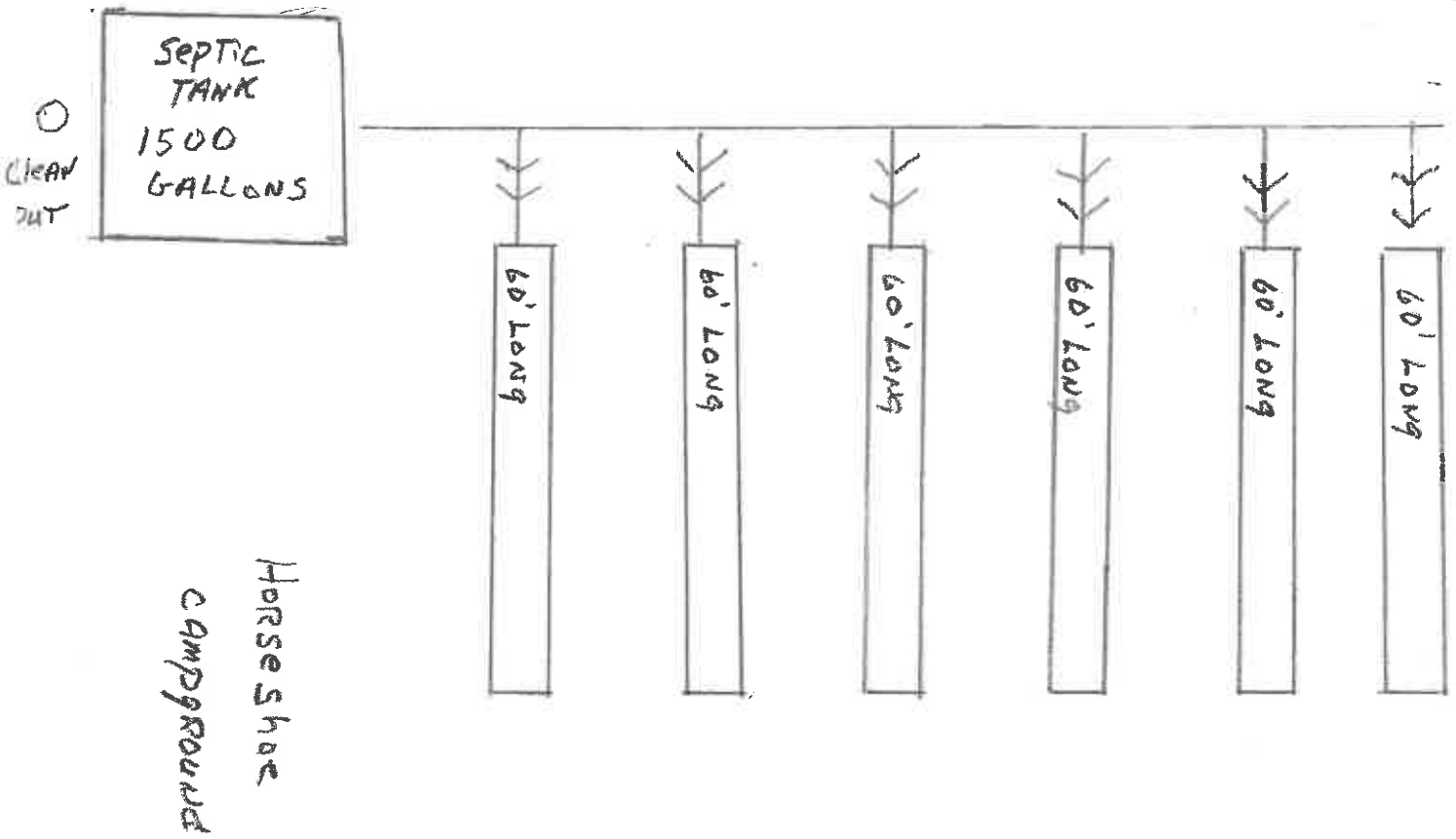
Site # 4

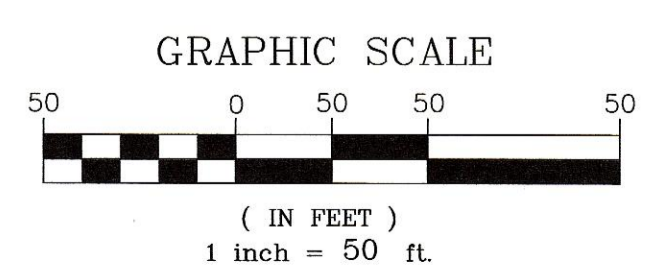
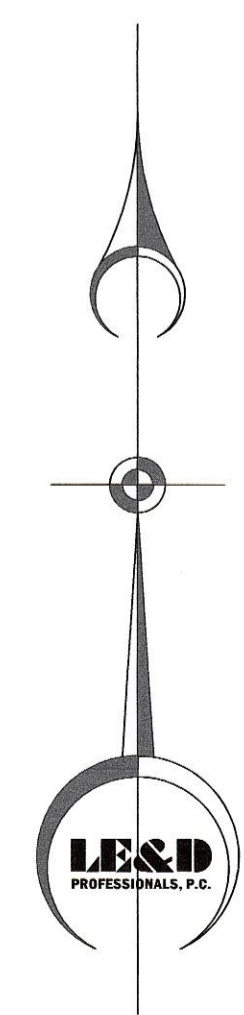
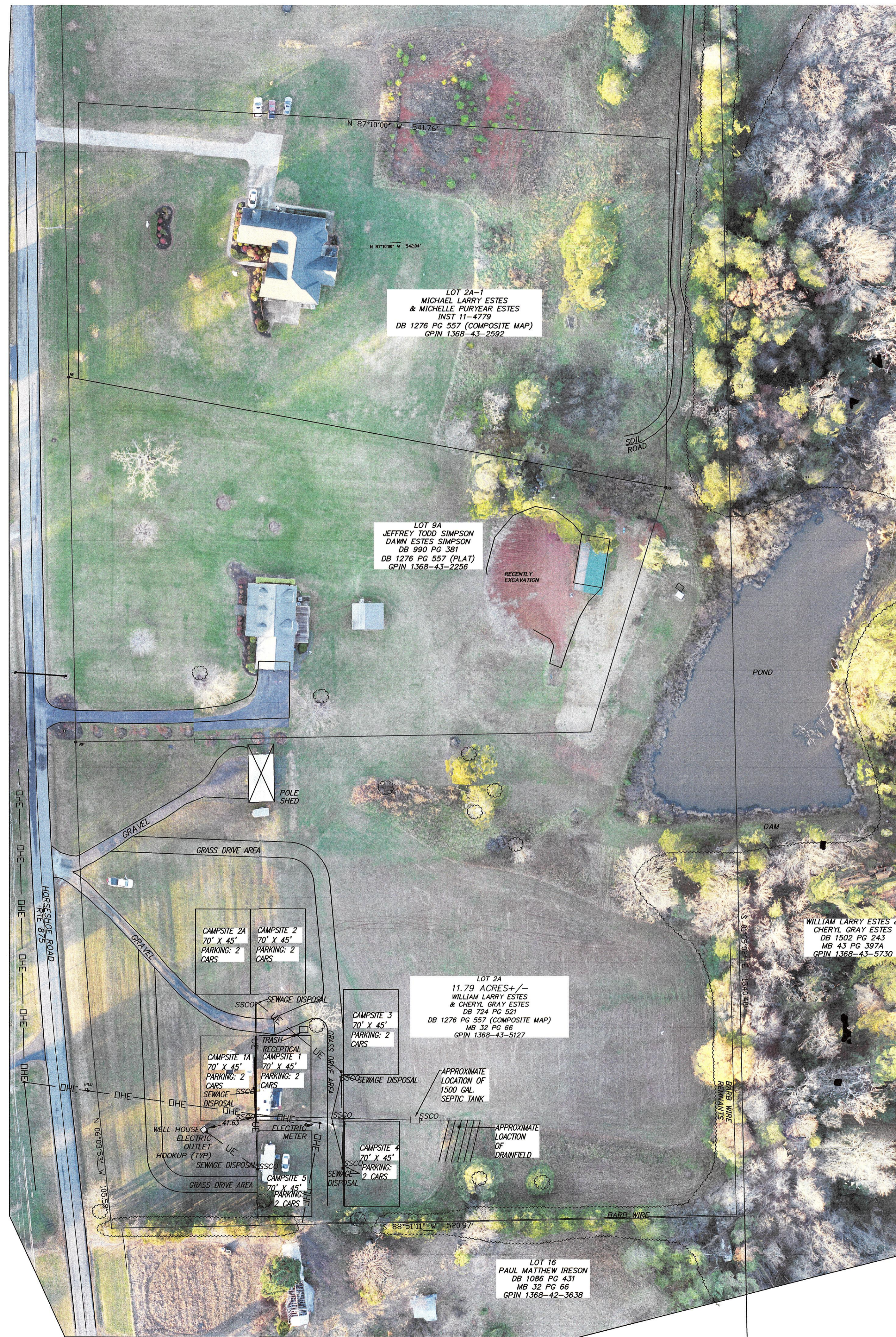
70' x 45'

Sewage Disposable

Attachment: S-22-025 Larry Estes Site Plan (3457 : Public Hearing: Case S-22-025 Larry and Cheryl Estes)



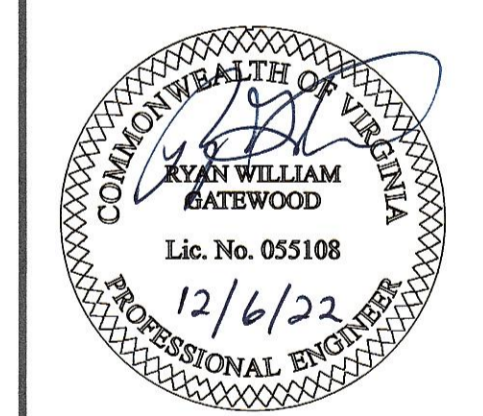




**LE&D**  
**PROFESSIONALS, P.C.**  
 RIVER RUN EXECUTIVE OFFICES  
 SUITE B  
 110 EXCHANGE STREET  
 DANVILLE, VA. 24541

N.C. LICENSE # C-2577  
 V.A. LICENSE # 0404-001401  
 PHONE NO. (434) 792-3680  
 FAX NO. (434) 792-3685  
 www.landeng.com

**HORSESHOE CAMPGROUNDS**  
**LARRY ESTES**  
 HORSESHOE ROAD - PITTSYLVANIA COUNTY, VA  
**SITE PLAN**



NO.	DATE	DESCRIPTION	BY

Sheet No. **1** of **1**  
 Date: DECEMBER 6, 2022  
 Scale: 1"=50'  
 Project No.  
 VA\22-033-A071\eng\dwg\F-22033-PLAN-1