



**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, February 13, 2023 – 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 01 09 2023
- 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-22-026 Michael Eanes; Special Use Permit for the Placement of a Singlewide Mobile Home (Oakes)

XI. ADJOURNMENT



Board of Zoning Appeals

STAFF SUMMARY

Case:	BZA Minutes 01 09 2023	District:	
Zoning Request:			
Agenda Date:	February 13, 2023		
Meeting History:			

January 9, 2023
Regular Meeting

**Pittsylvania County Board of Zoning Appeals
Regular Meeting
January 9, 2023**

VIRGINIA: The Regular Meeting of the Pittsylvania County Board of Zoning Appeals was held on January 9, 2023 in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Vice-Chairman Ronald E. Merricks, called the meeting to order at 6:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
R. Allan Easley	Chairman	Absent	
Ronald E. Merricks	Vice-Chairman	Present	
Ryland Brumfield	Board Member	Present	
Joseph A. Craddock	Board Member	Absent	
Ann Deering	Board Member	Present	
Hershel Stone	Board Member	Present	
Carroll Yeaman	Board Member	Present	

ELECTION OF CHAIRMAN

Mrs. Ragsdale, Director of Community Development opened the floor for nominations for Chairman. Mr. Yeaman nominated Allan Easley, Mrs. Deering seconded the nomination. Mr. Merricks moved that the nominations be closed. Mrs. Ragsdale closed the nominations, seconded by Mrs. Deering. By a unanimous five (5) to zero (0) vote, Mr. Easley was voted Chairman of the Board of Zoning Appeals.

ELECTION OF VICE-CHAIRMAN

Mrs. Ragsdale, Director of Community Development opened the floor for nominations for Chairman. Mr. Yeaman nominated Ronald Merricks, Mr. Stone seconded the nomination. Mrs. Deering moved that the nominations be closed. Mrs. Ragsdale closed the nominations, seconded by Mr. Stone. By a unanimous five (5) to zero (0) vote, Mr. Merricks was voted Vice-Chairman of the Board of Zoning Appeals

APPROVAL OF AGENDA

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hershel Stone, Board Member
SECONDER:	Ryland Brumfield, Board Member
AYES:	Merricks, Brumfield, Deering, Stone, Yeaman
ABSENT:	Easley, Craddock

APPROVAL OF MINUTES

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale stated there will be one Special Use Permit for February.

CHAIRMAN'S REPORT

There was no Chairman's report.

PUBLIC HEARING

- 1. Case S-22-023 Donald and Jeannie Walker

The zoning precepts were read by Mr. Merricks to open the public hearing at 6:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Donald & Jeannie Walker petitioned for a Special use Permit for a double-wide mobile home on 0.56 acres, located on State Road 1003/Blair Lane in the Dan River Election District. Donald Walker represented the petition. There was no opposition to the petition. Mr. Merricks closed the public hearing at 6:07 p.m. A motion was made by Mr. Yeaman, seconded by Mr. Stone, that the Board of Zoning Appeals grant the Special Use Permit.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Merricks, Brumfield, Deering, Stone, Yeaman
ABSENT:	Easley, Craddock

ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

Attachment: BZA Minutes 01 09 2023 (3586 : BZA Minutes 01 09 2023)



Board of Zoning Appeals

STAFF SUMMARY

Case:	Public Hearing: Case S-22-026 Michael Eanes	District:	Tunstall District Election District
Zoning Request:	SUP		
Agenda Date:	February 13, 2023		
Meeting History:			

SUBJECT

Requested by Michael Eanes, for a Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 0.50 acres, located on State Road 841/Whispering Pines Road in the Tunstall Election District and shown on the Tap Maps as GPIN # 1450-26-5818.

BACKGROUND/DISCUSSION

Michael Eanes is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District, and R-1, Residential Suburban Subdivision District zoned properties

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-22-026 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-026 as submitted.
2. Recommend approval of Case S-22-026 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-22-026 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition

PLANNING COMMISSION RECOMMENDATION

On January 3, 2023, the Planning Commission recommended, by an 8-0 vote, with no opposition, that the Petitioner's request be granted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-22-026	SUP	January 2023/February 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Michael Eanes is requesting a Special Use Permit for a Single-Wide Mobile Home		PLANNING COMMISSION: January 3, 2023
DISTRICT: Tunstall Election District		BOARD OF ZONING APPEALS: February 13, 2023
		ADVERTISED: December 21 & 28, 2022/January 18 & 25, 2023

SUBJECT

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Michael Eanes is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District, and R-1, Residential Suburban Subdivision District zoned properties

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-22-026 as submitted.

PLANNING COMMISSION MOTIONS:

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ATTACHMENTS:

- A. Application
- B. Maps
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Attachment: S-22-026 Michael Eanes App (3585 : Public Hearing: Case S-22-026 Michael Eanes)

- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I, Michael Eanes, as Owner 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 Name: Michael Eanes
Address: 5612 Whispering Pines Road, Cascade, VA 24069 Telephone: (434) 251-5343

2. Location of Property: State Road 841/Off Whispering Pines Road Total Amt: \$ 350.00
Taken By: _____

3. Tax Map Number 1450-26-5818

4. Election District: Tunstall

5. Size of Property: 0.50 Acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a Single-Wide Mobile Home

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.

Michael Eanes

OFFICE USE ONLY
Application Deadline: 11/23/22
Received By: ESR
B.Z.A. Meeting Date: 02/13/23

Application No. S-22-026
P.C. Meeting Date: 01/03/23
Date Received: 11/21/2022
Action: _____

Attachment: S-22-026 Michael Eanes App (3585 : Public Hearing: Case S-22-026 Michael Eanes)

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

A 0.50 acre parcel of land)
generally located on State Road 841/Whispering)
Pines Road within the Tunstall Election District) **PETITION**
and recorded as parcel # 1450-26-5818)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Michael Eanes, 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 Petitioner is the owner 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 R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have a Special Use Permit issued to allow for placement of a single-wide mobile home.

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

FURTHER, your Petitioner 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,

Michael Eanes

Attachment: S-22-026 Michael Eanes App (3585 : Public Hearing: Case S-22-026 Michael Eanes)

December 14, 2022

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

Dear Mrs. Ragsdale:

I, Michael Eanes, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 0.50 acres, located on State Road 841/off Whispering Pines Road, in the Tunstall Election District. The property is shown on the Tax Maps as GPIN # 1450-26-5818.

I would like a Special Use Permit to allow for placement of single-wide mobile home.

Sincerely,

Michael Eanes



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.

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.

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.

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.

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

Case S-22-026 Applicant _____ Date _____

Attachment: S-22-026 Michael Eanes App (3585 : Public Hearing: Case S-22-026 Michael Eanes)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1450-16-9077	EANES, CHARLES DANNY	1229 THOMPSON RD	AXTON, VA 24054
1450-26-5818	BRAY, HEREFORD FRANKLIN II ET ALS	140 LONGVIEW AVE	DANVILLE, VA 24541
1450-27-5047	WILSON, MONICA THORNTON	1648 WHISPERING PINES ROAD	DANVILLE, VA 24541
1450-27-8116	THORNTON, JAMES M ET ALS	581 TENDER LN	CASCADE, VA 24069
1450-36-3727	MEEKS, BRIAN RAY	2538 BEECHWOOD LN	DANVILLE, VA 24541

S-22-026 MICHAEL EANES

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: 12/16/2022

10.1.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: S-22-026 Micheal Eanes Map (3585 : Public Hearing: Case S-22-026 Michael Eanes)