

**PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, April 4, 2023 - 7:00 PM**

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

**MINUTES**

**1. CALL TO ORDER**

**CALL TO ORDER**

Mr. Harker called the meeting to order at 7:02 p.m.

**2. ROLL CALL**

**ROLL CALL**

**3. MOMENT OF SILENCE**

**MOMENT OF SILENCE**

The Board observed a moment of silence.

**4. PLEDGE OF ALLEGIANCE**

**PLEDGE OF ALLEGIANCE**

The Board recited the Pledge of Allegiance.

**5. HEARING OF THE 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.

**HEARING OF THE CITIZENS**

No citizens came forward to speak.

**6. APPROVAL OF AGENDA**

**APPROVAL OF AGENDA**

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

**7. APPROVAL OF MINUTES**

## **APPROVAL OF MINUTES**

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

- a. Planning Commission Minutes 03-07-2023 (Staff Contact: Robin Vaughan)
- a. Planning Commission Minutes 03-07-2023

## **8. CHAIRMAN'S REPORT**

### **CHAIRMAN'S REPORT**

There was no Chairman's report.

## **9. PUBLIC HEARING**

### **PUBLIC HEARING**

- a. 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 make recommendations to the Board of Supervisors or Board of Zoning Appeals. In accomplishing this important task we are charged with promoting the health, safety, and general public welfare of the citizens of Pittsylvania County. We must ensure 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.
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  - 1. Public Hearing: S-23-003 Christy Hicks (Staff Contact: Emily Ragsdale)
- 1. Public Hearing: S-23-003 Christy Hicks

Mr. Harker opened the public hearing at 7:07p.m. Mrs. Ragsdale, Director of Community Development, reported that Christy Hicks petitioned for a Special Use Permit on 13.47 acres, generally located on State Road 724/Mill Creek Road, in the Westover Election District to allow for a summer camp. Ms. Hicks represented the petition. Ms. Hicks stated that she wants to create a youth day camp to promote gardening, and have small animals such as chickens and rabbits. She stated that the summer camp will be a non-profit organization. She said activities will be held outside and she hopes to have several rustic barn structures on the property as well. Mr. Horne said he thinks this is a great thing. Mrs. Mease said she admires Ms. Hicks for doing this and asked how many children would be there each day. Ms. Hicks stated that starting out she will only have six (6)-twelve (12) children on a daily basis. Mrs. Henderson said she loves this idea. Mr. Waters said he appreciates this idea and he would send his children if they were younger. He asked about her business model. He wanted to know if the children be dropped off and picked-up later? He also asked about background checks for the staff. Ms. Hicks said there will be three (3) people helping her from the start that are employed by the school system and she hopes they have already been through the background check process since they are employed by the school system. She said the parents will drop the children off at eight (8) or nine (9) in the morning and they will be picked up at one (1). She said she may extend the hours for the camp after being in business a while. Mr. Harker said there are two staff recommendations that he wants to make sure she's familiar with: (1) Uniform State Building Code regulations and Virginia Department of Health regulations. Ms. Hicks said she had questions regarding the structures. She said that due to wanting them to look like they are from the nineteenth century, she has concerns with building codes due to building structures that will look antique. Mrs. Ragsdale said this will depend on the use of the buildings and staff would work through this with the code official, as code requirements vary on the type of use for each structure. She stated that buildings being occupied by people will be handled differently per the building code than buildings being used for storage. Mr. Hunt stated that Mrs. Ragsdale and staff will work with the applicant and walk her through which building codes will apply for each structure on this project. Mr. Webb asked if the Virginia Department of Health will oversee the number of youth per adult. Mrs. Ragsdale said they would not regulate that, but they will regulate required restrooms and any food that will be served. The Department of Education will oversee permitting if needed, as there are different regulations for camps. Mr. Harker closed the public hearing at 7:23 p.m. There was no opposition to the petition. A motion was made by Mr. Webb, seconded by Mrs. Mease, that the Board of Zoning Appeals grant

the Special Use Permit with the two conditions recommended by staff.  
Motion passed by a seven (7) to zero (0) vote.

## **10. OLD BUSINESS**

### **OLD BUSINESS**

Mrs. Ragsdale stated that next Wednesday, April 12th will be the Board of Supervisors, Planning Commission and Board of Zoning Appeals joint work session for the zoning ordinance update. The meeting will be held at 5:30 pm at 39 Bank Street, Chatham, VA .

## **11. NEW BUSINESS**

### **NEW BUSINESS**

Mrs. Ragsdale introduced the new County Administrator, Stuart Turille, to the Planning Commission. The May meeting will have eight (8) cases, five (5) rezoning cases and three (3) special use permits. Mr. Horne offered condolences to the family of Tim Chesher, Dan River District Board of Supervisors representative, on the passing of his daughter-in-law after a long battle with cancer.

## **12. ADJOURNMENT**

### **ADJOURNMENT**

The meeting was adjourned at 7:31 p.m.