

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 2, 2023 - 7:00 PM**

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

MINUTES

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. 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 citizen's came forward to speak.

6. APPROVAL OF AGENDA

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

7. APPROVAL OF MINUTES

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

- a. 04042023 Planning Commission Minutes (Staff Contact: Robin Vaughan)
- a. 04042023 Planning Commission Minutes

8. CHAIRMAN'S REPORT

Mr. Harker thanked Mr. Horne for faithfully serving on the board for seven and a half years and congratulated him and wished him well upon his retirement. Mr. Horne stated he had learned a lot and had met lots of very nice people who only have the best interest of the county in mind.

9. 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.

1. Public Hearing: Case R-23-010 Samantha Wiles Lipscomb; Rezoning from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District (Henderson)
(Staff Contact: Emily Ragsdale)

1. Public Hearing: Case R-23-010 Samantha Wiles Lipscomb; Rezoning from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District (Henderson)

Mr. Harker opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Samantha Wiles-Lipscomb had petitioned to rezone 1.99 acres, generally located on State Road 997/Oleander Drive, in the Banister Election District from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District to allow for property lines to be adjusted. Mrs. Ragsdale represented the petition. Larry Witcher who lives on Oleander Drive asked if changes of use were being made to the property, Mrs. Ragsdale explained that the property line adjustment will just make Ms. Wiles-Lipscomb's lot larger and the use of the property will not change. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:09 p.m. A motion was made by Mrs. Henderson, seconded by Mr. Oakes to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

2. Public Hearing: Case R-23-011 JDA Associates, Inc., Rezoning from A-1, Agricultural District to R-1, Residential Suburban Subdivision District (Waters) (Staff Contact: Emily Ragsdale)
2. Public Hearing: Case R-23-011 JDA Associates, Inc., Rezoning from A-1, Agricultural District to R-1, Residential Suburban Subdivision District (Waters)

Mrs. Ragsdale, Director of Community Development stated that JDA Associates, Inc. has withdrawn the petition to rezone 2.322 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District and would like to do so without penalty, so they can bring it back at a later date if needed. The board voted to accept the withdrawal without penalty. A motion was made by Mr. Waters, seconded by Mr. Webb that the application can be withdrawn without penalty. Motion passed by a seven (7) to zero (0) vote.

3. Public Hearing: Case R-23-012 Joel Bryant; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb) (Staff Contact: Emily Ragsdale)
3. Public Hearing: Case R-23-012 Joel Bryant; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb)

Mr. Harker opened the public hearing at 7:14 p.m. Mrs. Ragsdale, Director of Community Development, reported that Joel Bryant had petitioned to rezone 51.31 acres, generally located on State Road 1520/Mt Olivet Lane, in the Westover Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a second dwelling and agricultural use. Joel Bryant represented the petition. Mr. Harker closed the public hearing at 7:16 p.m. A motion was made by Mr. Webb, seconded by Mrs. Henderson to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

4. Public Hearing: Case R-23-013 Kermit King; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Oakes) (Staff Contact: Emily Ragsdale)
4. Public Hearing: Case R-23-013 Kermit King; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Oakes)

Mr. Harker opened the public hearing at 7:17 p.m. Mrs. Ragsdale, Director of Community Development, reported that Kermit King had petitioned to rezone 0.52 acres, generally located on State Road 750/ Strawberry Road, in the Tunstall Election District from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District to allow for property lines to be adjusted. Kermit King represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:20 p.m. A motion

was made by Mr. Oakes, seconded by Mr. Horne to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

5. Public Hearing: R-23-014 Clyde Hall, Jr.; Rezoning from B-2, Business District, General, to R-1, Residential Suburban Subdivision District (Waters) (Staff Contact: Emily Ragsdale)
5. Public Hearing: R-23-014 Clyde Hall, Jr.; Rezoning from B-2, Business District, General, to R-1, Residential Suburban Subdivision District (Waters)
Mr. Harker opened the public hearing at 7:21 p.m. Mrs. Ragsdale, Director of Community Development, reported that Clyde Hall had petitioned to rezone acres, generally located on State Road 41/Franklin Turnpike, in the Chatham-Blairs Election District from B-2, Business District, General, to R-1, Residential Suburban Subdivision District to allow for the placement of an accessory building. Clyde Hall represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:22 p.m. A motion was made by Mr. Waters, seconded by Mrs. Mease to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.
 6. Public Hearing: Case S-23-004 Carroll Riddle; Special Use Permit for a Singlewide Mobile Home (Mease) (Staff Contact: Emily Ragsdale)
6. Public Hearing: Case S-23-004 Carroll Riddle; Special Use Permit for a Singlewide Mobile Home (Mease)
Mr. Harker opened the public hearing at 7:23 p.m. Mrs. Ragsdale, Director of Community Development, reported that Carroll Riddle had petitioned for a Special Use Permit on 5.99 acres, generally located on State Road 750/Green Pond Road, in the Callands-Gretna Election District to allow for the placement of a single-wide mobile home. Carroll Riddle represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:24 p.m. A motion was made by Mrs. Mease, seconded by Mrs. Henderson to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.
 7. Public Hearing: Case S-23-005 Robert Adkins; Special Use Permit for a Singlewide Mobile Home (Henderson) (Staff Contact:)
7. Public Hearing: Case S-23-005 Robert Adkins; Special Use Permit for a Singlewide Mobile Home (Henderson)
Mr. Harker opened the public hearing at 7:25 p.m. Mrs. Ragsdale, Director of Community Development, reported that Robert Adkins had petitioned

for a Special Use Permit on 1.0 acre, generally located on State Road 1258/Meadows Farm Road, in the Banister Election District to allow for the placement of a single-wide mobile home. Robert Adkins represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:26 p.m. A motion was made by Mrs. Henderson, seconded by Mr. Oakes to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

8. Public Hearing: Case S-23-006 Phillip Jennings; Special Use Permit for a Doublewide Mobile Home (Mease) (Staff Contact:)

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Mr. Harker opened the public hearing at 7:27 p.m. Mrs. Ragsdale, Director of Community Development, reported that Phillip Jennings had petitioned for a Special Use Permit on 1.88 acres, generally located on State Road 612/Watt Farm Road, in the Callands-Gretna Election District to allow for the placement of a double-wide mobile home. Phillip Jennings represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:28 p.m. A motion was made by Mrs. Mease, seconded by Mr. Webb to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

10. OLD BUSINESS

Mrs. Ragsdale reminded the board of the next bi-monthly zoning ordinance update meeting on June 8, 2023 at 5:30.

11. NEW BUSINESS

Mrs. Ragsdale reported there will be 2 rezoning cases for the month of June.

12. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.