



**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, February 12, 2024 - 6:00 PM**

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

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MOMENT OF SILENCE**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA**
- 6. APPROVAL OF MINUTES**
 - a. January Board Meeting Minutes Approval (Staff Contact: Jennifer Gregory)
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. CHAIRMAN'S REPORT**
- 10. 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.

 - a. Case S-24-001 James and Carolyn Calhoun; Special Use Permit for the Sales, Service, and Repair of Automobiles accordance with Pittsylvania County Code § 35-179. (Staff Contact: Emily Ragsdale)

- b. Case S-24-002 Valerie McKenzie; Special Use Permit for the Placement of a Double-wide Manufactured Home in accordance with Pittsylvania County Code § 35-223. (Staff Contact: Emily Ragsdale)

11. ADJOURNMENT

**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, January 8, 2024 - 6:00 PM**

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

MINUTES

1. CALL TO ORDER

CALL TO ORDER

2. ROLL CALL

ROLL CALL

3. MOMENT OF SILENCE

The Board observed moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. CHAIRMAN NOMINATION AND ELECTION

- a. Nomination and Chairman Election (Staff Contact:)
- a. Nomination and Chairman Election
Mrs. Ragsdale, Director of Community Development, opened the nominations for Chairman. Mr. Yeaman nominated Mr. Merricks. Mr. Brumfield seconded the nomination. Mrs. Ragsdale closed the nominations. By a unanimous vote, five (5) to zero (0), Mr. Merricks was voted Chairman of the Board of Zoning Appeals.
- b. Turn Meeting Over to New Chairman (Staff Contact:)
- b. Turn Meeting Over to New Chairman

6. VICE-CHAIRMAN NOMINATION AND ELECTION

- a. Nomination and Vice-Chairman Election (Staff Contact:)
- a. Nomination and Vice-Chairman Election
Mr. Merricks opened nominations for Vice-Chairman. Mr. Easley nominated Mr. Craddock. Mr. Yeaman seconded the nomination. Mr. Merricks closed the nominations. By a unanimous vote, five (5) to zero (0), Mr. Craddock was voted Vice-Chairman of the Board of Zoning Appeals.

7. APPROVAL OF AGENDA

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

RESULT: Approve

MOVER: Carroll Yeaman

SECONDER: Hershel Stone

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

8. APPROVAL OF MINUTES

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

RESULT: Approve

MOVER: Allan Easley

SECONDER: Carroll Yeaman

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

- a. December Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)
- a. December Board Meeting Minutes Approval

9. OLD BUSINESS

Mrs. Ragsdale stated the last Joint Zoning Ordinance Rewrite Workshop will be January 23, 2024.

10. NEW BUSINESS

Mrs. Ragsdale stated there will be two (2) cases next month.

11. CHAIRMAN'S REPORT

There was no Chairman's report

12. 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.

PUBLIC HEARING

- a. Public Hearing: Case S-23-020 Daniel and Ksenia Moore; Special Use Permit for a Slaughterhouse/Meat Processing. (Staff Contact: Emily Ragsdale)
- a. Public Hearing: Case S-23-020 Daniel and Ksenia Moore; Special Use Permit for a Slaughterhouse/Meat Processing.

Mr. Merricks read the zoning presents and opened the public hearing at 6:07 p.m. Mrs. Ragsdale Director of Community Development, reported that Daniel & Ksenia Moore had petitioned for a Special Use Permit on 39.73 acres, located on State Road 605/Toshes Road, in the Callands-Gretna Election District to allow for a slaughterhouse / meat processing facility. Daniel Moore represented the petition. There was no opposition to the petition. Mr. Merricks closed the public hearing at 6:11 p.m. A motion was made by Mr. Easley, and seconded by Mr. Yeaman, to recommend that a Special Use Permit be granted with the following Conditions. 1. All waste created by the use must be disposed of in accordance with all State and Federal regulations. 2. The property entrance shall meet all VDOT requirements for a commercial entrance.

RESULT: Approve

MOVER: Allan Easley

SECONDER: Carroll Yeaman

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

- b. Public Hearing: Case S-23-021 Richard Holbrook; Special Use Permit for a School (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case S-23-021 Richard Holbrook; Special Use Permit for a School

Mr. Merricks, opened the public hearing at 6:13 p.m. Mrs. Ragsdale Director of Community Development, reported that Richard Holbrook had petitioned for a Special Use Permit for a school (youth diversion program) located on 0.71 acres, located on two (2) parcels of land, on US Highway 29 Business within the Westover Election District. Montana Tarpley represented the petition. Mr. Merricks asked how many students / children they expect to have. Montana Tarpley stated it's based on how many the Parole Officer or the Courts distribute them to her. She said it is usually one (1) child per time or up to five (5). Mr. Brumfield asked what type of training / programming they are providing. Ms. Tarpley stated they were using OJJCS, a correctional juvenile district system, they are pulling their curriculum from. Mr. Easley asked how many staff members Ms. Tarpley

would have. Ms. Tarpley stated she would be the only staff member. Mr. Merricks closed the public hearing at 6:15 p.m.

A motion was made by Mr. Yeaman and seconded by Mr. Brumfield to recommend that a Special Use Permit be granted.

RESULT: Approve

MOVER: Carroll Yeaman

SECONDER: Ryland Brumfield

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

- c. Public Hearing: Case S-23-022 Beverly Grisales; Special Use Permit for a Beauty Shop. (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case S-23-022 Beverly Grisales; Special Use Permit for a Beauty Shop.

Mr. Merricks, opened the public hearing at 6:17 p.m. Mrs. Ragsdale, Director of Community Development, reported that Beverly Grisales had petitioned for a Special Use Permit for a beauty shop located on 0.89 acres, located on State Road 1150/Forestroad Drive within the Westover Election District. Sally Burnett represented the petition. Sally Burnett stated this would be a Skin Care only facility, no hair or nails would be done. Mr. Merricks closed the public hearing at 6:19 p.m. A motion was made by Mr. Easley, seconded by Mr. Yeaman, to recommend that a Special Use Permit be granted with two (2) conditions. 1. If hair or nail services are offered at this location, all USBC requirements shall be met. 2. The business shall not employ anyone not residing on the property.

RESULT: Approve

MOVER: Allan Easley

SECONDER: Carroll Yeaman

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

- d. Public Hearing: Case S-23-023 Chancellor and Samantha Turner; Special Use Permit for the placement of a Singlewide Manufactured Home. (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case S-23-023 Chancellor and Samantha Turner; Special Use Permit for the placement of a Singlewide Manufactured Home.
Mr. Merricks, opened the public hearing at 6:21 p.m. Mrs. Ragsdale, Director of Community Development, reported that Chancellor &

Samantha Turner had petitioned for a Special Use Permit located on 1.47 acres, located on State Road 750/Strawberry Road within the Tunstall Election District to allow for the placement of a singlewide manufactured home. Mr. Merricks closed the public hearing at 6:22 p.m. A motion was made by Mr. Yeaman, seconded by Mr. Craddock, that the Board of Zoning Appeals grant the Special Use Permit.

RESULT: Approve

MOVER: Carroll Yeaman

SECONDER: Joseph Craddock

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

13. CLOSED SESSION

Motion to enter Closed Session, Mr. Merricks moved the Board to enter Closed Session; Mr. Stone Seconded, and by a unanimous vote, the Board entered closed session at 6:25 p.m.

RESULT: Enter Closed Session

MOVER: Ronald Merricks

SECONDER: Hershel Stone

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

14. RETURN TO OPEN SESSION & CLOSED SESSION CERTIFICATION

Mr. Merricks asked for a roll call vote certifying to the best of each members knowledge only public business matters lawfully exempted from open meeting requirements from this Chapter and only such public business matters as was identified in that motion by the closed session motion that the closed meeting was convened or heard, discussed, or considered in the meeting by the body. The Board unanimously voted to return to Open Session. Roll call vote was taken to close the Closed Session, Mr. Yeaman made the motion, seconded by Mr. Stone, to close the Closed Session. The Board returned to Open Session at 7:05 p.m.

RESULT: Return to open session

MOVER: Carroll Yeaman

SECONDER: Hershel Stone

AYES: Allan Easley, Ronald Merricks, Ryland Brumfield, Joseph Craddock, Hershel

Stone, Carroll Yeaman

NOES: None

ABSTAIN: None

15. ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case S-24-001 James and Carolyn Calhoun; Special Use Permit for the Sales, Service, and Repair of Automobiles accordance with Pittsylvania County Code § 35-179.						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	February 12, 2024	Item Number:	10.a.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>S-24-001 Calhoun App</td> </tr> <tr> <td>2.</td> <td>S-24-001 Calhoun Map</td> </tr> </table>			1.	S-24-001 Calhoun App	2.	S-24-001 Calhoun Map
1.	S-24-001 Calhoun App						
2.	S-24-001 Calhoun Map						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by James and Carolyn Calhoun, for a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The property is 5.75 acres, located on State Road 777/Yorkshire Road in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1572-73-8946.

BACKGROUND/DISCUSSION

James and Carolyn Calhoun are requesting a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The applicants are requesting to operate a used car lot at this location and are proposing to use the existing structure on the property. A gas station was previously in operation on the subject property, but this use has been discontinued. If the Special Use Permit is approved, a Change of Use for the structure will be required under the Uniform Statewide Building Code. The structure will have to conform to the requirements of the 2018 Building Code before the Certificate of Occupancy can be issued. Parking for customers will be required to be provided in accordance with Pittsylvania County Code § 35-82. Vehicles for sale will be parked in an area in front of the existing building, as shown on the site plan submitted by the applicant. VDOT has looked at the property and feels comfortable that a low volume commercial entrance can be permitted at this location.

SURROUNDING LAND USE AND ZONING DISTRICTS

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

SITE DEVELOPMENT PLAN

An existing building will be used for this operation. A site plan is included.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-24-001 with the following conditions:

1. If conducted on property, 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.

On January 4, 2024, the Planning Commission recommended by a six (6) to zero (0) vote, with no opposition, that the applicant's request be granted with the following conditions:

1. If conducted on property, 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 and must be installed within ten months from the time the business is opened.
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:

1. Recommend approval of Case S-24-001 as submitted.

2. Recommend approval of Case S-24-001 subject to conditions by staff.
3. Recommend approval of Case S-24-001 subject to conditions by the Planning Commission
4. Recommend approval of Case S-24-001 subject to conditions by the Board of Zoning Appeals
5. Recommend denial of Case S-24-001 as submitted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING</u>	<u>CYCLE</u>
S-24-001	SUP	January 2024/February 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> James and Carolyn Calhoun are requesting a Special Use Permit for sales, service, and repair of automobiles.		PLANNING COMMISSION: January 4, 2024 BOARD OF ZONING APPEALS: February 12, 2024
DISTRICT: Callands-Gretna Election District		ADVERTISED: December 20 & 27, 2023 and January 24 & 31, 2024

SUBJECT

Requested by James and Carolyn Calhoun, for a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The property is 5.75 acres, located on State Road 777/Yorkshire Road in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1572-73-8946.

BACKGROUND/DISCUSSION

James and Carolyn Calhoun are requesting a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The applicants are requesting to operate a used car lot at this location and are proposing to use the existing structure on the property. A gas station was previously in operation on the subject property, but this use has been discontinued. If the Special Use Permit is approved, a Change of Use for the structure will be required under the Uniform Statewide Building Code. The structure will have to conform to requirements of the 2018 Building Code before the Certificate of Occupancy can be issued. Parking for customers will be required to be provided in accordance with Pittsylvania County Code § 35-82. Vehicles for sale will be parked in an area in front of the existing building, as shown on the site plan submitted by the applicant. VDOT has looked at property and feels comfortable that a low volume commercial entrance can be permitted at this location.

SURROUNDING LAND USE AND ZONING DISTRICTS

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

SITE DEVELOPMENT PLAN

An existing building will be used for this operation. A site plan is included.

RECOMMENDATION

Staff recommends APPROVAL of Case S-24-001 with the following conditions:

1. If conducted on property, 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.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-24-001 as submitted.
2. Recommend approval of Case S-24-001 subject to conditions by staff.
3. Recommend approval of Case S-24-001 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-24-001 as submitted.

ATTACHMENTS:

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

Emily Ragsdale, AICP, CZA

From: Craddock, Joseph (VDOT) <Joseph.Craddock@VDOT.Virginia.gov>
Sent: Monday, December 18, 2023 3:29 PM
To: Emily Ragsdale, AICP, CZA
Subject: Parcel number 1572-73-8946, proposed car lot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Emily,

I looked at the entrance to the subject parcel to determine suitability for commercial use. The location does have good sight distance. If the proposed use would be a "low volume commercial entrance" (50 or less vehicle trips per day), then it could be used as-is. If it will generate a higher volume of traffic, then it will need to be upgraded to the standards of a moderate volume or full commercial entrance (paving, geometric improvements, etc.).

Please let me know if you have any questions or need any additional information.

Thanks,

Jay



Jay Craddock
Assistant Resident Engineer / Halifax Residency
Virginia Department of Transportation
434-433-3142
Joseph.Craddock@VDOT.Virginia.gov

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, James Calhoun, 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 Names: James Calhoun

Address: 1496 Yorkshire Drive, Sandy Level, VA 24161

Telephone: (757) 617-7069

2. Location of Property: Yorkshire Drive

Total Amt: \$350.00

Taken By: K. Hayes #1547

3. Tax Map Number 1572-73-8946

4. Election District: Callands-Gretna

5. Size of Property: 5.75 acres

6. Existing Land Use: Retail building

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Sales, service and repair of vehicles

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 type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" 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.



James Calhoun

OFFICE USE ONLY

Application Deadline: 10/30/23

Received By: ESR

B.Z.A. Meeting Date: 02/12/24

Application No. S-24-001

P.C. Meeting Date: 01/04/24

Date Received: 10/30/23

Action: _____

November 30, 2023

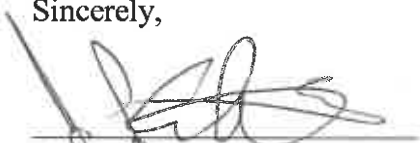
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, James Calhoun, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 5.75 acres, located on Yorkshire Drive, in the Callands-Gretna Election District. The property is shown on the Tax Maps as GPIN # 1572-73-8946.

I would like to use the structure and land for the sales, service and repair of vehicles.

Sincerely,



James Calhoun

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

A 5.75 acre parcel of land)
generally located on Yorkshire Drive)
within the Callands-Gretna Election District and) **PETITION**
recorded as parcel # 1572-73-8946 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

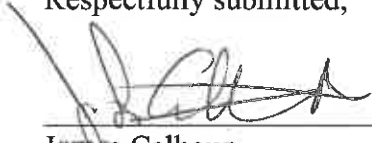
WHEREAS, your Petitioner, James Calhoun, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (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 A-1, Agricultural District.
- (3) Your petitioner now desires to have a Special Use Permit issued for the sales, service and repair of vehicles.

WHEREFORE, your Petitioners respectfully requests 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,



James Calhoun



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 _____ Applicant [Signature] Date 12/20/2020

Sworn to and subscribed before me in my presence this _____ day of _____, in my City and State aforesaid, by _____ Notary Public. My commission Expires: _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1572-83-9762	SOUDERS, JOSHUA LEE	1740 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-74-4286	CASSIDY, STEPHEN G	1765 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-73-3776	CASSIDY, SHIRLEY DUNBAR	1629 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-73-7274	Applicant		
1572-73-8946	Applicant		
1572-72-6673	CASSIDY, STEPHEN G		
1572-72-7673	BARBOUR, VIRGINIA CASSIDY	1847 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-74-3076	BARBOUR, SEAN PATRICK	1696 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-74-3149	Above		

ArcGIS Web Map



12/29/2023, 11:04:27 AM

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

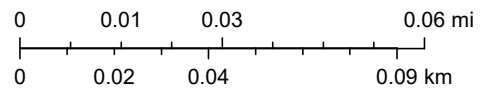
Assessed Parcels Labels

Zoning Districts

Agricultural

Residential Suburban Subdivision

1:2,257



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

ArcGIS Web AppBuilder

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

EXECUTIVE SUMMARY

Public Hearing

Agenda Title:	Case S-24-002 Valerie McKenzie; Special Use Permit for the Placement of a Double-wide Manufactured Home in accordance with Pittsylvania County Code § 35-223.						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	February 12, 2024	Item Number:	10.b.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>S-24-002 McKenzie App</td> </tr> <tr> <td>2.</td> <td>S-24-002 McKenzie Map</td> </tr> </table>			1.	S-24-002 McKenzie App	2.	S-24-002 McKenzie Map
1.	S-24-002 McKenzie App						
2.	S-24-002 McKenzie Map						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Valerie McKenzie, for a Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223. The property is 0.80 acres, located on State Road 41/Franklin Turnpike in the Tunstall Election District and shown on the Tax Maps as GPIN # 1462-78-6321.

BACKGROUND/DISCUSSION

Valerie McKenzie is requesting a Special Use Permit to allow for the placement of a double-wide mobile home on the property to be used as a personal residence by contractual purchasers of the property. 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

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-24-002 as submitted.

On January 4, 2024, the Planning Commission recommended by a six (6) to zero (0) vote, with no opposition, that the petitioner's request be granted.

MOTION:

1. Recommend approval of Case S-24-002 as submitted.
2. Recommend approval of Case S-24-002 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-24-002 as submitted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-24-002	SUP	January 2024/February 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Valerie McKenzie is requesting a Special Use Permit for the placement of a double-wide mobile home.		PLANNING COMMISSION: January 4, 2024
DISTRICT: Tunstall Election District		BOARD OF ZONING APPEALS: February 12, 2024
		ADVERTISED: December 20 & 27, 2023 and January 24 & 31, 2024

SUBJECT

Requested by Valerie McKenzie, for a Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223. The property is 0.80 acres, located on State Road 41/Franklin Turnpike in the Tunstall Election District and shown on the Tax Maps as GPIN # 1462-78-6321.

BACKGROUND/DISCUSSION

Valerie McKenzie is requesting a Special Use Permit to allow for the placement of a double-wide mobile home on the property to be used as a personal residence by contractual purchasers of the property. 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-24-002 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-24-002 as submitted.
2. Recommend approval of Case S-24-002 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-24-002 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**

I, Valerie McKenzie, as Owner of the below described properties, 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: Valerie McKenzie
Address: 4949 Strawberry Road, Chatham, VA 24531

Telephone: (434) 432-9706

2. Location of Property: Douglas Drive

Total Amt: \$350.00

Taken By: K. Hayes

#5526
#350.00

3. Tax Map Number 1462-78-6312

4. Election District: Tunstall

5. Size of Property: 0.80 of an acre

6. Existing Land Use: Vacant

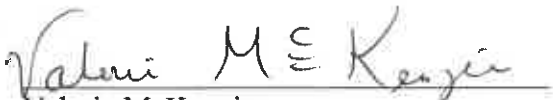
Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a double-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 type="checkbox"/> List of Adjoining Properties |
| <input checked="" type="checkbox"/> Copy of Plat | <input type="checkbox"/> Copy of Deed | <input checked="" 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.


Valerie McKenzie

OFFICE USE ONLY
Application Deadline: 10/30/23
Received By: ESR
B.Z.A. Meeting Date: 02/12/24

Application No. S-24-002
P.C. Meeting Date: 01/04/24
Date Received: 10/30/23
Action: _____

November 30, 2023

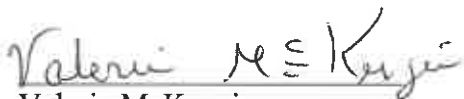
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Valerie McKenzie, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 0.80 of an acre, located on Douglas Drive, in the Tunstall Election District. The property is shown on the Tax Maps as GPIN # 1462-78-6312.

I would like to place a double-wide mobile home on the property.

Sincerely,


Valerie McKenzie

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

A .80 of an acre parcel of land)
generally located on Douglas Drive)
within the Tunstall Election District and) **PETITION**
recorded as parcel # 1462-78-6312 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

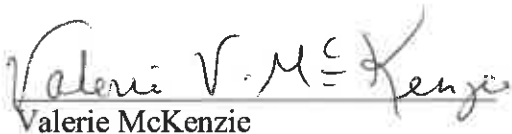
WHEREAS, your Petitioner, Valerie McKenzie, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (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 for placement of a double-wide mobile home

WHEREFORE, your Petitioner respectfully requests 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,


Valerie McKenzie



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-24-002 Applicant Valerie McKenye Date

Sworn to and subscribed before me in my presence this ___ day of ___, in my City and State aforesaid, by Notary Public. My commission Expires: _____

SPECIAL POWER OF ATTORNEY

Property Description (Tax Map Number, Street Address or Common Description, Borough):

Tax Map # 14602-78-6312

I/we Valerie McKenage, am/are:

_____ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Clayton Homes, authorized agent of The SUP, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to SUP, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to SUP, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to SUP, on the Property.

Valerie McKenage
Owner: Print Name _____

Commonwealth of Virginia

City/County of _____, to-wit:

Subscribed and sworn to before me this _____ day of _____,

in my City and State aforesaid, by _____

_____ Notary Public.

My Commission Expires: _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1462-78-3103	BURNETTE, GEORGE V	188 WHITMELL SCHOOL RD	DRY FORK, VA 24549
1462-78-4258	HASKINS, JOHN A	10977 FRANKLIN TURNPIKE	CHATHAM, VA 24531
1462-78-8203	CHESSER, KIMBERLY	101 DOUGLAS DRIVE	DRY FORK, VA 24549
1462-78-5131	WHITLOW, CHRISTY JAMES	104 DOUGLAS DR	DRY FORK, VA 24549
1462-78-6321	MCKENZIE, VALERIE VALENTINA	4949 STRAWBERRY RD	CHATHAM, VA 24531

S-23-018 VALERIE MCKENZIE

ArcGIS Web Map



12/29/2023, 11:05:58 AM

1:1,128

Virginia Cities and Counties


Assessed Parcels Labels


 County

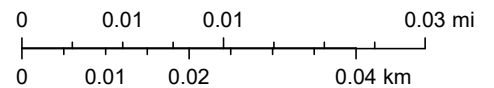
Zoning Districts

 Tax Parcels (All)

Agricultural

 Assessed Parcels

 Residential Suburban Subdivision



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ArcGIS Web AppBuilder