

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

May 3, 2016

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, May 3, 2016, in the General District Courtroom, Chatham, Virginia. Mr. Stowe, Chairman, called the meeting to order at approximately 7:00 p.m. Mr. Stowe called the roll.

PRESENT

Morris Stowe	Tunstall District
Richard Motley	Chatham-Blairs District
Janet Mease	Callands-Gretna District
Dr. Charles H. Miller, Jr.	Banister District
Curtis Arthur	Staunton River District
H. F. Haymore, Jr.	Westover District
Brian Horne	Dan River District
Joe Davis	Board of Supervisors Representative
Odie H. Shelton, Jr.	Director of Code Compliance/Zoning Administrator
Greg Sides	Assistant County Administrator/Director of Planning

HEARING OF THE CITIZENS

No citizens came forward to speak.

APPROVAL OF THE MINUTES

A motion was made by Mr. Motley, seconded by Mr. Horne, and by a unanimous vote, the April 5, 2016, minutes were approved as presented.

CHAIRMAN'S REPORT

Mr. Stowe and Mr. Motley welcomed Mr. H. F. Haymore, Jr., the newest member of the Planning Commission, to the meeting and thanked him for his many years of service to Pittsylvania County as Clerk of Court.

THE ZONING PRECEPTS WERE READ by Mr. Stowe **TO OPEN THE PUBLIC HEARING** at approximately 7:02 p.m.

Case 1, George Edward Greenwell & Nancy Christine Greenwell , R-16-011 - Mr. Stowe opened the public hearing at 7:02 p.m. Mr. Shelton, Director of Code Compliance, reported that George and Nancy Greenwell had petitioned to rezone a total of 10.10 acres, two (2) parcels of land, located off State Road 665/Rockford School Road (on Worley Court), in the Staunton River Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. Mr. Shelton also stated once the properties are rezoned to A-1, all uses listed under Section 35-178 are a permitted use. George and Nancy Greenwell were present to represent the petition. They stated they had nothing to add. Marie Souser spoke in opposition to the petition. Her concerns included, but were not limited to, the following: She stated she was afraid Mr. and Mrs. Greenwell were going to have chickens on their properties. She also stated she has a chow dog who likes to go to the nearby pond daily, and she was concerned if her dog killed the chickens, a

lawsuit could be filed against her. Mrs. Greenwell offered a rebuttal and stated she and her husband did not have any intentions of having chickens on their parcels of land. Mr. Stowe closed the public hearing at 7:07 p.m. During the discussion, it was stated parcels across Planning Commission
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the road were rezoned from R-1 to A-1, there are cattle on the property behind the petitioned parcels and the area is very clean. A motion was made by Mr. Arthur, seconded by Ms. Mease, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed unanimously.

This concludes the Rezoning case.

Case S-2, White Oak Grove Baptist Church , S-16-004 (CONTINUED FR OM THE APRIL CYCLE) - Mr. Stowe opened the public hearing at 7:08 p.m. Mr. Shelton, Director of Code Compliance, reported that White Oak Grove Baptist Church had petitioned for a Special Use Permit on 2.19 acres, located on State Road 718/Dry Fork Road, in the Tunstall Election District to allow for three (3) classrooms located in the basement of the church to be used by students from the White Oak Grove Outreach Center. Mr. Shelton further stated the Planning Commission, with no opposition, recommended that the case be **continued** at the May meeting to allow the Fire Marshal time to inspect the site and ensure that all fire code violations had been repaired and were in compliance with the Fire Code. He also stated a copy of a Record of Inspection from the Pittsylvania County Fire Marshal had been presented to each Board member prior to the meeting. Rev. Edward Pope, Pastor of White Oak Grove Baptist Church, was present to represent the petition. He stated he had nothing to add. Following questioning from a Board member, Rev. Pope informed the Board members that the church had not yet voted on the proposed changes, but was waiting until the Special Use Permit was granted. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:10 p.m. A motion was made by Mr. Motley, seconded by Mr. Haymore, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request. Motion passed unanimously.

This concludes the Special Use Permit case.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Sides informed the Board members of upcoming topics for their review from the Pittsylvania County Board of Supervisors Legislative Committee. These topics include, but are not limited to, the following: Update of the Planning Commission By Laws; Solar Ordinance; How to deal with Solar Farms and Guidelines to work through Special Use Permits for Solar Farms; and Gun Range Guidelines.

The meeting was adjourned at approximately 7:13 p.m.

Morris Stowe, Chairman

Kathy H. Belton, Clerk