



**PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, March 2, 2021 – 7:00 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 ALLEGIENCE**
- V. HEARING OF 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.

- VI. APPROVAL OF AGENDA**
- VII. APPROVAL OF MINUTES**
  - 1. Minutes from February 2, 2021
- VIII. CHAIRMAN'S REPORT**
- IX. PUBLIC HEARING**

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 to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. 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 regarding zoning cases will be limited to (3) three minutes.

**Case Case R-21-005 Mabel Doss:** Case R-21-005 Mabel Doss; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Harker)

**Case Case R-21-006 Frank Martin and Linda Stroud:** Case R-21-006 Frank Martin and Linda Stroud; Rezoning from MHP, Residential Manufactured Housing Park District, to A-1, Agricultural District (Haymore)

- X. OLD BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT



## Planning Commission

### STAFF SUMMARY

<b>Case:</b>	Minutes from February 2, 2021	<b>District:</b>	
<b>Zoning Request:</b>			
<b>Agenda Date:</b>	March 02, 2021		
<b>Meeting History:</b>			

February 2, 2021  
Regular Meeting

**Pittsylvania County Planning Commission  
Regular Meeting  
February 2, 2021**

**VIRGINIA:** The Regular Meeting of the Pittsylvania County Planning Commission was held on February 2, 2021 in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Emily Ragsdale, Director of Community Development, called the meeting to order at 7:01 PM. The following members were present:

Attendee Name	Title	Status	Arrived
Richard Waters	Chatham-Blairs District	Present	
H.F. Haymore Jr.	Vice-Chairman - Westover District	Present	
Colette Henderson	Member - Banister District	Present	
Janet Mease	Member - Callands-Gretna District	Present	
Brian K. Horne	Member - Dan River District	Present	
Nathan Harker	Member - Staunton River District	Present	
Morris Stowe	Member - Tunstall District	Present	
Timothy W. Dudley	Board of Supervisors Rep	Present	

#### PLEDGE OF ALLEGIENCE

The Board recited the Pledge of Allegiance.

#### HEARING OF CITIZENS

No citizens came forward to speak.

#### APPROVAL OF AGENDA

A motion was made by Mr. Dudley seconded by Mr. Harker, and an 8 to 0 vote the agenda was approved as presented.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>AYES:</b>	Waters, Haymore Jr., Henderson, Mease, Horne, Harker, Stowe, Dudley

#### APPROVAL OF MINUTES

A motion was made by Mr. Haymore, seconded by Mr. Dudley, and by an 8 to 0 vote, the January 5, 2021 minutes were approved as presented.

- Minutes January 5, 2021

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>AYES:</b>	Waters, Haymore Jr., Henderson, Mease, Horne, Harker, Stowe, Dudley

#### ELECTION OF CHAIRMAN

Mr. Horne nominated Mr. Haymore for the seat of chairman, seconded by Mr. Stowe. Mr. Haymore was unanimously voted in as Chairman of the Planning Commission.

1. Nominate Chairman

<b>RESULT:</b>	<b>APPROVED [7 TO 0]</b>
<b>AYES:</b>	Waters, Henderson, Mease, Horne, Harker, Stowe, Dudley
<b>ABSTAIN:</b>	Haymore Jr.

**ELECTION OF VICE CHAIRMAN**

Mr. Horne nominated Mr. Harker for the seat of vice-chairman, seconded by Mr. Stowe. Mr. Harker was unanimously voted in as Vice-Chairman of the Planning Commission.

1. Nominate Vice Chairman

<b>RESULT:</b>	<b>APPROVED [7 TO 0]</b>
<b>AYES:</b>	Waters, Haymore Jr., Henderson, Mease, Harker, Stowe, Dudley
<b>ABSTAIN:</b>	Horne

**CHAIRMAN'S REPORT**

There was no Chairman's Report.

**PUBLIC HEARING**

1. 2339: Case: S-21-001 Michaux Solar Center, LLC

Mr. Haymore opened the public hearing at 7:04 pm. Mrs. Ragsdale, Director of Community Development, reported that Michaux Solar, LLC has petitioned for a Special Use Permit on three (3) parcels of land, a total of 850.76 acres, located on State Road 856/Cobbs Knob Road, State Road 859/Michaux Road, State Road 860/Leaksville Junction Road, and DW Line Road in the Tunstall Election District (for a utility-scale solar energy facility). Jamie Mears was present to represent the petition. Ms. Mears presented printed materials of the proposed project to the Board Members. She stated there is a detailed summary of the project on slide 5. The proposed solar project will 50 mega-watts and can provide service to approximately 10,000 homes a year. Setbacks to be followed are outlined by the county ordinance. Ms. Mears stated that construction is set to begin in August 2022 and will last approximately one (1) year. The project should be completed mid-2023. Mr. Haymore asked about permanent number of jobs at this site, Ms. Mears stated there will be approximately 150 jobs during construction. Ms. Mease asked about the number of permanent jobs that would remain after the site is in operation. A motion was made by Mr. Stowe, seconded by Ms. Mease, to recommend the Special Use Permit be granted with conditions submitted by staff. Motion passed by an 8 to 0 vote. The public hearing was closed at 7:09 pm.

Attachment: PC 02\_02\_2021 Minutes (2373 : Minutes)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Morris Stowe, Member - Tunstall District
<b>SECONDER:</b>	Janet Mease, Member - Callands-Gretna District
<b>AYES:</b>	Waters, Haymore Jr., Henderson, Mease, Horne, Harker, Stowe, Dudley

2. Case R-21-004 Blessed Beyond Measures, LLC; Rezoning from R-1, Residential Suburban Subdivision District and A-1, Agricultural District, to A-1, Agricultural District (Stowe)

Mr. Haymore opened the public hearing at 7:04 pm. Mrs. Ragsdale, Director of Community Development, reported that Michaux Solar, LLC has petitioned to rezone six (6) parcels of land, a total of 31.03 acres, located on State Road 939/Brookside Road, in the Tunstall Election District from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to A-1 Agricultural District (to allow for property lines to be redrawn). Andrea Huffstetler was present to represent the petition. A motion was made by Mr. Stowe, seconded by Ms. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed by an 8 to 0 vote. Public hearing closed at 7:12 pm.

This concluded the Public Hearing.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Morris Stowe, Member - Tunstall District
<b>SECONDER:</b>	Janet Mease, Member - Callands-Gretna District
<b>AYES:</b>	Waters, Haymore Jr., Henderson, Mease, Horne, Harker, Stowe, Dudley

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There will be two rezoning cases next month.

**ADJOURNMENT**

Meeting was adjourned at 7:15 pm

Attachment: PC 02\_02\_2021 Minutes (2373 : Minutes)



## Planning Commission

### STAFF SUMMARY

<b>Case:</b>	Case R-21-005 Mabel Doss	<b>District:</b>	Staunton River Election District
<b>Zoning Request:</b>	A-1 to R-1		
<b>Agenda Date:</b>	March 02, 2021		
<b>Meeting History:</b>			

#### **SUBJECT**

Requested by Mabel Doss, contract purchaser, to rezone property located on State Road 930/Sycamore Road, in the Staunton River Election District and shown on the Tax Map as part of GPIN# 2533-30-9754. The applicant is requesting to rezone 2.01 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to combine with an adjacent parcel of land zoned R-1.

#### **BACKGROUND/DISCUSSION**

Mabel Doss requesting to rezone 2.01 acres of a 59.31-acre tract from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned R-1, Residential Suburban Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Mabel I. Doss* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

**Once the property is rezoned to R-1, all uses listed under Section 35-222 are a permitted use.**

#### **FUTURE LAND USE DESIGNATION**

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

#### **ZONING AND CURRENT USE OF SURROUNDING PROPERTIES**

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

#### **SITE DEVELOPMENT PLAN**

A plat showing the area to be rezoned and proposed property line adjustments is included.

#### **RECOMMENDATION**

Staff recommends APPROVAL of Case R-21-005, submitted by Mabel Doss, requesting to rezone 2.01 acres on State Road 930/Sycamore Road, in the Staunton River Election District and shown on the Tax Map as part of GPIN# 2533-30-9754, to allow property lines to be adjusted. The subject property is adjacent to properties currently zoned R-1, Residential Suburban Subdivision District and the rezoning would be consistent with the Comprehensive Plan.

**PLANNING COMMISSION OPTIONS:**

1. Recommend approval of Case R-21-005 as submitted.
2. Recommend denial of Case R-21-005 as submitted.

**ATTACHMENTS:**

- A. Application
- B. Maps
- C. Letter of Intent
- D. Purchase Agreement
- E. Executive Summary
- F. Petition
- G. Sign Affidavit
- H. Adjacent Parcel Owners
- I. Plat



PITTSYLVANIA COUNTY  
APPLICATION FOR REZONING

I, Mabel Doss, as Contract Purchaser of the below described property, hereby applies to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Mabel Doss  
Address: 781 Sycamore Road, Gretna, VA 24557

2. Location of Property: off Sycamore Road

Telephone: (434) 251-1005

3. Tax Map Number: Parts of 2533-30-9754

4. Election District: Staunton River

Total Amount: \$342.00

Taken By: ESR Check # 2527

5. Size of Property: 2.01 acres

6. Existing Land Use: Vacant

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: To combine with the adjacent property

Proposed Zoning: R-1, Residential Suburban Subdivision District

8. Are conditions being proffered:  Yes  No

9. Check completed items:

- Letter of Application     Site Development Plan or Waiver     Legal Forms
- 11"x 17" Concept Plan     Application Fee     List of Adjoining Properties
- Plat Map     Copy of Deed     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.*

Mabel Doss  
Mabel Doss

OFFICE USE ONLY  
Application Deadline: 01/28/21  
Received By: ESR  
B.O.S. Meeting Date: 04/20/21

Application No. R-21-005  
P.C. Meeting Date: 03/02/21  
Date Received: 01/28/21  
Action: \_\_\_\_\_

Attachment: Case R-21-005 Doss Application (2371 : Case R-21-005 Mabel Doss)

January 28, 2021

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

Dear Mrs. Ragsdale:

I, Mabel Doss, as contract purchaser, would like to apply to the Planning Commission/Board of Supervisors to rezone 2.01 acres, parts of GPIN 2533-30-9754, located off Sycamore Road, in the Staunton River Election District.

I'm requesting to rezone these portions from A-1, Agricultural District to R-1, Residential Suburban Subdivision District to combine with my adjacent property.

Sincerely,

  
Mabel Doss

Attachment: Case R-21-005 Doss Application (2371 : Case R-21-005 Mabel Doss)

**VIRGINIA:  
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

A 2.01 acres, and )  
generally located off Sycamore Road )  
within the Staunton River ) **PETITION**  
Election District, and recorded as )  
part of parcel #2533-30-9754 )  
in the Pittsylvania County tax records )

**TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioner, Mabel Doss, respectfully files this petition pursuant to Sections 35-806 and 35-807 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 Contract Purchaser of the above-referenced portion of the parcel.
- (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 the .062 of an acre of the property rezoned to R-1, Residential Suburban Subdivision

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully requests that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
Mabel Doss

Attachment: Case R-21-005 Doss Application (2371 : Case R-21-005 Mabel Doss)



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. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**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. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**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. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

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. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

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

Case R-21-005 Applicant Mabel Doss Date 02/11/21

Sworn to and subscribed before me in my presence this 11 day of Feb., 21, in my City and State aforesaid, by Karen D. Hayeo Notary Public. My commission Expires: 9.30.24

Attachment: Case R-21-005 Doss Application (2371 : Case R-21-005 Mabel Doss)

I, Mary Moses-Hicks, agree to gift my sister, Mabel Doss, 2.01 acres from GPIN 2533-30-9754.

Mary Moses-Hicks  
Mary Moses-Hicks

Mabel Doss  
Mabel Doss

**AFFIDAVIT**

State of Virginia

County of Pittsylvania

Sworn and subscribed before me this 11<sup>th</sup> day of Feb, 21.

Karen N. Hayes  
Notary Public, Pittsylvania County  
Virginia

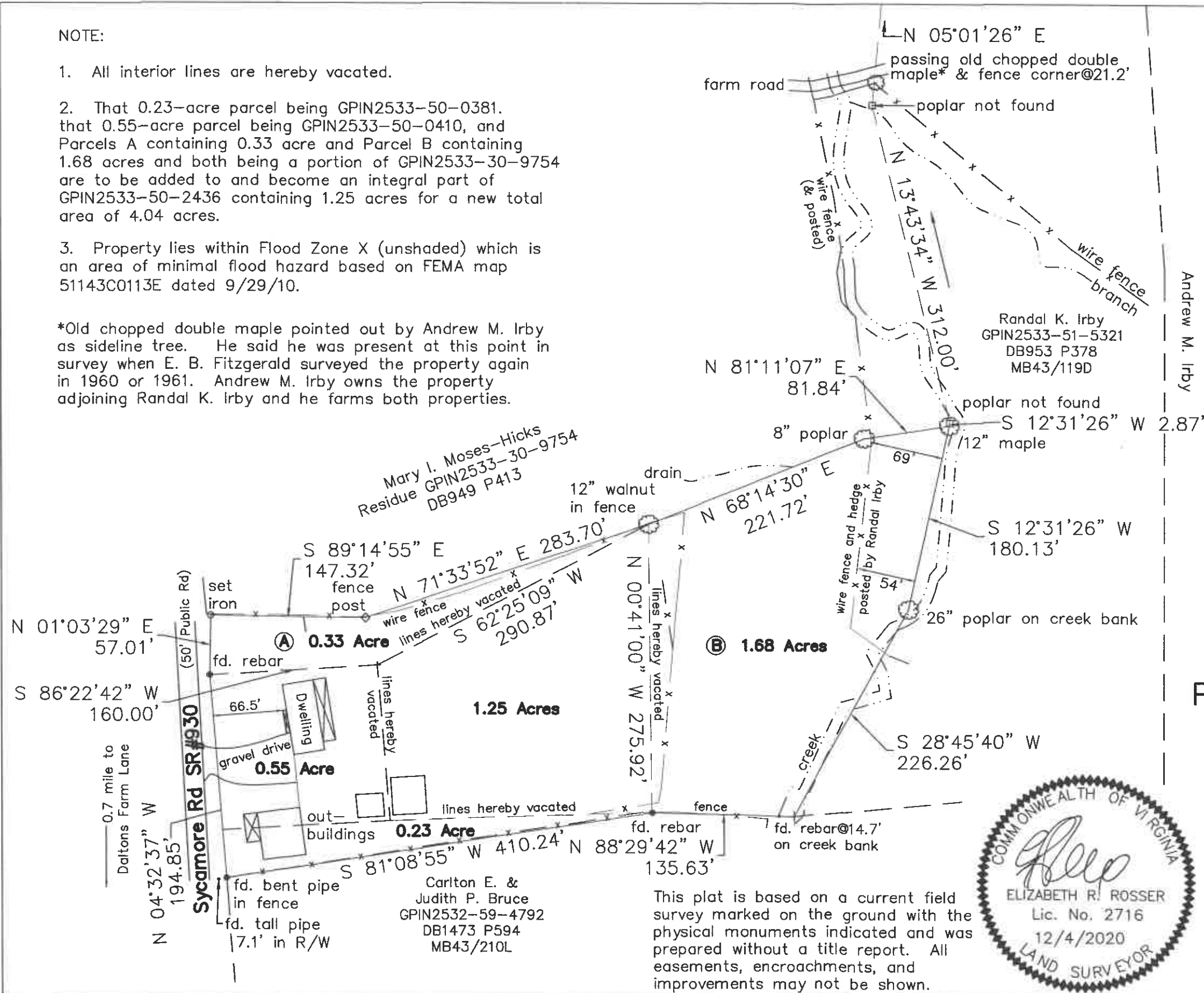
My Commission Expires  
Sept. 30, 24



NOTE:

1. All interior lines are hereby vacated.
2. That 0.23-acre parcel being GPIN2533-50-0381, that 0.55-acre parcel being GPIN2533-50-0410, and Parcels A containing 0.33 acre and Parcel B containing 1.68 acres and both being a portion of GPIN2533-30-9754 are to be added to and become an integral part of GPIN2533-50-2436 containing 1.25 acres for a new total area of 4.04 acres.
3. Property lies within Flood Zone X (unshaded) which is an area of minimal flood hazard based on FEMA map 51143C0113E dated 9/29/10.

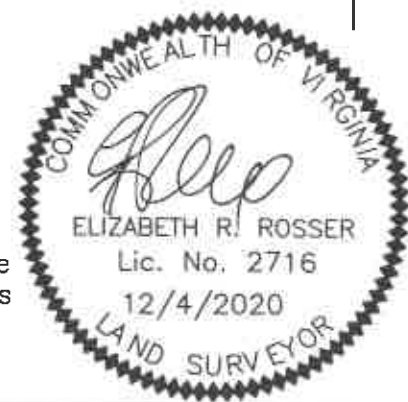
\*Old chopped double maple pointed out by Andrew M. Irby as sideline tree. He said he was present at this point in survey when E. B. Fitzgerald surveyed the property again in 1960 or 1961. Andrew M. Irby owns the property adjoining Randal K. Irby and he farms both properties.



SOURCE OF TITLE  
 PARCEL A & B: Zoned A-1  
 MARY I. MOSES-HICKS  
 PART OF GPIN2533-30-9754  
 DB949 P413  
 GPIN2533-50-2436 & 0410 & 0381:  
 MABEL I. DOSS Zoned R-1  
 DB717 P529  
 DB656 P783  
 DB724 P371



Andrew M. Irby



Plat Showing  
 PART & PARCEL  
 and  
 PROPERTY LINE VACATION  
 Staunton River District  
 Pittsylvania County, VA  
 December 4, 2020  
 For Mabel I. Doss



**Southeast SURVEY**  
 P.O. Box 90  
 2292 Lynch Mill Rd  
 Altavista, VA 24517  
 434-309-1101

This plat is based on a current field survey marked on the ground with the physical monuments indicated and was prepared without a title report. All easements, encroachments, and improvements may not be shown.

Attachment: Case R-21-005 Doss Application (2371 : Case R-21-005 Mabel Doss)



**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 District
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision District
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



**Title:**

**Date:** 2/3/2021

*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.*



## Planning Commission

### STAFF SUMMARY

<b>Case:</b>	Case R-21-006 Frank Martin and Linda Stroud	<b>District:</b>	Westover District Election District
<b>Zoning Request:</b>			
<b>Agenda Date:</b>	March 02, 2021		
<b>Meeting History:</b>			

#### **SUBJECT**

Requested by Frank Martin and Linda Stroud, to rezone property located on State Road 746/Golf Club Road, in the Westover Election District and shown on the Tax Maps as GPIN # 2309-35-0488. The applicants are requesting to rezone 19.47 acres from MHP, Residential Manufactured Housing Park District, to A-1, Agricultural District, to allow for agricultural use.

#### **BACKGROUND/DISCUSSION**

Frank Martin and Linda Stroud are requesting to rezone 19.47 acres from MHP, Residential Manufactured Housing Park District, to A-1, Agricultural District. The applicant is requesting to use the property for agricultural uses in the future. Under the current zoning classification, this type of use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that "incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres." In order for the property to be used for agricultural uses with the current MPH zoning classification, the property must be occupied by a dwelling and the agriculture use would have to remain under five (5) acres.

The subject property is currently vacant and adjacent to properties zoned A-1, Agricultural District, to the north, south, east, and west.

**Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.**

#### **FUTURE LAND USE DESIGNATION**

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

#### **ZONING AND CURRENT USE OF SURROUNDING PROPERTIES**

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

#### **SITE DEVELOPMENT PLAN**



N/A

**RECOMMENDATION**

Staff recommends APPROVAL of Case R-21-006, submitted by Frank Martin and Linda Stroud, requesting to rezone 19.47 acres on State Road 746 Golf Club Road, in the Westover Election District and shown on the Tax Map as part of GPIN# 2309-35-0488, to allow for agricultural uses. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

**PLANNING COMMISSION OPTIONS:**

1. Recommend approval of Case R-21-006 as submitted.
2. Recommend denial of Case R-21-006 as submitted.

**ATTACHMENTS:**

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

### STAFF SUMMARY

<u><b>CASE</b></u> R-21-006	<u><b>ZONING REQUEST</b></u> A-1 to R-1	<u><b>CYCLE</b></u> March 2021/April 2021
<u><b>SUBJECT/PROPOSAL/REQUEST</b></u> Frank Martin and Linda Stroud are requesting to rezone the property from MHP, Residential Manufactured Housing Park District, to A-1, Agricultural District.  <b>DISTRICT:</b> Westover	<b>PLANNING COMMISSION:</b> March 2, 2021  <b>BOARD OF SUPERVISORS:</b> April 20, 2021  <b>ADVERTISED:</b> February 19 & 26, 2021/March 24 & 31, 2021	

**SUBJECT**

Requested by Frank Martin and Linda Stroud, to rezone property located on State Road 746/Golf Club Road, in the Westover Election District and shown on the Tax Maps as GPIN # 2309-35-0488. The applicants are requesting to rezone 19.47 acres from MHP, Residential Manufactured Housing Park District, to A-1, Agricultural District, to allow for agricultural use.

**BACKGROUND/DISCUSSION**

Frank Martin and Linda Stroud are requesting to rezone 19.47 acres from MHP, Residential Manufactured Housing Park District, to A-1, Agricultural District. The applicant is requesting to use the property for agricultural uses in the future. Under the current zoning classification, this type of use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that “incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres.” In order for the property to be used for agricultural uses with the current MPH zoning classification, the property must be occupied by a dwelling and the agriculture use would have to remain under five (5) acres.

The subject property is currently vacant and adjacent to properties zoned A-1, Agricultural District, to the north, south, east, and west.

**Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.**

**FUTURE LAND USE DESIGNATION**

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

**ZONING AND CURRENT USE OF SURROUNDING PROPERTIES**

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

**SITE DEVELOPMENT PLAN**

N/A

**RECOMMENDATION**

Staff recommends APPROVAL of Case R-21-006, submitted by Frank Martin and Linda Stroud, requesting to rezone 19.47 acres on State Road 746 Golf Club Road, in the Westover Election District and shown on the Tax Map as part of GPIN# 2309-35-0488, to allow for agricultural uses. The subject property is adjacent to

Attachment: R-21-006 Martin Application (2372 : Case R-21-006 Frank Martin and Linda Stroud)

properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

**PLANNING COMMISSION OPTIONS:**

1. Recommend approval of Case R-21-006 as submitted.
2. Recommend denial of Case R-21-006 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 REZONING

We, Frank Martin & Linda Stroud, as owners of the below described property, hereby applies to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Frank Martin & Linda Stroud  
Address: 437 Tobacco Road, Dry Fork, Va 24549

2. Location of Property: on Golf Club Road & Honey Road

Telephone: (434) 203-1224

3. Tax Map Number: 2309-35-0488

4. Election District: Westover

Total Amount: \$377.00 Check #  
Taken By: ESR 1125

5. Size of Property: 19.47 acres

6. Existing Land Use: Vacant

Existing Zoning: MHP, Residential Manufactured Housing Park District

7. Proposed Land Use: Future development

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered:        Yes   X   No

9. Check completed items:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Letter of Application | <input type="checkbox"/> Site Development Plan or Waiver | <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 checked="" type="checkbox"/> Plat Map              | <input checked="" type="checkbox"/> Copy of Deed         | <input type="checkbox"/> Copy of Deed Restrictions<br>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.*

Frank M. Martin  
Frank Martin

\_\_\_\_\_  
Linda Stroud

OFFICE USE ONLY  
Application Deadline: 01/28/21  
Received By: ESR  
B.O.S. Meeting Date: 04/20/21

Application No. R-21-006  
P.C. Meeting Date: 03/02/21  
Date Received: 01/28/21  
Action: \_\_\_\_\_

Attachment: R-21-006 Martin Application (2372 : Case R-21-006 Frank Martin and Linda Stroud)

**VIRGINIA:  
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

A 19.47 acres, and )  
generally located on Golf Club Rd and Honey Rd )  
within the Westover )  
Election District, and recorded as )  
parcel #2309-35-0488 )  
in the Pittsylvania County tax records )

**PETITION**

**TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioners, Frank Martin & Linda Stroud, respectfully files this petition pursuant to Sections 35-806 and 35-807 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 Petitioners are the owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as MHP, Residential Manufactured Housing Park District.
- (3) Your petitioners now desire to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioners respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned 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,

  
\_\_\_\_\_  
Frank Martin

\_\_\_\_\_  
Linda Stroud

Attachment: R-21-006 Martin Application (2372 : Case R-21-006 Frank Martin and Linda Stroud)

January 28, 2021

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

Dear Mrs. Ragsdale:

We, Frank Martin & Linda Stroud, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 19.47 acres, GPIN 2309-35-0488, located on Golf Club Road & Honey Road, in the Westover Election District.

We are requesting to rezone the property from MHP, Residential Manufactured Housing Park District to A-1, Agricultural District.

Sincerely,

  
\_\_\_\_\_  
Frank Martin

\_\_\_\_\_  
Linda Stroud



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. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**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. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**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. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

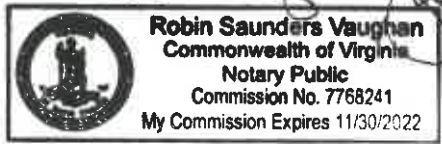
I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

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

Case R-21-006 Applicant Frank M. Martin Date 2-19-21

Sworn to and subscribed before me in my presence this 17th day of February, 2021, in my City and State aforesaid, by Robin Vaughan Notary Public. My commission Expires: 11-30-2022

*Robin S. Vaughan*



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**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 District
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision District
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



**Title:**

**Date:** 2/3/2021

*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.*