

# PITTSYLVANIA COUNTY PLANNING COMMISSION

## REGULAR MEETING

March 1, 2016

## MINUTES

**VIRGINIA:** The Pittsylvania County Planning Commission met on Tuesday, March 1, 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
David Weatherford	Westover District
Brian Horne	Dan River District
Joe Davis	Board of Supervisors Representative
Odie H. Shelton, Jr.	Director of Code Compliance/Zoning Administrator

### ABSENT

Greg Sides	Assistant County Administrator/Director of Planning
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### HEARING OF THE CITIZENS

No citizens came forward to speak.

### APPROVAL OF THE MINUTES

A motion was made by Mr. Motley, seconded by Mr. Arthur, and by a unanimous vote, the February 2, 2016, minutes were approved as presented.

### CHAIRMAN'S REPORT

There was no Chairman's report.

**THE ZONING PRECEPTS WERE READ** by Mr. Stowe **TO OPEN THE PUBLIC HEARING** at approximately 7:01 p.m.

**Case V-1, Bachelors Hall Volunteer Fire Department, Inc., V-16-001** – Mr. Stowe opened the public hearing at 7:01 p.m. Mr. Shelton, Director of Code Compliance, reported that Bachelors Hall Volunteer Fire Department, Inc., had petitioned for a Variance on approximately 0.49 acre, located on State Road 878/Duncan Drive, in the Westover Election District to Section 35.888. Minimum Yard Dimensions. (B.) Side Setback, of the Pittsylvania County Zoning Ordinance, requesting a variance of thirty (30) feet Left Side Setback to allow for the addition of a new bay to the existing structure. Allen Roberts, Chief of the Bachelors Hall Volunteer Fire Department, was not present to represent the petition; however, Mr. Shelton stated he would answer any questions from the Board members. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:02 p.m. A motion was made by Mr. Weatherford, seconded by Mr. Morley, to recommend the Board of Zoning Appeals **grant** this Variance request. Motion passed unanimously.

This concludes the Variance case.

**Case S-1, Zachary Turner and Others, S-16-002** – Mr. Stowe opened the public hearing at 7:03 p.m. Mr. Shelton, Director of Code Compliance, reported that Zachary Turner and Others had petitioned for a revised Special Use Permit on a total of 58.82 acres, four (4) parcels of land, located on State Road 713/Birch Creek Road, in the Dan River Election District for a recreational facility/public facility – namely a haunted house/haunted trail. Zachary Turner was present to represent the petition. He presented each Board member with a handout consisting of a site plan and a memorandum from Jay Craddock with VDOT regarding approval of the new driveway for the site entrance. Following questioning from a Board member, Mr. Turner informed the Board members regarding steps he had taken to promote the safety and welfare of visitors at the site (Sheriff's deputies and EMS personnel at the site, decibel meter used to measure the volume of noise on the premises, built a wooden fence approximately 400 feet in length to block out the noise, etc.). John Gourley spoke in opposition to the petition. His concerns included, but were not limited to, the following: amplified noise, including screaming and chainsaws; the petitioner built structures without the approval of the Planning Commission or the Board of Zoning Appeals; he felt the Noise Ordinance should be followed; he felt no one had respect for him and that he was being violated; due to the noise factor, he felt a buffer should be placed around the area to cut down on the noise. Chance Stewart, Angela Johnson, Dwayne Johnson, Edward Gary Hanks, Nicholas Samuels, Angela Tate, Tommy Alverson and Keith Hanks spoke in favor of the petition. Their comments included, but were not limited to, the following: they felt this was a good thing for the children, the young people need something to do, they did not feel there were any problems with the noise; this is a good role model for the kids, and the kids are at home at a decent time. Following questioning from several of the Board members, Mr. Turner offered a rebuttal and stated the site would be open on Friday and Saturday nights in October and this event is similar to the event sponsored in October by the Blairs Volunteer Fire Department. He also stated no alcoholic beverages are allowed on the premises and on a busy night, approximately 250 vehicles enter the site. Mr. Stowe closed the public hearing at 7:42 p.m. During the discussion, it was stated this is a good thing for the young people, that more things like this should be done for the youth of our community, and Mr. Turner is very professional and is a good neighbor. A motion was made by Mr. Horne, seconded by Mr. Weatherford, 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**

There was no new business.

Mr. Weatherford thanked everyone for their help during his term on the Planning Commission. Mr. Stowe, Mr. Motley and Ms. Mease thanked him for his years of service to Pittsylvania County.

The meeting was adjourned at approximately 7:53 p.m.

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Morris Stowe, Chairman

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Kathy H. Belton, Clerk