

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

June 7, 2016

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, June 7, 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. Haymore, and by a unanimous vote, the May 3, 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 1, Vicky N. Adams & Gayle N. Deel, R-16-012 – Mr. Stowe opened the public hearing at 7:01 p.m. Mr. Shelton, Director of Code Compliance, reported that Vicky Adams and Gayle Deel had petitioned to rezone 1.00 acre, located off State Road 794/Old Mine Road, in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. Mr. Shelton also stated once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use. No one was present to represent the petition. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:02 p.m. During the discussion, it was stated the parcel of land is surrounded by properties zoned A-1, Agricultural District. A motion was made by Ms. Mease, seconded by Dr. Miller, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed unanimously.

Case 2, James Cocke Moon, Jr., R-16-013 – Mr. Stowe opened the public hearing at 7:03 p.m. Mr. Shelton, Director of Code Compliance, reported that James Moon, Jr., had petitioned to rezone 3.16 acres, located off State Road 668/Grit Road (on Creeks Bank Road), in the Staunton River Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. Mr. Shelton also stated once the property is rezoned to A-1, all uses listed under Section

35-178 are a permitted use. James Moon, Jr., was present to represent the petition. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:04 p.m. During the discussion, it was stated there are other single-wide mobile homes in the area. A motion was made by Mr. Arthur, seconded by Mr. Horne, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed unanimously.

Case 3, Mitchell 29 Properties, LLC, R-16-014 – Mr. Stowe opened the public hearing at 7:05 p.m. Mr. Shelton, Director of Code Compliance, reported that Mitchell 29 Properties, LLC, had petitioned to rezone 1.73 acres, located on U.S. Highway 29, in the Banister Election District from RC-1, Residential Combined Subdivision District to B-2, Business District, General. Mr. Shelton also stated once the property is rezoned to B-2, all uses listed under Section 35-365 are a permitted use. Roger Mitchell and his brother Hugh Mitchell were present to represent the petition. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:06 p.m. During the discussion, it was stated the Mitchell family members are business people and this would provide an opportunity to increase revenue for the county. A motion was made by Dr. Miller, seconded by Mr. Haymore, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed unanimously.

This concludes the Rezoning cases.

Case S-1, Cloverdale Lumber Company, Inc., S-16-005 – Mr. Stowe opened the public hearing at 7:08 p.m. Mr. Shelton, Director of Code Compliance, reported that Cloverdale Lumber Company, Inc., had petitioned for a Special Use Permit on 2,500 square feet, located off U.S. Highway 58 East/South Boston Highway, in the Dan River Election District. He then stated they intend to remove an existing 80 foot telephone pole and replace it with a 138 foot steel monopole tower for nTelos. Jonathan (Jon) Puvak with Gentry Lock Attorneys was present to represent the petition. He stated he had nothing to add; however, he would answer any questions from the Board members. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:09 p.m. During the discussion, it was stated this coverage is needed in Pittsylvania County and it is a necessity in today's society. A motion was made by Mr. Davis, seconded by Mr. Horne, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request. Motion passed unanimously.

Case S-2, Sandy Frances McCune, S-16-006 – Mr. Stowe opened the public hearing at 7:10 p.m. Mr. Shelton, Director of Code Compliance, reported that Sandy Frances McCune had petitioned for a Special Use Permit on 5,625 square feet, located on State Road 855/Cascade Mill Road, in the Tunstall Election District. He then stated they intend to remove an existing 82 foot wooden pole and replace it with a 113 foot steel monopole tower for nTelos. Jonathan (Jon) Puvak with Gentry Lock Attorneys was present to represent the petition. He stated he had nothing to add. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:12 p.m. A motion was made by Mr. Motley, seconded by Ms. Mease, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request. Motion passed unanimously.

Case S-3, Lottie Allen Lillard & Deborah Lillard Durham, S-16-007 – Mr. Stowe opened the public hearing at 7:13 p.m. Mr. Shelton, Director of Code Compliance, reported that Lottie Allen Lillard and Deborah Lillard Durham had petitioned for a Special Use Permit on 900 square feet, located on U.S. Highway 58 West/Martinsville Highway, in the Tunstall Election District. He then stated they intend to remove an existing 83 foot wooden pole and replace it with a 105.9 foot steel monopole tower for nTelos. Jonathan (Jon) Puvak with Gentry Lock Attorneys was present to represent the petition. He stated he had nothing to add. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:14 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 cases.

Case V-1, Swansonville Pentecostal Holiness Church, V-16-002 – Mr. Stowe opened the public hearing at 7:15 p.m. Mr. Shelton, Director of Code Compliance, reported that Swansonville Pentecostal Holiness Church had petitioned for a Variance on 3.31 acres, located on State Road 844/Mount Cross Road, in the Tunstall Election District to Section 35.226. 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 an addition to the existing structure. Rev. Mike Hearp, Pastor of Swansonville Pentecostal Holiness Church, was present to represent the petition. Rev. Hearp stated he had nothing to add. Following questioning from a Board member, Rev. Hearp stated the future construction would be for an addition to the

Fellowship Hall and would not be a separate building. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:16 p.m. A motion was made by Dr. Miller, seconded by Mr. Motley, to recommend the Board of Zoning Appeals **grant** this Variance request. Motion passed unanimously.

This concludes the Variance case.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

The meeting was adjourned at approximately 7:16 p.m.

Morris Stowe, Chairman

Kathy H. Belton, Clerk