

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

July 5, 2016

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, July 5, 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
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

ABSENT

Richard Motley	Chatham-Blairs District
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HEARING OF THE CITIZENS

No citizens came forward to speak.

APPROVAL OF THE MINUTES

A motion was made by Mr. Arthur, seconded by Mr. Horne, and by a unanimous vote, the June 7, 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, John B. Farson, Jr., & Leander S. Farson, R-16-015 – Mr. Stowe opened the public hearing at 7:01 p.m. Mr. Shelton, Director of Code Compliance, reported that John B. Farson had petitioned to rezone a total of 1.752 acres (per survey), two (2) parcels of land, located on State Road 640/Riceville Road, in the Banister 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. Richard Armstrong, Jr., was present to represent the petition. He stated he had nothing to add. Following questioning from a Board member, Mr. Armstrong stated the properties were being rezoned to combine with the adjoining parcel of land located behind their house they are purchasing that is zoned A-1, Agricultural District. He also stated the petitioners had no future plans for the property. There was no

opposition to the petition. Mr. Stowe closed the public hearing at 7:02 p.m. A motion was made by Dr. Miller, seconded by Mr. Arthur, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 7 to 0 vote (1 member was absent).

This concludes the Rezoning case.

Case S-1, Zachary V. Turner and Others, S-16-008 – Mr. Stowe opened the public hearing at 7:04 p.m. Mr. Shelton, Director of Code Compliance, reported that Zachary Turner and Others had petitioned for a 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 expansion of the current Special Use Permit for a recreational facility/public facility – namely, a haunted house/haunted trail, to include two (2) additional buildings, a 12' x 20' concession stand/makeup room and a 12' x 24' souvenir/gift shop and future expansion of buildings, Phase 2 donut shop and zombie shoot gallery, not to exceed 300 square feet. Mr. Shelton also reported the petitioners were requesting revisions to conditions attached to the current Special Use Permit as follows: (1) Change the “four (4) full weekends...of October” to “from the last weekend of September to the first weekend of November”; (2) Remove “termination of all activities by 11:30 p.m.” from the current permit; (3) Future buildings 300 square feet or less will not be required to come before the BZA; however, future buildings will be inspected by the Building Inspector and Fire Marshal, will require a building permit and will meet all building and fire codes; (4) Plant additional vegetative border along the north fence, at minimum, an additional row of Leyland Cypress trees. Mr. Shelton also stated that Mr. Turner had submitted a revised Site Development Plan which was enclosed in the Board packet. Zachary Turner was present to represent the petition. He stated he desired to have everything worded appropriately and clear up all “gray areas” in the current Special Use Permit. He then stated he would like Thursdays to be added to the days of operation and he wanted to be allowed to open the facility on Halloween, no matter which day of the week it fell on in a given year. He then stated Phase 1 of future buildings at the facility would be completed next year, and he had no date for completion of the Phase 2 buildings. He stated the proposed hours of operation on Thursdays and Sundays would be 7:00 p.m. – 9:30 p.m., and he desired to close the ticket booth on Fridays and Saturdays at 11:00 p.m. and terminate activities later than 11:30 p.m. to allow everyone to get through the facility in a timely manner. Following questioning from the Board members, Mr. Turner gave explanations for his requests regarding revisions to the Current Special Use Permit. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:28 p.m. During the discussion, it was stated Mr. Turner was doing everything possible to comply with the conditions attached to the current Special Use Permit; however, it was stated that a specific time frame was needed regarding the operating hours of the facility. A motion was made by Mr. Horne, seconded by Mr. Davis, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request **with the following condition: On Friday and Saturday nights, the ticket office will close at 10:30 p.m. and all activity will cease by 1:30 a.m.** Motion passed by a 7 to 0 vote (1 member was absent).

This concludes the Special Use Permit case.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

The meeting was adjourned at approximately 7:30 p.m.

Morris Stowe, Chairman

Kathy H. Belton, Clerk

