

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

August 2, 2016

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, August 2, 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
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

Dr. Charles H. Miller, Jr.	Banister 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. Haymore, and by a 7 to 0 vote (1 member was absent), the July 5, 2016, minutes were approved as presented.

CHAIRMAN'S REPORT

Mr. Stowe welcomed Mr. Marvin Clements from the Town of Altavista Planning Commission to the meeting.

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

Case 1, Charles M. Butcher, Jr., & Cynthia Pierce Butcher, R-16-016 – Mr. Stowe opened the public hearing at 7:01 p.m. Mr. Shelton, Director of Code Compliance, reported that Charles and Cynthia Butcher had petitioned to rezone 7.35 acres, located on State Road 685/Telegraph 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. Charles and Cynthia Butcher were present to represent the petition. They stated they had nothing to add. Following questioning from a Board member, Mr. Butcher stated the wayside stand would be approximately 14' x 14' and the footings from an old tobacco barn would be used for the structure. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:02 p.m. During the discussion, it was stated this parcel is adjacent to a parcel of land that was rezoned to A-1 and there are other parcels in the area zoned A-1. A motion was

made by Mr. Arthur, seconded by Mr. Motley, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 7 to 0 vote (1 member was absent).

Case 2, Corey D. Rowland & Kellie P. Rowland, R-16-017 – Mr. Stowe opened the public hearing at 7:05 p.m. Mr. Shelton, Director of Code Compliance, reported that Corey and Kellie Rowland had petitioned to rezone a total of 11.02 acres, fifteen (15) parcels of land, located on State Road 665/Rockford School 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 properties are rezoned to A-1, all uses listed under Section 35-178 are a permitted use. Corey Rowland 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 7:06 p.m. During the discussion, it was stated this is a beautiful farm and the parcels are surrounded by properties zoned A-1, Agricultural District. A motion was made by Ms. Mease, seconded by Mr. Horne, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 7 to 0 vote (1 member was absent).

Case 3, Danny Ray Pruitt, Elizabeth W. Pruitt, & Calvin L. Hedrick, Jr., R-16-018 – Mr. Stowe opened the public hearing at 7:07 p.m. Mr. Shelton, Director of Code Compliance, reported that Danny and Elizabeth Pruitt and Calvin L. Hedrick, Jr., had petitioned to rezone a total of 22.72 acres, two (2) parcels of land, located off U.S. Highway 29 (on Dual Track Road), in the Callands-Gretna Election District from M-1, Industrial District, Light Industry 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. Danny Pruitt 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 7:08 p.m. During the discussion, it was stated these parcels are surrounded by properties zoned A-1, Agricultural District. A motion was made by Ms. Mease, seconded by Mr. Motley, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 7 to 0 vote (1 member was absent).

Case 4, Ronald J. McBride & Jennifer E. McBride, R-16-019 – Mr. Stowe opened the public hearing at 7:09 p.m. Mr. Shelton, Director of Code Compliance, reported that Ronald and Jennifer McBride had petitioned to rezone a total of 4.74 acres, two (2) parcels of land, located on State Road 640/Wards 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 properties are rezoned to A-1, all uses listed under Section 35-178 are a permitted use. Jennifer McBride was present to represent the petition. She stated she had nothing to add. Karl Clay and William Myers, both adjacent property owners, spoke in opposition to the petition. Their concerns included, but were not limited to, the following: The possibility of this parcel of land becoming a mobile home park in the future; the single-wide mobile home would devalue the adjacent property of land that had been in the family for many years. Mrs. McBride offered a rebuttal and stated she was in the process of relocating her father and she wanted to maintain the value of her property as well. Following questioning from a Board member, Mrs. McBride stated she would consider positioning the mobile home on the property so it could not be seen from the road, and she would consider removing the home should her father no longer reside on the premises. Mr. Stowe closed the public hearing at 7:20 p.m. A motion was made by Mr. Arthur, seconded by Mr. Haymore, to recommend the Board of Supervisors **grant the rezoning request with the following condition: The mobile home will be located behind the house and will be removed when the father no longer occupies it.** Motion passed by a 7 to 0 vote (1 member was absent).

Case 5, Corey Daniel Rowland, R-16-020 – Mr. Stowe opened the public hearing at 7:22 p.m. Mr. Shelton, Director of Code Compliance, reported that Corey Rowland had petitioned to rezone 21.13 acres, located on State Road 665/Rockford School Road and on Route 40/E Gretna Road, in the Banister and Callands-Gretna Election Districts 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. Corey Rowland 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 7:23 p.m. A motion was made by Ms. Mease, seconded by Mr. Motley, 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 cases.

Case S-1, Charlene Kaye Moore, S-16-009 – Mr. Stowe opened the public hearing at 7:24 p.m. Mr. Shelton, Director of Code Compliance, reported that Charlene Moore had petitioned for a Special Use Permit on 0.54 acre, located on State Road 668/Grit Road, in the Staunton River Election District to allow for placement of a 1996 single-wide mobile home for her daughter's residence. Charlene Moore was present to represent the petition. She stated she needed her daughter living near her due to her spinal problems and the fact that on some days she is not able to get out of the bed. Karl Jackson Clay spoke in opposition to the petition. His concerns included, but were not limited to, the following: He stated he purchased the one-half acre lot adjacent to the petitioned parcel to protect his land. He also stated there were neighbors located behind the petitioned parcel of land who would see the 1996 single-side mobile home and Grit Road is highly traveled. He also stated his land serves as his 401(k) plan, and the area may be a future housing development. Mr. Stowe closed the public hearing at 7:29 p.m. A motion was made by Mr. Arthur, seconded by Mr. Horne, to recommend the Board of Zoning Appeals **deny** this Special Use Permit request. During the discussion, it was stated this is close quarters for a 14' x 70' mobile home to be located on a 0.54 acre parcel of land, and the Board of Zoning Appeals can make the final decision on this case. Motion passed by a 7 to 0 vote (1 member was absent).

This concludes the Special Use Permit case.

Case Z-1, Jeffrey W. Perkins, Z-16-001 – Mr. Talbott opened the public hearing at approximately 7:32 p. m. Mr. Shelton, Director of Code Compliance/Zoning Administrator reported Jeffrey W. Perkins had petitioned for a Sign Permit on 2.31 acres, located on U.S. Highway 40/W Gretna Road in the Callands-Gretna Election District to allow for an off-site advertisement sign for Steve's Home Improvement to remain where it is currently located on the petitioned parcel of land. Steve Cousins was present to represent the petition. He stated he had nothing to add. There was no opposition to the petition. Mr. Talbott closed the public hearing at approximately 7:34 p.m. A motion was made by Ms. Mease, seconded by Mr. Davis, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request. Motion passed by a 7 to 0 vote (1 member was absent).

This concludes the Sign Permit case.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Sides presented the Board members with an Executive Summary regarding a Request for Public Hearing – Amendment to the Pittsylvania County Zoning Ordinance, under the Supplementary Regulation section, to include solar energy facilities. Mr. Sides encouraged the Board members to study the information presented to them and schedule a Public Hearing at the next Planning Commission meeting.

The meeting was adjourned at approximately 8:00 p.m.

Morris Stowe, Chairman

Kathy H. Belton, Clerk