

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

October 4, 2016

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, October 4, 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
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

Brian Horne	Dan River 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. Motley, seconded by Mr. Arthur, and by a 7 to 0 vote (1 member was absent), the September 8, 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, S & B Associates, R-16-025 – Mr. Stowe opened the public hearing at 7:01 p.m. Mr. Shelton, Director of Code Compliance, reported that S & B Associates had petitioned to rezone 8.50 acres, located on State Road 1438/Tightsqueeze Industrial Road, in the Tunstall Election District from M-1, Industrial District, Light Industry to M-2, Industrial District, Heavy Industry. Mr. Shelton also stated once the property is rezoned to M-2, all uses listed under Section 35-402 are a permitted use. Bill Nuckols, Agent for S & B Associates, and Keven Owen, Realtor, were present to represent the petition. Mr. Nuckols stated he was purchasing the property, and the current fertilizer blending facility located on Depot Street would be moved to a 40,000 square feet closed facility that would store bagged fertilizer and seed and would produce a much larger volume. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:05 p.m. During the discussion, it was stated this would be a great improvement from the current facility and the waste would be greatly reduced. A motion was made by Mr. Motley, seconded by Dr. Miller, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 7 to 0 vote (1 member was absent).

Case 2, Barbara R. Moorefield, Life Tenant, & Sheri Moorefield Mayhew, Remainderman, R-16-026 – Mr. Stowe opened the public hearing at 7:06 p.m. Mr. Shelton, Director of Code Compliance, reported that Barbara Moorefield and Sheri Mayhew had petitioned to rezone a total of 1.16 acres, two (2) parcels of land, located on State Road 668/Grit Road, in the Staunton River Election District from R-1, Residential Suburban Subdivision District and B-2, Business District, General 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. Sheri Mayhew and Ed Shelton were present to represent the petition. Ms. Mayhew stated she wanted to sell the house located at the front of the parcel of land and move into the mobile home located at the rear of the parcel of land. She also stated she wanted to split the lot and share one lot that has a deeded easement. Mr. Arthur then reminded Ms. Mayhew the lot must be surveyed prior to any changes being made to the properties. Mr. Shelton then stated the main reason for rezoning the properties was because there was no state-maintained road frontage to allow for the rear of the parcel to be cut off. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:11 p.m. During the discussion, it was stated a mobile home park is located across the highway and there are other mobile homes in the area. A motion was made by Mr. Arthur, seconded by Mr. Haymore, 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, Mark Lee Patteson, S-16-011 – Mr. Stowe opened the public hearing at 7:12 p.m. Mr. Shelton, Director of Code Compliance, reported that Mark Patteson had petitioned for a Special Use Permit on 1.42 acres, located on State Road 1080/Belair Road, in the Callands-Gretna Election District to allow for placement of a single-wide mobile home for his daughter's personal residence. Mark Patteson was present to represent the petition. He stated approximately sixteen (16) years ago the mobile home that was on the property was moved, and he wanted to put one back on the property. Mr. Shelton then stated Mr. Patteson did not realize he had lost his grandfather clause. There was no opposition to the petition. Mr. Stowe closed the public hearing at 7:13 p.m. During the discussion, it was stated there are other single-wide mobile homes in the area. 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).

Case S-2, McBomar, LLC, S-16-012 – Mr. Stowe opened the public hearing at 7:14 p.m. Mr. Shelton, Director of Code Compliance, reported that McBomar, LLC, had petitioned for a Special Use Permit on 76.58 acres, located on State Road 726/Kentuck Church Road and on State Road 729/Kentuck Road, in the Dan River Election District for solar power generation and energy storage facility. Jeff Davis, Agent for McBomar, LLC, Jared Schoch with Turning Point Energy, and Jon Frazier with FLM Engineering were present to represent the petition. Mr. Schoch provided a presentation of the facility and addressed the Board members' questions and concerns regarding the solar facility. There was no opposition to the petition. Mr. Stowe closed the public hearing at 8:21 p.m. A motion was made by Mr. Motley, seconded by Mr. Arthur, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request **provided a bond is also in the permit request for the duration of the 25 years of lease or if it is not extended, it would cover the removal of it after the lease is up**. Motion passed by a 7 to 0 vote (1 member was absent).

This concludes the Special Use Permit cases.

OLD BUSINESS

Mr. Sides stated several draft revisions had been made to the originally proposed draft solar energy ordinance that was presented to the Board members at the August, 2016, meeting, and these revisions were mailed to the Board members for their review. Following a discussion regarding the proposed revisions, Mr. Haymore thanked Mr. Sides and Mr. Shelton for a job well done on the ordinance. A motion was made by Mr. Motley, seconded by Mr. Haymore, to advertise and hold a public hearing on the proposed revisions to the Pittsylvania County Zoning Ordinance. Motion passed by a 7 to 0 vote (1 member was absent).

NEW BUSINESS

Mr. Shelton thanked the Board members for their recommendation to deny the Sign Permit at the September meeting and for protecting the Mount Hermon area. He then presented a photograph that was taken on U.S. Highway South across the highway from Mr. Curtis Arthur's home on Shula Drive that advertises J & J PortaPotty. He then stated once a Sign Permit is granted, there is no guarantee as to what type of advertisement might be placed on the sign.

The meeting was adjourned at approximately 8:45 p.m.

Morris Stowe, Chairman

Kathy H. Belton, Clerk