

**PITTSYLVANIA COUNTY PLANNING COMMISSION**

**REGULAR MEETING**

**November 1, 2016**

**MINUTES**

**VIRGINIA:** The Pittsylvania County Planning Commission met on Tuesday, November 1, 2016, in the General District Courtroom, Chatham, Virginia. Mr. Motley, Chairman, called the meeting to order at approximately 7:00 p.m. Mr. Motley called the roll.

**PRESENT**

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|----------------------------|---|
| 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                                  |
| Odie H. Shelton, Jr.       | Director of Code Compliance/Zoning Administrator    |
| Greg Sides                 | Assistant County Administrator/Director of Planning |

**ABSENT**

|              |                                     |
|--------------|-------------------------------------|
| Morris Stowe | Tunstall District                   |
| Joe Davis    | Board of Supervisors Representative |

**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 6 to 0 vote (2 members were absent), the October 4, 2016, minutes were approved as presented.

**CHAIRMAN'S REPORT**

Mr. Motley thanked Mr. Blackstock, Mr. Warren, Mr. Davis and the other Board of Supervisors for his reappointment to the Planning Commission for another term.

**THE ZONING PRECEPTS WERE READ** by Mr. Motley **TO OPEN THE PUBLIC HEARING** at approximately 7:03 p.m.

**PUBLIC HEARING – PROPOSED REVISION TO PITTSYLVANIA COUNTY ZONING ORDINANCE – SOLAR ENERGY ORDINANCE**

Mr. Motley opened the public hearing at 7:03 p.m. Mr. Shelton, Director of Code Compliance, reported the proposed amendment to Chapter 35 of the Pittsylvania County Zoning Ordinance, addition of Solar Energy Ordinance, was discussed at the October 4, 2016, meeting and was advertised in the Star Tribune on October 19 & 26, 2016. Arthur Brunner had several questions regarding solar energy that were answered by the Board members. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:13 p.m. A motion was made by Mr. Horne, seconded by Mr. Arthur, to recommend to the Board of Supervisors the proposed amendment to Chapter 35 of the Pittsylvania County Zoning Ordinance, addition of Solar Energy Ordinance, as advertised. Motion passed by a 6 to 0 vote (2 members were absent).

**Case 1, R & P Country Club, LLC/Runk & Pratt Senior Living Communities, R-16-027** – Mr. Motley opened the public hearing at 7:14 p.m. Mr. Shelton, Director of Code Compliance, reported that R & P Country Club, LLC/Runk & Pratt Senior Living Communities had petitioned to rezone a total of 349.83 acres, six (6) parcels of land, located off State Road 637/Country Club Road, in the Staunton River Election District from A-1, Agricultural District, R-1, Residential Suburban Subdivision District and B-2, Business District, General to RPD, Residential Planned Unit Development District for a Senior Living Community. Mr. Shelton also stated once the properties are rezoned to RPD, all uses listed under Section 35-294 are a permitted use. Brian Runk, CEO/President and his wife, Vickie Runk, Co-Owner of Runk & Pratt Senior Living Communities were present to represent the petition. Mr. Runk provided a brief description of The Willows at Runk & Pratt golf course and future plans for the senior living community. There was no opposition to the petition; however, several individuals (Sally Stewart and Roberta Leiphart), stated their concerns regarding the petition. Their concerns included, but were not limited to, the following: Buffers, Distance from Property Lines, Wetland, Spring-Fed Wells, Use of Property, Water and Sewer, Access in Regards to Flooding (ingress and egress), Road Names, Emergency Services Provider (Gretna or Hurt), Increase in Taxes for Hurt, etc. Dixie Poindexter and Gary Poindexter, Mayor of Hurt, VA, spoke in favor of the petition and Mr. Poindexter provided answers to several of the citizens' concerns. Mr. and Mrs. Runk offered a rebuttal and stated they have great plans for the property and they will work closely with Pittsylvania County. Mr. Haymore commended Mr. and Mrs. Runk for locating in northern Pittsylvania County. Mr. Motley closed the public hearing at 7:38 p.m. A motion was made by Mr. Arthur, seconded by Dr. Miller, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 6 to 0 vote (2 members were absent).

**Case 2, Lynn A. Tucker, R-16-028** – Mr. Motley opened the public hearing at 7:39 p.m. Mr. Shelton, Director of Code Compliance, reported that Lynn Tucker had petitioned to rezone 1.51 acres, located off State Road 809/Columbus 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. Motley closed the public hearing at 7:41 p.m. A motion was made by Ms. Mease, seconded by Mr. Haymore, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 6 to 0 vote (2 members were absent).

**Case 3, Joseph Kiss & Deborah M. Rush, R-16-029** – Mr. Motley opened the public hearing at 7:42 p.m. Mr. Shelton, Director of Code Compliance, reported that Joseph Kiss and Deborah Rush, husband and wife, had petitioned to rezone 5.65 acres, located on State Road 680/Church Road, in the Banister 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. Deborah Rush was present to represent the petition. She stated she and her husband were moving here from Norfolk and she wanted to be able to bring her horse home with her. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:44 p.m. A motion was made by Dr. Miller, seconded by Mr. Horne, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 6 to 0 vote (2 members were absent).

**Case 4, Timothy S. Cassidy & Dawn M. Cassidy, R-16-030** – Mr. Motley opened the public hearing at 7:45 p.m. Mr. Shelton, Director of Code Compliance, reported that Timothy and Dawn Cassidy had petitioned to rezone a total of 4.55 acres, five (5) parcels of land, located on U.S. Highway 360/Old Richmond Road in the Dan River Election District from RC-1, Residential Combined 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. Timothy Cassidy was present to represent the petition. He stated he wanted to rezone to allow for construction of a workshop for his tractors and personal equipment. One of the Board members stated Mr. Cassidy's property is well maintained and is a nice place. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:47 p.m. A motion was made by Mr. Horne, seconded by Mr. Arthur, to recommend the Board of Supervisors **grant** the rezoning request. Motion passed by a 6 to 0 vote (2 members were absent).

This concludes the Rezoning cases.

**Case S-1, Kathryn Mae Vanderhyde, S-16-013** – Mr. Motley opened the public hearing at 7:48 p.m. Mr. Shelton, Director of Code Compliance, reported that Kathryn Vanderhyde had petitioned for a Special Use Permit on 1.00 acre, located on State Road 1035/Old Hickory Lane, in the Chatham-Blairs Election District to allow for placement of a 1997 single-wide mobile home to be used as rental property. Kathryn Vanderhyde was present to represent the petition. She stated she purchased the property approximately twelve (12) years ago and there was a single-wide mobile home located on the property. The mobile

home that was on the property was torn down, and she wanted to put a single-wide mobile home back on the property to be used for rental purposes. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:50 p.m. A motion was made by Mr. Arthur, seconded by Mr. Horne, to recommend the Board of Zoning Appeals **grant** this Special Use Permit request. Motion passed by a 6 to 0 vote (2 members were absent).

This concludes the Special Use Permit case.

**OLD BUSINESS**

Mr. Sides thanked the Planning Commission for their time spent studying and for helping with the Solar Energy Ordinance.

**NEW BUSINESS**

There was no New Business.

The meeting was adjourned at approximately 7:51 p.m.

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Richard Motley, Chairman

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Kathy H. Belton, Clerk