

**April 6, 2021
Regular Meeting**

**Pittsylvania County Planning Commission
Regular Meeting
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VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on April 6, 2021 in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman - Westover District H.F. Haymore, called the meeting to order at 7:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
H.F. Haymore	Chairman - Westover District	Present	6:50 PM
Nathan Harker	Vice Chairman - Staunton River District	Present	6:49 PM
Colette Henderson	Member - Banister District	Absent	6:53 PM
Janet Mease	Member - Callands-Gretna District	Present	6:50 PM
Brian K. Horne	Member - Dan River District	Present	6:50 PM
Morris Stowe	Member - Tunstall District	Present	6:51 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:51 PM
Timothy W. Dudley	Board of Supervisors Rep	Present	7:01 PM

HEARING OF CITIZENS

Open at 7:07 p.m., Pat Sheldon, owner of Romar Elevators, voiced concerns regarding required parking for his storage facility located on U.S Highway 29. Mr. Sheldon stated that his use was not properly accounted for in Pittsylvania Count Code Section 35-82; therefore, the Planning Commission should set the required parking under Section 35-82 (6). Other Uses. Mr. Haymore suggested that he go before the Board of Zoning Appeals for a Variance. County Attorney Vaden Hunt suggested a meeting with Mr. Sheldon at a later date to further discuss this matter. The Hearing of the Citizens closed at 7:09 p.m.

APPROVAL OF AGENDA

1. Motion to Approve Agenda

A motion was made by Mr. Stowe, seconded by Mrs. Mease, and by a 7 to 0 vote, the agenda was approved as presented, (one (1) member, Ms. Henderson was absent).

APPROVAL OF MINUTES

1. Minutes 03-02-2021

A motion was made by Mr. Waters, seconded by Mr. Harker, and by a 7 to 0 vote the agenda was approved as presented, (one (1) member, Ms. Henderson was absent).

1. Minutes from February 2, 2021

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Nathan Harker, Vice Chairman - Staunton River District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

CHAIRMAN'S REPORT

There was no Chairman's report.

PUBLIC HEARING

1. Case R-21-007 Cornerstone Church of Christ; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson)

Mr. Haymore opened the public hearing at 7:14 pm. Mrs. Ragsdale, Director of Community Development, reported that Cornerstone Church of Christ petitioned to rezone 1.74 acres, located on State Road 703/Fairview Road N, in the Banister Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to combine with an adjacent parcel of land zoned A-1. William Randolph was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:16 pm. A motion was made by Mrs. Mease, seconded by Mr. Stowe, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	H.F. Haymore, Chairman - Westover District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

2. Case R-21-008 Gregory & Janie Robinson; Rezoning from A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)

Mr. Haymore opened the public hearing at 7:17 pm. Mrs. Ragsdale, Director of Community Development, reported that Gregory & Janie Robinson petitioned to rezone 24.72 acres, located on State Road 750/Oxford Road, in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for an additional dwelling to be placed on the property. Gregory Robinson was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:18 pm. A motion was made by Mr. Horne, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

3. Case R-21-009 Haile Gatewood, Jr.; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Haymore)

Mr. Haymore opened the public hearing at 7:19 pm. Mrs. Ragsdale, Director of Community Development, reported that Haile Gatewood, Jr. petitioned to rezone 1.20 acres, located on U.S. Hwy 29, in the Chatham-Blairs Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to combine with an adjacent parcel of land zoned A-1. Mr. Gatewood was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:21 pm. A motion was made by Mr. Waters, seconded by Mr. Harker, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Morris Stowe, Member - Tunstall District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

4. Case R-21-010 Mark Redd; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Henderson)

Mr. Haymore opened the public hearing at 7:22 pm. Mrs. Ragsdale, Director of Community Development, reported that Mark Redd, contract purchaser, petitioned to rezone 0.118 acres, located off State Road 685/Chalk Level Road, in the Banister Election District from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to combine with an adjacent parcel of land zoned R-1. Mr. Redd was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:23 pm. A motion was made by Mr. Stowe, seconded by Mrs. Mease to recommend the Board of Supervisors grant the rezoning request. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Morris Stowe, Member - Tunstall District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

5. Case R-21-011 Jeremy & Julia Watson; Rezoning from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District (Harker)

Mr. Haymore opened the public hearing at 7:24 pm. Mrs. Ragsdale, Director of Community Development, reported that Jeremy & Julia Watson petitioned to rezone 44.30 acres, located on State Road 665/ Rockford School Road, in the Staunton River Election District from RC-1,

Residential Combined Subdivision District, to A-1, Agricultural District, to allow for agricultural use. Mr. Watson was present to represent the petition. Faye Dalton, Juan Smith, Ruby Wilson, James Wilson, & James Gibson spoke in opposition. Their concerns included but were not limited to: the tax values of their properties decreasing, concern for the number of livestock that could occupy the property and future use of the property if sold. Mr. Haymore closed the public hearing at 7:57 pm. Mr. Watson, petitioner, stated that only 10-12 cattle would be on the property and he does not plan to keep cattle during the winter months. A motion was made by Mr. Harker, seconded by Mr. Dudley, to deny the rezoning request. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	DEFEATED [6 TO 1]
MOVER:	H.F. Haymore, Chairman - Westover District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Harker, Horne, Stowe, Waters, Dudley
NAYS:	Mease
ABSENT:	Henderson

6. Case R-21-012 Gentry Farms, LLC; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Horne)

Mr. Haymore opened the public hearing at 7:59 pm. Mrs. Ragsdale, Director of Community Development, reported that Gentry Farms, LLC, petitioned to rezone two parcels totaling 56.13 acres, located on State Road 734/Clarks Mill Road, in the Dan River Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural use and an event venue. Mr. R.J. Lackey was present to represent the petition. Mr. Haymore closed the public hearing at 8:00 pm. A motion was made by Mr. Horne, seconded by Mr. Stowe, to grant the rezoning request. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	H.F. Haymore, Chairman - Westover District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

7. Case S-21-002 IPS Solar, LLC; Special Use Permit for a Utility Scale Solar Energy Facility (Mease)

Mr. Haymore opened the public hearing at 8:02 pm. Mrs. Ragsdale, Director of Community Development, reported that IPS Solar, LLC, petitioned for a Special Use Permit, on one (1) parcel of land, a total of 62 acres, located off Highway 40/East Gretna Road, in the Callands-Gretna Election District (for a utility-scale solar energy facility). Representatives from IPS Solar, LLC were present to represent the petition. Mr. Haymore closed the public hearing at 8:09 pm. A motion was made by Mrs. Mease, seconded by Mr. Stowe to grant the Special Use Permit. Motion passed by a 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	H.F. Haymore, Chairman - Westover District
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
ABSENT:	Henderson

8. Case S-21-003 The Dock at SML, LLC; Special Use Permit for a Marina (Mease)

Mr. Haymore opened the public hearing at 8:12 pm. Mrs. Ragsdale, Director of Community Development, reported that The Dock at SML, LLC, petitioned for a Special Use Permit, on four (4) parcels of land, a total of 23.25 acres, located on State Road 626/Smith Mountain Road and Locust Lane, in the Callands-Gretna Election District (for a marina with boat storage). Jeff Wilson from The Dock at SML, LLC was present to represent the petition. Ronald Root, Lloyd Ruona, Amy Smitherman, & Deborah Foor spoke in opposition. Their concerns included but were not limited to: damage to Locust Lane caused by construction vehicles being used on this project, repairs not being made to Locust Lane, increased in traffic on Locust Lane as the project is completed, parking accommodations for vehicles towing boats to access boat ramps, and large fuel trucks that will service the marina. Homeowners on Locust Lane, a private road, have maintained the road, incurring expenses of fresh gravel and making repairs when needed. Due to the volume of traffic on their private road, adjacent property owners requested that The Dock at SML, LLC help with costs to maintain and to repair damage to Locust Lane. Mr. Haymore and Mrs. Mease both read e-mails that they received opposing this project. Many of the residents stated that they would like to see Route 626/Smith Mountain Road used as the primary access point. Mr. Haymore closed the public hearing at 8:45 pm. Mrs. Mease made the motion to grant the Special Use Permit with the conditions recommended by Staff with the addition that Route 626/Smith Mountain Road be used as the property entrance. The Motion died, due to lack of a second. A motion was made by Mr. Harker, seconded by Mr. Dudley, that this case be tabled until the ownership group and adjacent property owners can meet to discuss concerns and come to an agreement regarding the maintenance of Locust Lane. Motion passed by a by 7 to 0 vote (one (1) member, Ms. Henderson was absent).

RESULT:	APPROVED [7 TO 0]
MOVER:	Nathan Harker, Vice Chairman - Staunton River District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Harker, Mease, Horne, Stowe, Waters, Dudley
AWAY:	Henderson

OLD BUSINESS

There was no old business.

NEW BUSINESS

There will be 5 cases next month, 3 Rezoning, 1 Special Use Permit and the Special Use Permit for The Dock at SML, LLC.

ADJOURNMENT

THE MEETING WAS ADJOURNED AT 8:56 P.M.