

PITTSYLVANIA COUNTY BOARD OF SUPERVISORS'
BUSINESS MEETING

January 21, 2025

VIRGINIA: The Pittsylvania County Board of Supervisors' ("Board") Business Meeting was held on January 21, 2025, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia 24531.

CALL TO ORDER

Tucker called the Meeting to Order at 7:00 PM.

ROLL CALL

The following Board Members were present:

Robert M. Tucker, Jr. - Banister District
Eddie L. Hite, Jr. - Dan River District
Kenneth L. Bowman - Chatham-Blairs District
Darrell W. Dalton - Callands-Gretna District
Timothy W. Dudley - Staunton River District
William V. ("Vic") Ingram - Tunstall District
Murray W. Whittle - Westover District

AGENDA ITEMS TO BE ADDED

Motion to revise the Agenda as follows:

- add to New Business the Clerk of Court's Funding Request
- move items 7f, 7g, and, 7h to New Business

RESULT: 7-0 (Approve)
MOVER: Tucker
SECONDER: Dudley
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

APPROVAL OF AGENDA

Motion to approve Agenda.

RESULT: 7-0 (Approve)
MOVER: Ingram
SECONDER: Dudley
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

CONSENT AGENDA

Motion to approve Consent Agenda.

RESULT: 7-0 (Approve)
MOVER: Dudley
SECONDER: Ingram
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

- a. Board Meeting Minutes Approval
- b. County's December 2024 Bill List Approval
- c. Resolution # 2025-01-02 Parks and Recreation Master Plan Update Approval
- d. Resolution # 2025-01-03 (Roadway Abandonment; Portion of Jasper Wood Road); (Wells) Approval
- e. Resolution # 2025-01-04 (Opposition of Senate Bill 1190) Approval
- f. FY2025 Mid-Year Budget Amendments
- g. Reappointment: IDA (Staunton River); (Timothy Reynolds)

PRESENTATIONS

Dr. David Joyce Introduction (Averett President)

Brenda Bowman introduced Dr. David Joyce as the new president of Averett University, along with his wife Lynn. Dr. Joyce expressed gratitude for the warm welcome and acknowledged the challenges faced by private nonprofit universities. He expressed confidence in the new CFO, Deb Hall, and emphasized the importance of Averett University's unique position in the region.

HEARING OF THE CITIZENS

Brenda Bowman represented the Beautification Committee and discussed upcoming cleanup events and educational campaigns for students.

Kathy Ramsey, Banister District, expressed concerns about a proposed solar farm, highlighting potential negative impacts on property values and health.

Michelle Wilson, Banister District, expressed concerns about the proposed solar farm project. She stated that approximately 80-85 homes in the area would be directly impacted, either in their front yards or backyards, which could significantly decrease their property values. Wilson also mentioned that the tax revenue from the solar farm may not be as promising as initially expected. Additionally, she raised concerns about the company behind the project, citing the Company Chairman's past legal issues. Wilson urged the board to deny the extension of this project, as she believes the landowners may be the only ones to benefit, not the surrounding community.

Della Lanier, Banister District, also spoke against the proposed solar farm project. Lanier expressed concerns that the solar panels would be placed too close to the properties in the community, which would negatively impact the residents' views and enjoyment of their homes and land. Lanier stated that the community was not consulted when the decision was made to locate the solar panels in their area and that they do not want to have to look at the solar panels from their homes and backyards.

Genieve expressed her opposition to the proposed solar farm project. She recently learned that the solar panels would be placed in her backyard or front yard, and she does not want to have to look

at the "shiny panels" every day. She is concerned that the presence of the solar farm would negatively impact her property value if she were to try to sell her home in the future.

Patricia Jones, Banister District, also expressed her concerns about the proposed solar farm project. As a retired registered nurse, Jones is concerned about the potential health and environmental impacts of the project. She lives approximately 9/10 of a mile from the intersection where the solar farm is planned, and she is worried about the impact on the heavily populated area. Jones stated that she has lived in her home for 48 years and loves her community, and she does not wish for any harm or negative impacts to come to her neighbors. She pleaded with the board to consider denying the solar farm project and finding an alternative location that is not so densely populated.

PUBLIC HEARINGS

Rezoning Public Hearings

1. Case R-24-032 Russell East, III; Rezoning from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, and from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. The Planning Commission recommended by a 6-0 vote, with no opposition, that the petitioner's request be granted. (Chairman Tucker)

In Case R-24-032, Russell East, III ("Petitioners") has petitioned to rezone 1.0 acres, from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, and 0.0371 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (to allow the property to be consolidated with adjacent parcels zoned R-1 and A-1). The subject property is located on State Road 701/Slatesville Road, in the Banister Election District and shown on the Tax Maps as GPIN # 2455-81-5787 and part of GPIN # 2455-81-5502. Once the property is rezoned to A-1, all uses listed under Pittsylvania County Code § 35-178 are permitted. Once the property is rezoned to R-1, all uses listed under Pittsylvania County Code § 35-222 are permitted. On December 3, 2024, the Planning Commission recommended by a 6-0 vote, with no opposition, that the Petitioner's request be granted.

Tucker opened the Public Hearing at 7:38 PM. No one signed up to speak and Tucker closed the Public Hearing at 7:39 PM.

Motion approving the rezoning of 1.0 acres, from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, and 0.0371 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow property lines to be adjusted.

RESULT:	7-0 (Approve)
MOVER:	Dudley
SECONDER:	Hite
AYES:	Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS:	None
ABSTAIN:	None

2. Case R-24-034 Patricia Byrd; Rezoning from M-1, Industrial District, Light Industry, to A-1, Agricultural District. The Planning Commission recommended by a 6-0 vote, with no opposition, that the petitioner's request be granted. (Supervisor Dalton)

In Case R-24-034, Patricia Byrd ("Petitioner") has petitioned to rezone 22.20 acres, from M-1,

Industrial District, Light Industry, to A-1, Agricultural District (to allow a single family dwelling to be constructed on the property). The subject property is located on State Road 801/Dry Bridge Road, in the Callands-Gretna Election District and shown on the Tax Maps as part of GPIN # 2416-58-9541. Once the property is rezoned to A-1, all uses listed under Pittsylvania County Code § 35-178 are permitted. On December 3, 2024, the Planning Commission recommended by a 6-0 vote, with no opposition, that the Petitioner's request be granted

Tucker opened the Public Hearing at 7:41 PM. Patricia Byrd was present to represent the Petition. No one signed up to speak and Tucker closed the Public Hearing at 7:41 PM.

Motion approving the rezoning of 22.20 acres from M-1, Industrial District, Light Industry, to A-1, Agricultural District, to allow a single family dwelling to be constructed on the property.

RESULT: 7-0 (Approve)
MOVER: Dalton
SECONDER: Ingram
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

3. Case R-24-035 Blairs Country Community, LLC; Rezoning from MHP, Residential Manufactured Housing Park to Residential Suburban Subdivision District. The Planning Commission recommended by a 6-0 vote, with no opposition, that the petitioner's request be granted (Supervisor Bowman)

In Case R-24-035, Blairs Country Community, LLC ("Petitioner") has petitioned to rezone 0.789 acres, from MHP, Residential Manufactured Housing Park District to R-1, Residential Suburban Subdivision District (to allow for a single family dwelling on the property). The subject property is located on State Road 946/Georges Lane in the Chatham-Blairs Election District and shown on the Tax Maps as part of GPIN # 2421-58-8609. Once the property is rezoned to R-1, all uses listed under Pittsylvania County Code § 35-222 are permitted. On December 3, 2024, the Planning Commission recommended by a 6-0 vote, with no opposition, that the Petitioner's request be granted.

Tucker opened the Public Hearing at 7:43 PM. No one signed up to speak and Tucker closed the Public Hearing at 7:44 PM.

Motion approving the rezoning of 0.789 acres from MHP, Manufactured Housing Park District, to R-1, Residential Suburban Subdivision District, to allow for a single-family dwelling on the property.

RESULT: 7-0 (Approve)
MOVER: Bowman
SECONDER: Dudley
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

4. Case R-24-036 Sandra Worsham; Rezoning from A-1, Agricultural District, to R-1,

Residential Suburban Subdivision District. The Planning Commission recommended by a 6-0 vote, with no opposition, that the petitioner's request be granted (Supervisor Dudley)

In Case R-24-036, Sandra Worsham ("Petitioner") has petitioned to rezone 0.1137 acres, from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (to allow the property to be consolidated with an adjacent parcel zoned R-1). The subject property is located on State Road 638/Roark Mill Road, in the Staunton River Election District and shown on the Tax Maps as part of GPIN # 2564-15-5609. Once the property is rezoned to R-1, all uses listed under Pittsylvania County Code § 35-222 are permitted. On December 3, 2024, the Planning Commission recommended by a 6-0 vote, with no opposition, that the Petitioner's request be granted.

Tucker opened the Public Hearing at 7:45 PM. Sandra Worsham was present to represent. No one signed up to speak and Tucker closed the Public Hearing at 7:46 PM.

Motion approving the rezoning of 0.1137 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to allow property lines to be adjusted.

RESULT: 7-0 (Approve)
MOVER: Dudley
SECONDER: Dalton
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

Other Public Hearings

1. Public Hearing: Zoning Ordinance Mass Revision

In June 2022, Pittsylvania County contracted with the Berkley Group to update Chapter 35 of the Pittsylvania County Code, the Pittsylvania County Zoning Ordinance. The current Ordinance was adopted in 1991, and minimal updates have occurred since that time. On October 1, 2024, the Planning Commission recommended by a 6-0 vote, with no opposition, that the Ordinance be adopted with the following addition:

- **(B)** Data centers shall be located on property with an existing transmission line or immediately adjacent to a property or easement with an existing transmission line unless the power is generated onsite.

(1) No new transmission lines shall be constructed for the purpose of serving the data center.

On November 19, 2024, Caroline Vanterve and Rebecca Cobb, representatives from the Berkley Group, presented a comprehensive review of the Zoning Ordinance Mass Revision to the Board of Supervisors. After reviewing the draft, the Board discussed updates to the proposed version and postponed approval to January, allowing sufficient time for additional revisions and public input.

Motion to postpone this Public Hearing to August 19, 2025.

RESULT: 7-0 (Approve)
MOVER: Bowman
SECONDER: Ingram

AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

Jeff Love, representing the County Campgrounds, provided several comments regarding the zoning ordinance revisions. Love outlined specific concerns that still need to be addressed and he challenged the Board to provide a detailed side-by-side comparison of the existing zoning and the proposed changes, stating that the previous presentations by the Berkeley Group did not properly represent the full impact. He urged the Board to vote no on the proposal until a thorough review can be conducted.

Tracy Love thanked the Board for the changes that have already been made, stating that they are moving in the right direction. She expressed that she is looking forward to seeing more changes and drafts of the zoning ordinance to ensure it reflects what the people of the county need and to ensure it protects the county's resources while also allowing businesses to thrive.

2. Public Hearing: Sale of Old Climax Store Acceptance (Resolution # 2025-01-01)

At its Business Meeting held on October 15, 2024, the Board authorized County Staff to advertise the publicly-owned property known as the Old Climax Store site located in the Callands-Gretna Magisterial District containing 0.61 acre, at the intersection of Route 799 and Route 705, also designated as Tax Parcel # 1499-94-1236 ("Property") for sale to the Public. County Staff advertised in the Chatham Star-Tribune on November 6, 2024, that the Property would be auctioned on GovDeals.com for seven (7) days beginning, November 12, 2024. A copy of said advertisement is attached. The County received 86 bids, with the highest bid being \$8,300.00. The fair market value of the property is assessed at \$14,700.00. In order to convey the property, the Board must authorize the acceptance of the final bid amount and designate the Interim County Administrator to convey the property by his signature on all closing documents including the deed.

No one signed up to speak.

Motion to adopt Resolution #2025-01-01 as presented.

RESULT: 7-0 (Approve)
MOVER: Dalton
SECONDER: Dudley
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

NEW BUSINESS

a. BZA Appointment Recommendation

The Board discussed the recommendation to reappoint Herschel Stone to the Board of Zoning Appeals (BZA). Mr. Evans explained that Stone's term had recently expired, and the court has the authority to make BZA appointments, but has historically allowed the board to make non-binding recommendations.

There was discussion about the process for making these recommendations, with the suggestion

that the Board should standardize the timing and nature of the recommendations to the court.

Bowman recommended requesting the Judge to rescind the previous Order and allow the Board to recommend two (2) candidates to the BZA.

Motion to recommend Hershel Stone for BZA appointment to the Circuit Court Judge.

RESULT: 7-0 (Approve)
MOVER: Ingram
SECONDER: Bowman
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

b. Clerk's Office Funding Request

The Honorable Angie Harris, Clerk of Court, presented to the Board earlier in the Work Session her need for an additional Deputy Clerk position in the Circuit Court Clerk's Office. The Clerk's Office has an individual retiring at the end of June, and the salary for the new deputy clerk position would be less than the outgoing employee's salary. This funding will help bridge the gap until the new fiscal year when the deputy clerk position can be included in the regular budget.

Motion to approve funding the Deputy Clerk position in the Clerk's Office with funds from the Board's contingency fund, to cover the salary from February 1, 2025 to June 30, 2025.

RESULT: 7-0 (Approve)
MOVER: Ingram
SECONDER: Hite
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

c. Comcast BEAD Application Letter of Support Transmission Approval

Dave Arnold, Assistant County Administrator, explained that the BEAD program is a federal initiative aimed at expanding broadband access and affordability. Comcast's application, if awarded the funding, would help provide fiber optic high-speed internet service to approximately 1,900 homes spanning 470 miles, largely in the southern portion of the County. The Board recognized that this could promote competition and additional options for broadband service in the area, which would benefit the community.

Motion to approve the Comcast BEAD letter of support.

RESULT: 7-0 (Approve)
MOVER: Ingram
SECONDER: Dudley
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

d. Tipping Fee Waiver Approval-Hurt Partners at Southern Virginia Multimodal Park (SVMP)

Emily Ragsdale explained that the property was previously part of the Burlington Industries site, and Hurt Partners has been working to clean up and prepare the property for redevelopment. However, the County's inspections have found that Hurt Partners is not currently in compliance with the required erosion and sediment control measures. Given that the tipping fee waiver would essentially provide over \$100,000 in financial assistance to Hurt Partners, the Board determined that it would not be appropriate to grant the waiver request, especially since the property is not being properly maintained.

Motion to deny the tipping fee waiver request.

RESULT: 7-0 (Deny)
MOVER: Dudley
SECONDER: Hite
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

e. Enterprise Lease Payoff Approval

Kim Van Der Hyde, Finance Director, explained that the County had entered into a large lease for marked and unmarked patrol vehicles, and after reviewing the lease, it was determined that it would be more beneficial to pay off the remaining balance rather than continue making lease payments over the next 5 years. The payoff amount was just over \$1 million, which the County believes can be covered within the current budgeted funds for the Sheriff and jail. By paying the lease off early, the County will save approximately \$250,000 over the 5-year lease period.

Motion to approve the payoff of the Enterprise Fleet Management Lease.

RESULT: 7-0 (Approve)
MOVER: Bowman
SECONDER: Ingram
AYES: Tucker, Hite, Bowman, Dalton, Dudley, Ingram, Whittle
NAYS: None
ABSTAIN: None

BOARD MEMBER REPORTS

- Hite thanked the other Board members for their trust in electing him as the new vice chairman. He expressed that he looks forward to continuing to work together with the Board to move the County forward.
- Bowman welcomed Brent Shelton as the newest member of the Planning Commission, representing the Chatham-Blair's District, and plans to have a proper introduction at the next Board meeting. Bowman also thanked Richard Waters for his past service on the Planning Commission. He encouraged citizens to apply to serve on the County's various boards and commissions, as there are great opportunities to get involved. Bowman attended the grand opening of the new Tractor Supply store in Blairs, which was sponsored by the

Chamber of Commerce, and described it as one of the nicest, well-organized stores he has seen. He also attended the airport commission meeting, where ongoing construction of new hangars was discussed. As the Chair of the Legislative Committee, Bowman spoke before the Senate Committee on Local Government at the Virginia General Assembly.

- Dudley thanked everyone for coming out and expressed appreciation for the staff and their work. Dudley reflected on the celebration of Martin Luther King Jr. Day, stating that he learned a lot about Dr. King's work when he was in college, and that Dr. King was one of the greatest speakers of modern times. Dudley also mentioned watching the presidential inauguration and encouraged everyone to pray for the leaders, not only at the national level, but also in Richmond and locally.
- Whittle expressed his thanks to everyone for coming out and to the staff for all their work. He acknowledged that it had been a long meeting, but a very good one.
- Dalton thanked everyone for coming out and expressed appreciation for the staff and their work. He stated that it had been a good meeting and that he was glad to see the board members working together. Dalton welcomed the new Board and said he looked forward to continuing to work with them.
- Ingram highlighted the retirement of Dr. Jones and acknowledged his service to the School Board. He also commented on the peaceful transfer of power witnessed during the recent presidential inauguration, stating that this is what sets the United States apart from other countries. He recognized Delegate Danny Marshall's birthday and the work he has done for the region. Ingram thanked the public works crew and Chris Adcock, for their efforts in quickly addressing a water leak at 58 West on a cold, rainy Saturday. He mentioned an "orange out" event at Tunstall High School for a student named Cara Eastwood who has leukemia. Ingram thanked Dr. Joyce for taking on the role at Averett University and past Chair Dalton for his leadership over the past two years. He also complimented the new Chairman and Vice Chair for conducting a great meeting.
- Tucker expressed his appreciation for the staff and department heads, thanking them for their hard work and contributions. Tucker encouraged the public to support their leaders and referenced Romans 13, emphasizing the importance of praying for leaders. He thanked everyone for their participation.

COUNTY ADMINISTRATOR REPORTS

Shorter expressed his gratitude to the Board for the opportunity to be back around the table. He stated that he appreciates the support and confidence the Board has shown in him, and that it is a pleasure to serve with them.

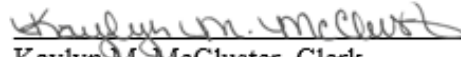
Evans congratulated the new Chairman on his first meeting and expressed excitement for the future.

ADJOURNMENT

Tucker adjourned the Meeting at 8:46 PM.



Robert M. Tucker, Jr., Chairman
Pittsylvania County Board of Supervisors



Kaylyn M. McCluster, Clerk
Pittsylvania County Board of Supervisors