

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 2, 2025 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

MINUTES

1. CALL TO ORDER

CALL TO ORDER

Mr. Webb called the meeting to order at 7:00 p.m.

2. ROLL CALL

ROLL CALL

The following Board Members were present:

Banister District Colette Henderson

Dan River District Justin Brown

Westover District Fred Webb

Staunton River District Chris Farris

The following Board Members were absent:

Callands-Gretna District Janet Mease

Tunstall District Gary Oakes

Chatham-Blairs District Brent Shelton

3. MOMENT OF SILENCE

MOMENT OF SILENCE

The Board observed a Moment of Silence.

4. PLEDGE OF ALLEGIANCE

PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be

given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

HEARING OF THE CITIZENS

Mr. Webb opened the Public Hearing at 7:03pm.

No one signed up to speak.

Mr. Webb closed the Public Hearing at 7:03pm.

6. APPROVAL OF AGENDA

APPROVAL OF AGENDA

A motion was made by Mr. Brown, seconded by Ms. Henderson and by a four (4) to zero (0) vote, the agenda was approved as presented.

RESULT:	APPROVE
MOVER:	Mr. Justin Brown
SECONDER:	Ms. Colette Henderson
AYES:	Colette Henderson, Justin Brown, Fred Webb, Chris Farris
NOES:	None
ABSTAIN:	None

7. APPROVAL OF MINUTES

APPROVAL OF MINUTES

- a. November Board Meeting Minutes Approval (Staff Contact: Sabrina Fowlkes)
- a. November Board Meeting Minutes Approval
A motion was made by Mr. Farris, seconded by Ms. Henderson, and by a four (4) to zero (0) vote, the minutes were approved as presented.

RESULT:	APPROVE
MOVER:	Mr. Chris Farris
SECONDER:	Ms. Colette Henderson
AYES:	Colette Henderson, Justin Brown, Fred Webb, Chris Farris
NOES:	None
ABSTAIN:	None

8. CHAIRMAN'S REPORT

CHAIRMAN'S REPORT

Mr. Webb did not have anything to report.

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. Case R-25-035 Charles Bodner; Rezoning from a DZ, Double Zoned District, to A-1, Agricultural District (Farris) (Staff Contact: Dave Arnold)
- a. Case R-25-035 Charles Bodner; Rezoning from a DZ, Double Zoned District, to A-1, Agricultural District (Farris)

Mr. Webb opened the public hearing at 7:05 p.m. Mr. Dave Arnold, Acting Director of Community Development, reported that Charles Bodner has petitioned to rezone 2.75 acres, generally located on State Road 642/Scott Jacobs Memorial Drive, in the Staunton River Election District from DZ, Double Zone District to A-1, Agricultural District to allow for an addition of a metal building. Mr. Bodner was present to represent the petition. There was no opposition to the petition. Mr. Webb closed the public hearing at 7:06 p.m. A motion was made by Mr. Cris Farris, seconded by Mr. Justin Brown, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a four (4) to zero (0) vote.

RESULT:**APPROVE****MOVER:**

Mr. Chris Farris

SECONDER:

Mr. Justin Brown

AYES:

Colette Henderson, Justin Brown, Fred Webb, Chris Farris

NOES:

None

ABSTAIN:

None

- b. Case R-25-036 Joseph and Leann Fish; Rezoning from A-1, Agricultural District to RC-1, Residential Combined Subdivision (Webb) (Staff Contact: Dave Arnold)

- b. Case R-25-036 Joseph and Leann Fish; Rezoning from A-1, Agricultural District to RC-1, Residential Combined Subdivision (Webb)
- Mr. Webb opened the public hearing at 7:08 p.m. Mr. Dave Arnold, acting Director of Community Development, reported that Joseph and Leann Fish have petitioned to rezone .14 acres, located on State Road 1539/Ashworth Lane, in the Westover Election District from A-1, Agricultural District to RC-1, Residential Combined Subdivision District to allow for the property to be deeded and consolidated with James and Lisa Austin's adjacent RC-1 property to improve the side setback to James and Lisa Austin's home. Joseph & Leann Fish were present to represent the petition. There was no opposition to the petition. Mr. Webb closed the public hearing at 7:09 p.m. A motion was made by Mr. Justin Brown, seconded by Mr. Chris Farris, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a four (4) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Justin Brown
SECONDER:	Mr. Chris Farris
AYES:	Colette Henderson, Justin Brown, Fred Webb, Chris Farris
NOES:	None
ABSTAIN:	None

- c. Case R-25-037 Annette Yeatts; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Henderson)
(Staff Contact: Dave Arnold)
- c. Case R-25-037 Annette Yeatts; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Henderson)
- Mr. Webb opened the public hearing at 7:09 p.m. Mr. Dave Arnold, acting Director of Community Development, reported that Annette Yeatts has petitioned to rezone 2.17 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 to allow for a manufactured home. Ms. Annette Yeatts was present to represent the petition. There was no opposition to the petition. Mr. Webb closed the public hearing at 7:10 p.m. A motion was made by Ms. Colette Henderson, seconded by Mr. Chris Farris, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a four (4) to zero (0) vote.

RESULT:	APPROVE
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MOVER: Ms. Colette Henderson
SECONDER: Mr. Chris Farris
AYES: Colette Henderson, Justin Brown, Fred Webb, Chris Farris
NOES: None
ABSTAIN: None

- d. Case R-25-038 Ryland and Brenda Reynolds; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Mease) (Staff Contact: Dave Arnold)
- d. Case R-25-038 Ryland and Brenda Reynolds; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Mease)

Mr. Webb opened the public hearing at 7:11 p.m. Mr. Dave Arnold, acting Director of Community Development, reported that Ryland and Brenda Reynolds, have petitioned to rezone 2.00 acres located off State Road 805/Tomahawk Creek Road, in the Callands-Gretna Election District, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for the property to be combined with adjacent A-1, Agricultural District properties. Mr. Reynolds was present to represent the petition. There was no opposition to the petition. Mr. Dalton stated that he nor Ms. Mease had heard any opposition to this petition. Mr. Webb closed the public hearing at 7:12 p.m. A motion was made by Ms. Colette Henderson, seconded by Mr. Chris Farris, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a four (4) to zero (0) vote.

RESULT: **APPROVE**
MOVER: Mr. Justin Brown
SECONDER: Ms. Colette Henderson
AYES: Colette Henderson, Justin Brown, Fred Webb, Chris Farris
NOES: None
ABSTAIN: None

10. OLD BUSINESS

OLD BUSINESS

Dave Arnold reported that there was no old business.

11. NEW BUSINESS

NEW BUSINESS

Dave Arnold mentioned that Line & Grade launched the Comprehensive Plan project website before Thanksgiving: www.pittcoplan.com. The steering/advisory committee application is on the website. The Advisory

Committee will have approximately 15-20 members and we will accept applications through December 18, 2025.

Dave Arnold introduced Sabrina Fowlkes the new Senior Administrative Assistant, and Kelly Smith as the new Senior Planner to the Community Development Department.

He also expressed gratitude to Hollye Kessee for her assistance with filling in as the Clerk to the Planning Commission and Board of Zoning Appeals and with training Sabrina Fowlkes in Community Development.

Webb welcomed Mrs. Fowlkes and Mrs. Smith, wished everyone a Merry Christmas and New Year, as well as congratulated Mr. Brown with his new role as the Dan River District Representative for the Board of Supervisors.

Mr. Brown thanked everyone for their support and mentioned that he was actively looking for someone to fill his spot as the Dan River District representative as part of the Planning Commission.

Mr. Farris wanted to wish everyone a Merry Christmas as to keep those less fortunate in mind this season.

12. ADJOURNMENT

ADJOURNMENT

Mr. Webb adjourned the Meeting at 7:17PM.