

**BOARD OF ZONING APPEALS
REGULAR MEETING
Thursday, December 11, 2025 - 6:00 PM**

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

MINUTES

1. CALL TO ORDER

Chairman Stone Called the Meeting to Order at 6:00pm.

2. ROLL CALL

The following Board Members were present:

Member Joseph Craddock
Member Ryland Brumfield
Member Allan Easley
Member Hershel Stone
Member Anna Warren
Member Carroll Yeaman
Member Odie Shelton

The following Board Members were absent:

3. MOMENT OF SILENCE

The Board observed a Moment of Silence.

4. PLEDGE OF ALLEGIANCE

The Board sited the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Chairman Stone called for a motion to approve the agenda. The motion was made to approve by Mr. Yeaman, seconded by Mr. Ryland Brumfield. The motion was approved by a seven (7) to zero (0) vote.

RESULT: APPROVE

MOVER: Mr. Carroll Yeaman

SECONDER: Mr Ryland Brumfield

AYES: Joseph Craddock, Ryland Brumfield, Allan Easley, Hershel Stone, Anna Warren, Carroll Yeaman, Odie Shelton

NOES: None

ABSTAIN: None

- a. November Board Meeting Minutes Approval (Staff Contact: Sabrina Fowlkes)

Chairman Stone called for a motion to approve the November Meeting Minutes. Mr. Craddock made the motion to approve, seconded by Mr. Carroll

Yeaman. Motion passed by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Joseph Craddock
SECONDER:	Mr. Carroll Yeaman
AYES:	Joseph Craddock, Ryland Brumfield, Allan Easley, Hershel Stone, Anna Warren, Carroll Yeaman, Odie Shelton
NOES:	None
ABSTAIN:	None

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Comprehensive Plan Website Launch (Staff Contact: Dave Arnold)

Chairman Stone turned the meeting over to Mr. Dave Arnold, Acting Director for Community Development.

Mr. Arnold stated that Mark Pockovich and Gwyn Waddell were filling in as legal representation for Chris Dadak and would be in attendance via cell phone.

Mr. Arnold officially introduced Sabrina Fowlkes as the Senior Administrative Assistant and Kelly Smith as the Senior Planner for the Community Development Office.

Mr. Arnold announced the launch of the www.pittcoplan.com website for the Comprehensive Plan Update. He then mentioned that we are accepting applications for the Comprehensive Plan Advisory Committee. The deadline for applications is December 18, 2025.

He then mentioned that there are no BZA cases to be heard in January and therefore there will not be a BZA meeting.

9. CHAIRMAN'S REPORT

There was no Chariman's Report.

10. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. Case S-25-022 Marshall H. Kendall Trust c/o Jonathan Yates; Special Use Permit for a 197-foot monopole-style wireless communications facility in accordance with Pittsylvania County Code § 35-223 (Staff Contact: Dave Arnold)

Chairman Stone read the precepts and opened the public hearing 6:06pm. Mr. Dave Arnold, Acting Director of Community Development, reported that Jonathan Yates on behalf of Marshall H. Kendall Trust, has petitioned for a Special Use Permit on 248.72 acres, located on State Road 640/Spring Garden Road in the Banister Election District, to allow for a 197-foot monopole style wireless communications facility. Jonathan Yates was not present to speak due to the meeting schedule change. Lance & Franky Kendall and Shawn Chi w/ Verizon were present to represent the petition. Mr. Chi introduced himself and stated he was there to answer any questions. The Board members did not have any questions. Mr. Dave Arnold stated that staff felt the facility was going to be isolated and staff did not recommend any conditions for the petition. There was no opposition. Chairman Stone closed the public hearing at 6:09 p.m. A motion to approve was made by Mr. Allan Easley, seconded by Mr. Carroll Yeaman. The motion was approved by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Allan Easley
SECONDER:	Mr. Carroll Yeaman
AYES:	Joseph Craddock, Ryland Brumfield, Allan Easley, Hershel Stone, Anna Warren, Carroll Yeaman, Odie Shelton
NOES:	None
ABSTAIN:	None

- b. Case S-25-023 SEA Investments c/o William Alderson; Special Use Permit for a single-wide manufactured home in accordance with Pittsylvania County Code § 35-223 (Staff Contact: Dave Arnold)

Chairman Stone opened the public hearing 6:12pm. Mr. Dave Arnold, Acting Director of Community Development, reported that William Alderson, on behalf of SEA Investments, has petitioned for a Special Use Permit on .5 acres, located on State Road 686/Elkhorn Road in the Banister Election District to allow a single wide manufactured home. Mr. William Alderson was present to

represent the petition. There was no opposition. Chairman Stone closed the public hearing at 6:13p.m. A motion to approve was made by Mr. Odie Shelton, seconded by Mr. Carroll Yeaman. The motion was approved by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Odie Shelton
SECONDER:	Mr. Carroll Yeaman
AYES:	Joseph Craddock, Ryland Brumfield, Allan Easley, Hershel Stone, Anna Warren, Carroll Yeaman, Odie Shelton
NOES:	None
ABSTAIN:	None

- c. Case S-25-024 Cindy Reynolds: Special Use Permit for single-wide manufactured home in accordance with Pittsylvania Code County§ 35-223 (Staff Contact: Dave Arnold)

Chairman Stone opened the public hearing 6:14pm. Mr. Dave Arnold, Acting Director of Community Development, reported that Cindy Reynolds has petitioned for a Special Use Permit on 1.64 acres, located on State Road 604/Glade Road in the Staunton Election District to allow a single-wide manufactured home. *Ms. Reynolds* was present to represent the petition. She stated that she is asking to place a manufactured home for her granddaughter on her family farm that previously had a manufactured home on the property. There was no opposition. Chairman Stone closed the public hearing at 6:15p.m. A motion to approve was made by Mr. Carroll Yeaman, seconded by Ms. Anna Warren. The motion was approved by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Carroll Yeaman
SECONDER:	Ms. Anna Warren
AYES:	Joseph Craddock, Ryland Brumfield, Allan Easley, Hershel Stone, Anna Warren, Carroll Yeaman, Odie Shelton
NOES:	None
ABSTAIN:	None

- d. Case V-25-001 Bachelor's Hall Volunteer Fire Department c/o Timothy Cassell; Variance to Pittsylvania County Side Setback Code 35-388 to allow for the construction of a 50' x 60' pole barn. (Staff Contact: Dave Arnold)

Chairman Stone opened the public hearing 6:18pm. Mr. Dave Arnold, Acting Director of Community Development, reported that Timothy Cassell, on behalf

of Bachelor's Hall Volunteer Fire Department, has petitioned for a variance on .621 acres, located on State Road 878/Duncan Road to Pittsylvania County Zoning Ordinance Code 35-388 Minimum Yard Dimensions-Side Setback. Timothy Cassell was present to represent the petition. He stated that the fire department needed an addition to their facilities to accommodate new apparatus. There was no opposition. Chairman Stone closed the public hearing at 6:19p.m. A motion to approve was made by Mr. Odie Shelton, seconded by Mr. Allan Easley. The motion was approved by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Odie Shelton
SECONDER:	Mr. Allan Easley
AYES:	Joseph Craddock, Ryland Brumfield, Allan Easley, Hershel Stone, Anna Warren, Carroll Yeaman, Odie Shelton
NOES:	None
ABSTAIN:	None

11. ADJOURNMENT

Chairman Stone adjourned the meeting at 6:22pm.