

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 3, 2026 - 7:00 PM**

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

MINUTES

1. CALL TO ORDER

Chairman Webb Called the Meeting to Order at 7:00 pm.

2. ROLL CALL

Mr. Arnold took attendance by doing a roll call.

The following Board Members were present:

Westover District Fred Webb
Banister District Colette Henderson
Dan River District Brandon Barts
Staunton River District Chris Farris
Callands-Gretna District Janet Mease
Tunstall District Gary Oakes

The following Board Members were absent:

Chatham-Blairs District Brent Shelton

3. MOMENT OF SILENCE

The Planning Commission Observed a Moment of Silence.

4. PLEDGE OF ALLEGIANCE

The Planning Commission cited 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

Chairman Webb opened the public hearing at 7:02pm. No one signed up to speak. Chairman Webb closed the public hearing at 7:03pm.

6. APPROVAL OF AGENDA

Chairman Webb called for the approval of the agenda. Mr. Farris made the motion to approve, Ms. Mease seconded the motion. The motion was approved by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Farris

SECONDER: Ms. Mease

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

7. APPROVAL OF MINUTES

Chairman Webb asked for a motion to approve the January meeting minutes. Ms. Mease made the motion to approve, seconded by Ms. Henderson. The January Meeting Minutes were approved by a six (6) to zero (0) vote.

RESULT: Approve

MOVER: Ms. Mease

SECONDER: Ms. Henderson

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

8. CHAIRMAN'S REPORT

Chairman 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.

- a. Case R-26-009 Robert Guthrie, Jr.; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Farris) (Staff Contact: Dave Arnold)

Case R-26-009 Robert Guthrie, Jr. requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. Mr. Dave Arnold, Acting Director of Community Development, reported that Robert Guthrie, Jr. petitioned to rezone property located on State Road 900/Glenland Road in the Staunton River Election District and shown on the Tax Maps as GPIN #2572-54-8076. The applicant is requesting to rezone 32.64 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the addition of a manufactured home. Chairman Webb opened the public hearing at 7:05 p.m. Mr. Guthrie was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:07 p.m. Mr. Farris made a motion to recommend approval to the Board of Supervisors. Mr. Oakes seconded the motion. The motion was approved by a six (6) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Farris
SECONDER:	Mr. Oakes
AYES:	Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes
NOES:	None
ABSTAIN:	None

- b. Case R-26-010 Herbert Jesse Yeatts; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Farris) (Staff Contact: Dave Arnold)

Case R-26-010, Herbert Jesse Yeatts requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. Mr. Dave Arnold, Acting Director of Community Development, reported that Herbert Jesse Yeatts petitioned to rezone property located on State Road 930/Sycamore Road in the Staunton River Election District and shown on the Tax Maps as GPIN #2532-65-6917. The applicant is requesting to rezone 15.48 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the addition of a second family dwelling. Chairman Webb opened the public hearing at 7:08 p.m. Mr. Yeatts was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:09 p.m. Mr. Farris made a motion to recommend approval to the Board of Supervisors. Ms. Mease

seconded the motion. The motion was approved by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Farris

SECONDER: Ms. Mease

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

- c. Case R-26-011 Lasean D. Hall; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Henderson) (Staff Contact: Dave Arnold)

Case R-26-011, LaSean D. Hall requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. Mr. Dave Arnold, Acting Director of Community Development, reported that Ms. Lasean D. Hall petitioned to rezone property located on State Road 666/Yeatts Store Road in the Banister Election District and shown on the Tax Maps as GPIN # 2487-42-9914. The applicant is requesting to rezone 3.589 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural uses. Chairman Webb opened the public hearing at 7:09 p.m. Ms. Lasean D. Hall was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:10 p.m. Ms. Henderson made a motion to recommend approval to the Board of Supervisors. Mr. Oakes seconded the motion. The motion was approved by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Ms. Henderson

SECONDER: Mr. Oakes

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

- d. Case S-26-003 Judy P. Nolen; Special Use Permit for a public garage in accordance Pittsylvania County Code § 35-223 (Shelton) (Staff Contact: Dave Arnold)

Case S-26-003 Judy P. Nolen requested a Special Use Permit to allow for a public garage in accordance with Pittsylvania County Code § 35-223. The property is 2.56 acres, located on State Road 866/Sandy Court Road,

in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 1490-95-3363. Chairman Webb opened the Public Hearing at 7:11 pm. Mr. Spencer Nolen was present to represent the petition. Chairman Webb asked Mr. Nolen if he was aware of the two conditions that were recommended by county staff. Mr. Nolen acknowledged that he was aware of the conditions and that he had no issues with them. There was no opposition. Chairman Webb closed the Public Hearing at 7:13 pm. Mr. Farris made a motion to recommend approval of the petition with conditions to the Board of Zoning Appeals. Mr. Oakes seconded the motion. The motion was approved by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Farris

SECONDER: Mr. Mease

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

- e. Case S-26-004 Beth Vicks on behalf of Kimberly A. Coleman; Special Use Permit for a manufactured home in accordance with Pittsylvania County Code § 35-223 (Barts) (Staff Contact: Dave Arnold)

Case S-26-004 Beth Vicks on behalf of Kimberly A. Coleman requested a Special Use Permit to allow for a manufactured home in accordance with Pittsylvania County Code § 35-223. The property is 0.089 acres, located on State Road 726/Ringgold Depot Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2357-56-6684. Chairman Webb opened the Public Hearing at 7:14 pm. Ms. Beth Vicks (Special Power of Attorney) was present to represent the petition. There was no opposition to the petition. Chairman Webb closed the Public Hearing at 7:15 pm. Mr. Barts made a motion to recommend approval to the Board of Zoning Appeals. Ms. Henderson seconded the motion. The motion was approved by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Barts

SECONDER: Ms. Henderson

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

10. OLD BUSINESS

There was no old business.

11. NEW BUSINESS

Mr. Dave Arnold introduced Mrs. Kelly Smith to present three easement requests. Mrs. Smith began by stating that conservation easements must be reviewed and approved by the Planning Commission to determine:

1. That the area of the potential easement is proposed for agriculture or conservation on the future land use map.
2. Protection of the parcels involved is consistent with the overall intent of the future land use map.
3. There is a public benefit to the easement.

She stated that all three of these conditions apply to the three conservation easements that are in review. She also stated that these are not public hearings.

- a. Geyer Easement 1 Substantially in Accordance Review of Proposed Conservation Easement (Farris) (Staff Contact: Dave Arnold)

Mrs. Smith introduced the first Geyer Conservation Easement request submitted by John Vernon Geyer for 46.2465 acres located on Johnson Mill Road in the Staunton River Election District. RES has entered into a mitigation project agreement with the landowner. Staff recommended that the Planning Commission find the request "Substantially in Accord" with the Comprehensive Plan. Mrs. Smith mentioned that the Project Summary and Maps are included in the Board Agenda Packet. Chairman Webb asked the board members if they had any questions. There were none. A motion was made to determine that the Conservation Easement Request is Substantially in Accordance with the Pittsylvania County Comprehensive Plan by Mr. Farris, seconded by Ms. Mease. The motion passed by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Farris

SECONDER: Ms. Mease

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

- b. Geyer Easement 2 Substantially in Accordance Review of Proposed Conservation Easement (Farris) (Staff Contact: Dave Arnold)

Mrs. Smith introduced the second Geyer Conservation Easement request from John Vernon Geyer for 8.9351 acres located on Johnson Mill Road in the Staunton River Election District. Staff recommends that the Planning

Commission find the proposed conservation easement be "Substantially in Accord" with the Comprehensive Plan. Chairman Webb asked the board members if they had any questions. There were none. A motion was made to determine that the Conservation Easement Request is Substantially in Accordance with the Pittsylvania County Comprehensive Plan by Mr. Farris, seconded by Ms. Mease. The motion passed by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Farris

SECONDER: Ms. Mease

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

c. Cherrystone Substantially in Accordance Review of Proposed Conservation Easement (Shelton) (Staff Contact: Dave Arnold)
Mrs. Smith introduced the Cherrystone Conservation Easement request submitted by Raymond W. Batterman, Jr. (as life tenant) and Sandra Batterman (as remainderman), for 13.76 acres of property located on Batterman Road in the Chatham-Blairs Election District. Since this request was submitted, the property was subdivided and a new GPIN was issued. The Cherrystone conservation easement is proposed on a 13.76-acre portion of GPIN #2425-83-9356, which is a 46.189± ac portion of former GPIN #2425-92-1329. Additionally, that new property was sold to Williams Pipeline Services LLC. Staff recommends that the Planning Commission find the proposed conservation easement to be "Substantially in Accord" with the Comprehensive Plan. Mrs. Smith stated that the Project Summary and Maps are included in the Board Agenda Packet and that updated information has been provided for each board member. Ben Garden from Broadwater Innovations (BWI) was present to present the request. Chairman Webb asked the members if they had any questions. There were none. A motion was made to determine that the Conservation Easement Request is Substantially in Accordance with the Pittsylvania County Comprehensive Plan by Mr. Oakes, seconded by Ms. Henderson. The motion passed by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Oakes

SECONDER: Ms. Henderson

AYES: Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None

ABSTAIN: None

12. ADJOURNMENT

Chairman Webb adjourned the meeting at 7:23pm.