

**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, February 9, 2026 - 6:00 PM**

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

MINUTES

1. CALL TO ORDER

Dave Arnold called the Meeting to Order at 6:00pm.

2. ROLL CALL

ROLL CALL

Dave Arnold took attendance by doing a roll call.

The following Board Members were present:

Member Joseph Craddock
Member Ryland Brumfield
Member Frank Fox
Member Odie Shelton
Member Hershel Stone
Member Anna Warren
Member Carroll Yeaman

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. Mr. Yeaman made the motion to approve, Mr. Craddock seconded the motion. The agenda was approved by a seven (7) to zero (0) vote.

RESULT: APPROVE

MOVER: Mr. Carroll Yeaman

SECONDER: Mr. Joseph Craddock

AYES: Joseph Craddock, Ryland Brumfield, Frank Fox, Odie Shelton, Hershel Stone, Anna Warren, Carroll Yeaman

NOES: None

ABSTAIN: None

6. CHAIRMAN NOMINATION AND ELECTION

a. Nomination and Chairman Election (Staff Contact: Dave Arnold)
Dave Arnold called for nominations for a new Chairman. Mr. Odie Shelton nominated Mr. Hershel Stone. Mr. Carroll Yeaman seconded the nomination. Dave Arnold asked if there were any other nominations. There were no other nominations. Dave Arnold made a motion to approve the nomination of Mr. Hershel Stone as the Chairman. 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, Frank Fox, Odie Shelton, Hershel Stone, Anna Warren, Carroll Yeaman
NOES:	None
ABSTAIN:	None

b. Turn Meeting Over to the New Chairman (Staff Contact: Dave Arnold)
Dave Arnold turned the meeting over to Chairman Stone. He thanked everyone for the nomination.

7. VICE-CHAIRMAN NOMINATION AND ELECTION

a. Nomination and Vice-Chairman Election (Staff Contact: Dave Arnold)
Chairman Stone called for nominations for Vice Chairman. Mr. Carroll Yeaman nominated Mr. Joseph Craddock as Vice Chairman. Mr. Odie Shelton seconded the motion. Chairman Stone asked if there were any other nominations. There were no other nominations. Chairman Stone made a motion for the approval of Mr. Joseph Craddock as Vice Chairman. The motion was approved by a seven (7) to zero (0) vote.

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

8. 2026 MEETING SCHEDULE ADOPTION

- a. Adoption of the 2026 Meeting Schedule (Staff Contact: Sabrina Fowlkes)

Chairman Stone made a motion to approve the 2026 Meeting Schedule. He mentioned that the meeting dates in both September and October were moved to Thursday due to holidays falling on Monday. Mr. Joseph Craddock made the motion to approve, seconded by Carroll Yeaman. The 2026 Meeting Schedule was approved by a seven (7) to zero (0) vote.

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

9. APPROVAL OF MINUTES

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

Chairman Stone called for a motion to approve the December meeting minutes. Mr. Carroll Yeaman made the motion to approve, Ryland Brumfield seconded the motion. The minutes were approved by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Carroll Yeaman
SECONDER:	Mr. Ryland Brumfield
AYES:	Joseph Craddock, Ryland Brumfield, Frank Fox, Hershel Stone, Anna Warren, Carroll Yeaman
NOES:	None
ABSTAIN:	None

10. CHAIRMAN'S REPORT

There was no Chairman's report. Dave Arnold mentioned that there are 2 SUP cases for March.

11. 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 ensure 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.

- a. Public Hearing: Case S-26-001 Bethann James; Special Use Permit for a micro-resort, retreat center, and event space in accordance with Pittsylvania County Code § 35-179 (Staff Contact: Dave Arnold)

Chairman Stone opened the public hearing at 6:08pm. Mr. Dave Arnold, Acting Director of Community Development, reported that Bethann James has petitioned for a Special Use Permit on 18.511 acres, located on State Road 882/West Sunrise Drive in the Tunstall Election District to allow for a Micro-Resort Retreat Center. Mr. Arnold also reported that on January 6, 2026, the Planning Commission recommended by a seven (7) to zero (0) vote, with no opposition, that the petitioners' request be granted with the staff's recommended conditions amending the operational hours to extend to 11:00pm on Friday and Saturday nights. Dave Arnold mentioned that the Staff Summary and Planning Commission's Recommendation was enclosed in the Board Packet. Bethann James was not present to represent the petition. Kelly Waller, Environmental Health Supervisor for Pittsylvania-Danville and Southside Health Districts, said that she has and will continue to work closely with Ms. James to make sure all regulatory procedures are followed in the planning and execution of the various phases in the development of the micro-resort. There was no opposition to the petition. Chairman Stone closed the public hearing at 6:12pm. A motion was made by Mr. Craddock, seconded by Mr. Yeaman to approve the Special Use Permit with the conditions recommended by the Planning Commission. The motion was approved by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Joseph Craddock
SECONDER:	Mr. Carroll Yeaman

AYES: Joseph Craddock, Ryland Brumfield, Frank Fox, Odie Shelton, Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: None

- b. Public Hearing: Case S-26-002 Kimball C. and Sephanie L. Thaxton c/o Lawrence W Moses III; Special Use Permit for a manufactured home in accordance with Pittsylvania County Code § 35-223 (Staff Contact: Dave Arnold)

Chairman Stone opened the Public Hearing at 6:14pm. Mr. Dave Arnold, Acting Director of Community Development, reported Case S-26-002. Lawrence Moses, III has petitioned for a Special Use Permit on 0.51 total acres, located on State Road 1279/Meadowwood Court in the Tunstall Election District to allow for a manufactured home. On January 6, 2026, the Planning Commission recommended by a seven (7) to zero (0) vote, with opposition, that the petitioners' request be granted. He stated that the Staff Summary and Planning Commission's Recommendation is enclosed in the Board Packet. Mr. Arnold then reported that there had been changes to the case since the Planning Commission hearing. He stated that Kimball and Stephanie Thaxton (Special Power of Attorney for the case) had terminated the contract to purchase the two parcels from Mr. & Mrs Moses. Mr. Arnold also mentioned that Mr. Moses still wants to pursue the SUP for parcel # 1480-02-1688 (Lot 45). Lawrence Moses, III was present to represent the petition. Mr. Moses stated that his original purpose for the property was to have a home on one parcel and a garage on the other parcel. He already had a well and septic placed on parcel #1480-02-1688 (Lot 45) when his wife fell ill with cancer. Due to his wife's illness, he decided that they needed to sell the property. He stated that he was struggling to sell the property due to the current R-1 zoning not allowing a manufactured home as a by right use. He hopes that having the SUP approved for the parcel that already has a well and septic will encourage the sale of the property or that maybe he will continue with his original plans to place a manufactured home on the property in the future. Mr. Arnold stated that Mr. Moses will have 18 months to have a manufactured home placed on the property once the SUP is approved. There was no opposition to the petition. Chairman Stone closed the public hearing at 6:26pm. He asked the board if they had any questions. Mr. Brumfield raised his concern that a prospective buyer of the property may want to place a manufactured home on the second parcel. Mr. Arnold addressed the concern by stating that the prospective buyer will have to apply for a special use permit for the second parcel # 1480-02-1749 prior to placing a manufactured home on it. Mr. Yeaman

made a motion to approve the Special Use Permit for parcel #1480-02-1688 (Lot 45). The motion was seconded by Mr. Shelton. The motion was approved by a seven (7) to zero (0) vote.

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

- c. Public Hearing: Case V-26-001 Brian and Robin Loeb; Variance to section 35-74.2.d: No detached accessory building may be located in the front yard or a lot (Staff Contact: Dave Arnold)

Chairman Stone opened the public hearing at 6:30pm. Mr. Dave Arnold, Acting Director for Community Development, reported Case V-26-001. Brian and Robin Loeb have petitioned for a Variance on State Road 703/Irish Road, 3.2 acres, located in the Callands-Gretna Election District to Section 35-74.2.d: "No detached accessory building may be located in the front yard or a lot" of the Pittsylvania County Zoning Ordinance. On January 6, 2026, the Planning Commission recommended by a seven (7) to zero (0) vote, with no opposition, that the petitioners' request be granted. The Staff Summary and Planning Commission's Recommendation are enclosed in the Board Packet. Mr. and Mrs. Loeb were present to represent the petition. Mr. Loeb stated that, due to the shape of the property and position of his home on the property, the building is positioned behind his home. But due to the position of his home in reference to the road, the building is technically in the front of the yard. Mr. Craddock confirmed with Mr. Loeb that the new building would replace the old building. Mr. Loeb confirmed that it was true that the old building was torn down due to its condition. Chariman Stone closed the public hearing at 6:32pm. Mr. Fox made a motion to approve the petition, seconded by Mr. Shelton. The motion was approved by a seven (7) to zero (0) vote.

12. OLD BUSINESS

There was no old business.

13. NEW BUSINESS

- a. Board of Zoning Appeals Member Training (Staff
Contact: Christopher Dadak)

Chairman Stone then informed those in attendance of the meeting that the Board of Zoning Appeals was going to have training and that they were more than welcome to leave or stay for the training. Chairman Stone then turned the meeting over to Mr. Dadak. Mr. Dadak introduced himself to the board members as the Board of Zoning Appeals attorney. He stated that any questions pertaining to the Board of Zoning Appeals cases should be directed to him so that he can adequately advise them of appropriate recommendations for the cases and the appropriate manner to handle questions and concerns regarding zoning cases. Mr. Dadak then proceeded to present the PowerPoint Presentation that was included the Board Packet. When the PowerPoint presentation was over, Mr. Dadak asked the board members if they had any questions. There were none. Mr. Dadak then turned the meeting back over to Chairman Stone.

14. ADJOURNMENT

Chairman Stone then adjourned the meeting at 6:53pm.