

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 7, 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 7:00pm.

2. ROLL CALL

Mr. Arnold took attendance by performing 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 board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board 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 hearing of the citizens at 7:02pm

No one signed up to speak.

Chairman Webb closed the hearing at 7:02pm

6. APPROVAL OF AGENDA

Chairman Webb called for a motion to approve the agenda. Ms. Mease made a motion to amend the agenda by removing Case S-26-010 (Stafford), seconded by Ms. Henderson. The motion to approve removing Case S-26-010 (Stafford) from the Agenda was approved by a six (6) to zero (0) vote.

RESULT: **AMEND**

MOVER: Ms. Janet Mease

SECONDER: Ms. Colette Henderson

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

NOES: None

ABSTAIN: None

Mr. Farris made a motion to approve the amended agenda, seconded by Ms. Mease. The amended agenda was approved by a six (6) to zero (0) vote.

RESULT: **Approve**

MOVER: Mr. Chris Farris

SECONDER: Ms. Janet Mease

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

NOES: None

ABSTAIN: None

7. APPROVAL OF MINUTES

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

Chairman Webb made a motion to approve the March meeting minutes. Mr. Oakes made a motion to approve the minutes, seconded by Mr. Farris. The motion was approved by a six (6) to zero (0) vote.

RESULT: **APPROVE**

MOVER: Mr. Gary Oakes

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

8. CHAIRMAN'S REPORT

Mr. Webb had a petitioner contact him regarding solicitation from him for \$6,000 payment for a case. Board members (the Board of Supervisors, Planning Commission members or Board of Zoning Appeals) will never solicit payments of any kind from anyone. It is unethical and illegal for members to solicit payments. If you receive a payment request from a board member, please disregard it.

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

Chairman Webb opened the public hearing at 7:09pm. Dave Arnold, Acting Director of Community Development, reported that for Case R-26-011, Lasean Hall has petitioned to rezone 3.589 acres, located on State Road 666/Yeatts Store Road in the Banister Election District, from R-1, Residential Suburban Subdivision District to A-1, Agricultural District to allow the property to be used for agricultural uses. Mr. Arnold also noted that On February 3, 2026, the Planning Commission recommended by a six (6) to zero (0) vote, with no opposition, that the petitioner's request be granted. However, staff became aware of two advertising errors prior to the original public hearing and decided that the case needed to be readvertized and brought back to the Planning Commission. Mr. Arnold

also brought it to the members' attention that there were some additional documents submitted by the petitioner after the agenda packet was published and that the documents were at their stations.

Chairman Webb asked Mrs. Hall to come to the podium. Mrs. Hall and her son, Mr. Arturo Thorpe, came forward to speak. Mr. Webb asked for clarification on the original application letter. The letter stated that the intent was to originally raise and sell farm animals. The petition had verbiage raising and something that was scratched out. Mr. Thorpe stated that there was confusion about the request at the time of the application and that they did not intend to sell any of the animals. They only intended for a homestead. Mr. Webb asked if the property was the only property they owned in the county. Mr. Thorpe replied that it was correct. Mr. Webb then asked how the animals would be cared for without a home being on the property. Mr. Thorpe replied that they intended to eventually build a home. He stated that they are renting a local RV at a local campground near the property but needed a place to put their animals until they were able to build a home. Mr. Webb asked what type of animals were going to be raised. Mr. Thorpe replied there would be chickens, ducks and rabbits. Mr. Webb inquired if they would be housed in the enclosure that was shown in the photos that were provided to them. Mr. Thorpe confirmed and stated that the enclosure is not visible from the road.

Chairman Webb asked if there were any questions from the other members.

Ms. Mease asked about the quantity of animals they intended to have on the property. Mr. Thorpe stated that he currently has ten chickens and seven ducks.

Ms. Henderson stated that there were concerns about the animals leaving the property. Mr. Thorpe confirmed that the animals will be inside cages that are inside the barn. They have an enclosed run area for the animals too, so there should not be an issue with the animals leaving the property. He stated that the animals were not on the property at that time.

There was opposition.

Emily Ragsdale stated she lives in the Banister District at 1109 Yeatts Store Road, and stated that she has concerns as a neighbor. She stated that there is no need to rezone the property because the R-1 zone currently

allows up to five acres for agriculture and the property is only three and a half acres. She stated that she does not have a problem with the animals on the property as long as there is a residence on the property. She stated that if the rezoning to A-1 is approved, it will run with the land and that any future owners may not respect the property the way the Hall's claim. She is also concerned that once the property rezones to A-1 it will be difficult for the county to regulate the farm animals on the property if the enclosure does not work. She mentioned that there is a list of items that A-1 permits that they do not want on the property. She asks that the property remain as R-1 so that there has to be a residence on the property that can help maintain the animals.

Allen Ragsdale from the Banister District was called to speak. He stated that he is opposed to the rezoning of the property. He owns land across the road and adjacent to the Hall's property. He stated that he agreed with Emily, his daughter-in-law, and that he wants everything safe so that the animals are not going on other people's land.

Ms. Henderson asked Allen Ragsdale what the adjacent property is zoned. He stated that the adjacent property is zoned A-1. The adjacent property he just recently acquired from his aunt in February is zoned R-1.

No one else signed up to speak.

Chairman Webb asked if Mr. Thorpe had anything to add. He stated that they needed the rezoning so that they can have a place to put the animals until they have an opportunity to build a home on the property. He assured that he planned to stay in the area. If it is not rezoned, he will not be able to put the animals on the property prior to having a home on it.

Ms. Henderson asked Mr. Thorpe what the future use of the property would be. He stated that he is looking for a long-term dwelling and homestead. She also asked if he had knowledge of the property surrounding his property. He said to his knowledge, all the land surrounding his property was A-1 except for the one R-1 property next door; that most of the property down the road was residential.

Mr. Dalton spoke up and inquired if Mr. Thorpe was residing at Elkhorn Lake Campground. He confirmed that was where they were staying. He told him that he was not going to be able to do so much on the property, being that the property is only 3.5 acres and that someone should live on the property to take care of them. That he understands the concerns of

the neighbors. Mr. Thorpe reiterated that he never intended to grow a large-scale farm and that he only wanted a small homestead.

Chairman Webb closed the Public Hearing at 7:28pm.

Chairman Webb asked for a motion. Ms. Henderson stated that she was perplexed because she saw both sides. She stated that she did not have enough information to make a motion. She said that she would like to see a more solid plan for a home on the property and the agricultural uses. She stated she wanted to table a decision if possible.

Chairman Webb asked Mr. Arnold if it was possible to temporarily rezone the property. Mr. Arnold stated that it was not an option.

Mrs. Henderson then made a motion recommending approval of the petition to the Board of Supervisors. There was not a second. The motion failed. Chairman Webb then asked if there was a motion to deny the petition. There was none. Chairman Webb then asked Ms. Henderson if she would like to make a motion to table a decision.

Ms. Henderson then explained that she understands the vision for the land and understands the concerns of the neighbors, but also sees that the land is surrounded by agricultural property. She mentioned she was not overly concerned about the size of the land. She did not feel confident in making a decision to approve the petition.

Ms. Henderson made a motion to table the petition until next month, seconded by Mr. Farris. The motion to table the petition was approved by a six (6) to zero (0) vote.

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

- b. Case R-26-014 Michael Strange; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Oakes) (Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 7:36pm. Dave Arnold, Acting Director of Community Development, introduced Case R-26-014. Michael Strange is requesting to rezone 5.90 acres located on State Road 622/Cascade Road in the Tunstall Election District to allow for two single family dwellings on the property. Mr. Stranges was not present to represent the petition. There was no opposition. Mr. Webb asked staff if there were requirements about the distance between the homes on the property. Mr. Arnold confirmed that there would be setbacks that would have to be met for the placement of the homes at the time of the building permit for each home. That the permit would be viewed by the zoning, building code official and the health department prior to the issuance of the permit. Mr. Webb asked how the division of the property would be affected if it needed to be sold. Mr. Arnold reiterated that the permits would go through a zoning review process where setbacks would be addressed for the building permits to be issued. Chairman Webb closed the public hearing at 7:37p.m. Mr. Oakes made a motion to recommend approval to the Board of Supervisors, seconded by Ms. Janet Mease. The motion was approved by a six (6) to zero (0) vote.

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

- c. Case R-26-015 David F. Gillespie; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Farris) (Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 7:40pm. Dave Arnold, Acting Director of Community Development, introduced Case R-26-015. David F. Gillespie is requesting to rezone 9.79 acres located on State Road 642/Marina Drive in the Tunstall Election District to allow for agricultural uses on the property. Mr. Gillespie was present to represent the petition. Chairman Webb asked about the verbiage of a shop on the property noted on the application. Mr. Webb asked if the shop was for personal use or for business purposes. Mr. Gillespie confirmed that the shop would be for personal use to help with his homestead. There was no opposition. Chairman Webb closed the public hearing at 7:40pm. Mr. Farris made a motion to recommend approval to the Board of Supervisors, seconded by. Mr. Oakes seconded the motion. The motion

was approved by a six (6) to zero (0) vote.

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

- d. Case R-26-016 Samuel Payne on behalf of Susan Lecik; Rezoning from R-1, R-1, Residential Suburban Subdivision District and M-1, Industrial District- Light Industry to A-1, Agricultural District (Mease) (Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 7:41pm. Dave Arnold, Acting Director of Community Development, introduced Case R-26-016. Samuel Payne of behalf of Susan Lecik has petitioned to rezone 76.06 acres, located on State Road 802/Hodnetts Mill Road in the Callands/Gretna Election District, from R-1, Residential Suburban Subdivision District and M-1, Industrial District, Light Industry to A-1, Agricultural District to allow for agricultural farming uses on the property. Samuel Payne was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:42pm. Ms. Mease made a motion to recommend the approval of the case to the Board of Supervisors. Mr. Barts seconded the motion. The motion was approved by a six (6) to zero (0) vote.

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

- e. Case R-26-017 Holly Walker; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Oakes) (Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 7:43pm. Dave Arnold, Acting Director of Community Development, introduced Case R-26-017.

Holly Walker has petitioned to rezone 8.85 acres, located on State Road 622/Cascade Road in the Tunstall Election District, from R-1, Residential Suburban Subdivision District to A-1, Agricultural District to allow the property to be petitioned for a Special Use Permit to have a dog kennel on the property.

Holly Walker was present to represent the petition. Ms. Walker discussed the plans for Holly's Habitat 4 Paws & All Inc, a non-profit organization. She stated that she wanted to develop a facility similar to the Asher House. She stated the intent was to relieve the overcrowded kill shelters by rescuing dogs and training them to be service animals for disabled people. She plans to provide more of a home life for the animals as the animals are trained. She wants to offer programs to educate people about the appropriate handling of dogs. She asked the board if there were any questions for her.

Mr. Oakes asked about the type of facility that would be built. Ms. Walker replied that there would be a 20,000 square foot building with an outdoor area for training and play. She stated that the odor and noise plan was included in the board packet. She stated that their plan was to use 3-3.5 acres of the land for the animals. She stated the building would be constructed of various noise-absorbing acoustic materials that will help reduce the noise of the dogs. The floors will be made of concrete with interlocking tiles that are sloped with a drainage system for the ease of washing with a 50/50 water bleach solution. The animals will not be caged.

Ms. Walker then detailed her goal to save animals from shelters by preventing euthanization, training the animals to provide service dogs for disabled persons. She reiterated that the business is a non-profit geared at helping the community in various ways.

Mr. Oakes then noted that there was a question about the driveway and asked how she planned to update the driveway and entrance to the property. Ms. Walker stated that she planned to install a fenced driveway to the property. She needed to raise money to install the driveway.

Ms. Mease asked about feedback from the neighbors on the case. Ms. Walker replied that only one neighbor, Emily Hiatt, had questions about the plans of the business and the quantity of animals intended. She said that Ms. Hiatt was excited about the plans. Ms. Mease then mentioned that the facility would have noise buffers and asked where the closest house to the property was located. Ms. Walker replied that she was

aware of a trailer near the property that she did not realize had a residence until she applied for the rezoning. Ms. Mease stated that she thought the service animals were a great idea.

Mr. Barts asked if the facility would be staffed all night. Mrs. Walker replied, "definitely." She had a neighbor, Bobby, who was interested in staffing the facility at night. Mr. Barts then asked if there was an example of business that she was trying to follow. Ms. Walker replied she was trying to follow the Asher House. She stated that her property was smaller but was surrounded by trees.

Mr. Farris wanted to ensure that there are plans to maintain the driveway to the property. Ms. Walker stated that she did plan to maintain it and that she had access to gravel if needed and would apply for grants to help pay for the driveway. Mr. Farris then asked about the process of adopting dogs once they are trained. Ms. Walker stated that there are various different ways to adopt depending on the need — in-person, medical, veteran, or other organization recommendations. Mr. Farris stated that he can tell that a lot of detail was put into the planning of the business.

Mr. Webb then asked if anyone had signed up to speak. Joseph & Emily Hiatt emailed a letter of concern. Sabrina Fowlkes read the letter to the board. The main concern was the maintenance of the access road to Ms. Walker's property as they have had issues in the past with logging companies blocking driveways and tearing up the entrance road. The Hiatt's wanted to be assured that there would not be any disruption to access to their property during the construction and operation of the business.

Mr. Webb stated that most of the concerns in the letter had already been addressed by Ms. Walker. Mr. Webb also stated that most of the concerns will be addressed during the Special Use Permit (SUP) process. Mr. Webb asked Mr. Arnold to confirm. Mr. Arnold stated that conditions and proffers can be offered during the SUP process.

There was no opposition.

Mr. Webb closed the public hearing at 8:06pm. Mr. Oakes made a motion to recommend approval of the case to the Board of Supervisors, seconded by Ms. Henderson. The motion was approved by a six (6) to zero (0) vote.

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

- f. Case S-26-010 Terry O. Stafford; Special Use Permit for a travel trailer on a C-1, Conservation District property in accordance with Pittsylvania County Code § 35-531 (Mease) (Staff Contact: Dave Arnold)

Case S-26-010 was removed from the agenda.

- g. Case S-26-011 Antonio & Casey Soto; Special Use Permit for a manufactured home on an R-1, Residential Suburban Subdivision District property in accordance with Pittsylvania County Code § 35-223 (Mease) (Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 8:07pm. Dave Arnold, Acting Director of Community Development, introduced Case S-26-011. Antonio and Casey Soto petitioned for a Special Use Permit on 3.13 acres, located on US HWY 29 in the Callands-Gretna Election District to allow for a manufactured home on the property. Casey and Antonio Soto were present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 8:08pm. Ms. Mease made a motion to recommend approval of the case to the Board of Zoning Appeals, seconded by Mr. Oakes. The motion was approved by a six (6) to zero (0) vote.

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

- h. Case S-26-012 Williams Mullen on behalf of Verizon as Special Power of Attorney for Louise Motley, James T. Motley, Joseph A. Motley, and Robin Motley; Special Use Permit for a wireless telecommunications facility on an A-1, Agricultural District property

in accordance with Pittsylvania County Code § 35-223 (Mease)
(Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 8:09pm. Dave Arnold, Acting Director of Community Development, introduced case S-26-012. Williams Mullen, on behalf of Verizon as Special Power of Attorney for Louise Motley, James T. Motley, Joseph A. Motley and Robin Motley, has petitioned for a Special Use Permit on 158.21 acres, located on State Road 685/Chalk Level Road in the Callands-Gretna Election District to allow for a wireless telecommunications facility on the property. Mr. Arnold also mentioned that the petitioner requested a 24-month timeframe from the SUP approval to commencement of use, structure, or activity instead of the standard 18-month SUP expiration per PCC 35-715. Mr. Prater, on behalf of Verizon Wireless, was present to represent the petition. Mr. Prater introduced himself and noted Shawn Chi was present to assist with any questions. Mr. Prater presented a slide show to introduce the petition. The slide show included details about the location and construction of the telecommunications facility.

Mr. Webb asked if there were any waves omitted by the facility that would be harmful to anyone that lives in the area. Mr. Prater confirmed that there are numerous federal agencies, including the FCC, that heavily regulate the facilities and the reports state that there are no adverse health impacts from telecommunications facilities.

Mr. Dalton stated the only complaint he has had about the case is that people don't have any service. He was grateful for their service.

Ms. Mease said that she was a strong supporter of cell towers and that she even has one on her property. She would like to see more towers for better reception for those that do not have service.

There was no opposition.

Chairman Webb closed the public hearing at 8:17pm. Ms. Mease made a motion to recommend approval of the case with staff recommendations to the Board of Zoning appeals, seconded by Ms. Henderson. The motion was approved by a six (6) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Ms. Janet Mease
SECONDER:	Ms. Colette Henderson
AYES:	Fred Webb, Colette Henderson, Brandon Barts, Chris Farris, Janet Mease, Gary Oakes

NOES: None
ABSTAIN: None

- i. Case S-26-013 Williams Mullen on behalf of Verizon as Special Power of Attorney for Norman Kent Owen; Special Use Permit for a wireless telecommunications facility on an A-1, Agricultural District property in accordance with Pittsylvania County Code § 35-223 (Mease)
(Staff Contact: Dave Arnold)

Chairman Webb opened the public hearing at 8:18pm. Dave Arnold, Acting Director of Community Development, introduced case S-26-013. Williams Mullen, on behalf of Verizon as Special Power of Attorney for Norman Kent Owen, has petitioned for a Special Use Permit on 94.09 acres, located on Climax Road in the Callands-Gretna Election District to allow for a wireless telecommunications facility on the property. Mr. Arnold also mentioned that the petitioner requested a 24-month timeframe from the SUP approval to commencement of use, structure, or activity instead of the standard 18-month SUP expiration per PCC 35-715. Mr. Prater, on behalf of Verizon Wireless, was present to represent the petition. Mr. Prater, on behalf of Verizon Wireless, was present to represent the petition.

Tammy Whitt from Climax Road spoke against the petition. She stated that she was a proponent of better cell phone service, but the location of this tower was too close to her property line and home at 3272 Climax Road. She stated health concerns were a major concern for her husband and herself, as well as the effect it may have on her property value. She stated that she had researched the effects of cell towers and learned that towers can be harmful to people's health and to the community. She asked the board to consider these effects before recommending approval of the cell tower.

Chris Brunner from 3216 Climax Road spoke against the cell tower. He stated that the tower would be directly in his backyard. He stated that he researched that the proximity of the tower to his home would cause health issues, being that it would be 500 meters from his home. He stated that he researched that 5G service was more detrimental to one's health due to the EMF radiation that causes cancer and other health issues. The base of the tower is 261 ft to the rear of his property line. Based on the case study that he researched, the proximity of the proposed tower would expose him to radiation 24/7. He also mentioned that the Owen's already have a Special Use Permit for solar panels on their property and asked when the approval of Special Use Permits end.

Chairman Webb asked Mr. Prater if he would like to respond to the concerns. Mr. Prater came forward to reiterate that the facilities are 100% regulated by the FCC and have licenses through the FCC.

Mr. Brunner came forward and stated that the FCC does not regulate how close they can be placed near dwellings.

Shawn Chi from Verizon said that Verizon is licensed by the FCC and that the towers do not cause cancer.

Mr. Brunner said that the frequency does not cause health issues. That the location of the tower does. He wanted to know if the adjacent property owners would be notified when a change would be made to the tower that would change the frequency or construction of the tower.

No one else signed up to speak.

Chairman Webb closed the public hearing at 8:29pm. Ms. Mease made a motion to recommend approval of the case with staff recommendations to the Board of Zoning Appeals, seconded by Mr. Oakes. The motion was approved by a six (6) to zero (0) vote.

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

- j. Case S-26-014 Dakota Timm on behalf of Cascade VA USA Holdings, LLC; Special Use Permit for a public garage on an MHP, Mobile Home Park District property in accordance with Pittsylvania County Code § 35-318 (Oakes) (Staff Contact: Dave Arnold)

Chairman Webb opened the Public Hearing at 8:30pm. Dave Arnold, Acting Director of Community Development, introduced case S-26-014. Dakota Timm, on behalf of Cascade VA USA Holdings, LLC has petitioned for a Special Use Permit on 17.28 acres, located on US HWY 58/Martinsville HWY in the Tunstall Election District to allow for a public garage on the property. Dakota Timm was present to represent the petition.

Mr. Oakes made the statement that the trailer park was very well

maintained. He stated that the building was in the middle of the trailer park and that any inoperable vehicles would need a fence. He was curious as to why he would want to mess up his trailer park to rent the building for just two cars. Mr. Timm stated that the rental was originally rented to a tenant of the park. He had interest from people in the community wanting to rent the garage to use for their personal vehicles and would only rent it to one person for his personal trucks as a hobby. Mr. Oakes expressed concern about junk that may accumulate from the garage, and he felt the people would be dissatisfied with the junk. Mr. Timm mentioned that he had so much interest in the rental of the garage that he was considering opening up another garage to satisfy the need for people who need garages to work on their hobby cars.

No one signed up to speak. Chairman Webb asked if there was anyone that would like to speak on the case.

Mr. Timm did want to add that the garage is secluded with trees and is not near the trailers.

Mr. William Tremaine Shelton, who lives next door to the trailer park, spoke against the petition and said that he often had to pick up trash from the trailer park and that it was an eyesore.

Chairman Webb closed the public hearing at 8:37pm. Chairman Webb realized that Mr. Timm wanted to respond to Mr. Shelton's concern. Mr. Timm noted that the garage was located in the back of the trailer park surrounded by trees separating it from the rest of the community. He reiterated that the garage is past all the homes. The map included in the board packet was brought to the board's attention.

Mr. Oakes made a motion to deny a recommendation of the case to the Board of Zoning Appeals, seconded by Ms. Mease. The motion failed with a three (3) to three (3) vote. Chairman Webb, Dave Arnold & Mr. Jeremy Swindlehurst (our acting attorney for Matt Evans) discussed how to proceed. The conclusion was that the motion was a failure and that it would be left up to the Board of Zoning Appeals to make a decision.

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

10. OLD BUSINESS

Mr. Arnold stated that there was no old business.

11. NEW BUSINESS

Mr. Arnold mentioned that there is an online survey related to the Comprehensive Plan Project on our website for county residents to share their vision for Pittsylvania County.

Chairman Webb encouraged everyone to participate in the Comprehensive Plan project. Chairman Webb opened the floor to Kelly Smith.

Kelly added that the survey can be completed by visiting pittcoplan.com in addition to the QR code on the flyer.

- a. Potential PCC Ch. 18 Subdivision Ordinance Revisions Discussion
(Staff Contact: Kelly Smith) (Staff Contact:)

Kelly Smith opened discussion on proposed changes to the subdivision ordinance of our comprehensive plan that will be brought to the Planning Commission and Board of Supervisors for approval in May. She stated that changes needed to be made to bring us into compliance. The Presentation was included in the Board Packet.

There were no questions.

12. ADJOURNMENT

Chairman Webb adjourned the meeting at 8:53pm.