

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 5, 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

Sabrina Fowlkes took attendance by taking a roll call.

The following Board Members were present:

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

The following Board Members were absent:

Staunton River District Chris Farris
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 landowner of the County, or the registered agent of such resident or landowner. 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.

No one signed up to speak.

6. APPROVAL OF AGENDA

Approval of the Agenda (Staff Contact: Sabrina Fowlkes)

Chairman Webb called for a motion to approve the agenda. A motion to approve the agenda was made by Ms. Mease, seconded by Mr. Barts. The motion to approve the agenda was approved by a five (5) to zero (0) vote.

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

7. APPROVAL OF MINUTES

April Board Meeting Minutes Approval (Staff Contact: Sabrina Fowlkes)

Chairman Webb called for approval of the April minutes. Mr. Oakes made the motion to approve, seconded by Ms. Henderson. The motion to approve the April Minutes was approved by a five (5) to zero (0) vote.

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

8. CHAIRMAN'S REPORT

Mr. Webb stated that should petitioners be contacted by email with an invoice requesting funds for a zoning case to ignore it and not respond to it. No one connected to the county will ask for any additional payments on zoning cases.

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 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 regarding zoning cases will be limited to (3) three minutes.

- a. Case R-26-018 David C. Martin; Rezoning from RC-1, Residential Combined Subdivision District to A-1, Agricultural District (Farris) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-018. David C. Martin is requesting to rezone property located on US HWY 29 in the Staunton River Election District and shown on the Tax Maps as GPIN # 2534-23-2019. The applicant is requesting to rezone 20.08 acres, from RC-1, Residential Combined District to A-1, Agricultural District, to allow for agricultural uses on the property. Chairman Webb opened the public hearing at 7:07pm. Mr. Martin was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:08pm. Mr. Oakes made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Ms. Mease. The motion was approved by a five (5) to zero (0) vote.

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

- b. Case R-26-019 Barry & Carolyn Lewis; Rezoning from DZ, Double Zoned (R-1, Residential Suburban Subdivision District and A-1, Agricultural District) to A-1, Agricultural District (Henderson) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-019. Barry M. and Carolyn J. Lewis are requesting to rezone property located on State Road 618/Farmers Road in the Banister Election

District and shown on the Tax Maps as GPIN # 2560-95-0088. The applicant is requesting to rezone 105.51 acres, from DZ, Double Zoned District (R-1, Residential Suburban Subdivision District and A-1, Agricultural District) to A-1, Agricultural District, to allow for agricultural uses on the property. Chairman Webb opened the public hearing at 7:08pm. Carolyn Lewis was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:10pm. Ms. Henderson made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Ms. Mease. The motion was approved by a five (5) to zero (0) vote.

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

- c. Case R-6-020 David & Susan Bennett; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Barts) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-020. D. Mark and Susan L. Bennett are requesting to rezone property located on State Road 697/Dabney House Road in the Dan River Election District and shown on the Tax Maps as GPIN # 2484-56-7105. The applicant is requesting to rezone 17.96 acres, from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow for agricultural uses on the property. Chairman Webb opened the public hearing at 7:11pm. Susan Bennett was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:12pm. Mr. Barts made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Mr. Oakes. The motion was approved by a five (5) to zero (0) vote.

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

- d. Case R-26-021 Dana Sparks Trustee for Billie Anne Harmon Living Trust; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Shelton) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-021. Dana Sparks Trustee for Billie Anne Harmon Living Trust is requesting to rezone property located on State Road 57/Halifax Road in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2435-08-5372 & 2435-08-2207. The applicant is requesting to rezone 8.06 acres, from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow for agricultural uses on the property. Chairman Webb opened the public hearing at 7:12pm. Dana Sparks was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:13pm. Mr. Oakes made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Mr. Barts. The motion was approved by a five (5) to zero (0) vote.

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

- e. Case R-26-022 Kevin Amos on behalf of Ajax Properties and as Special Power of Attorney for Ringgold Christ Fellow Trustees; Partial Rezoning from A-1, Agricultural District to R-1, Residential Suburban Subdivision District (Barts) (Staff Contact Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-022. Kevin Amos on behalf of Ajax Properties and as Special Power of Attorney for Ringgold Christ Fellow Trustees, is requesting to rezone property located off Milton Highway/Sonshine Drive in the Dan River Election District and shown on the Tax Maps as GPIN # 2366-91-7023 (partial). The applicant is requesting to rezone 0.474 acres, from A-1, Agricultural District to R-1, Residential Suburban Subdivision District to allow the property to be combined with an adjacent R-1 property. Chairman Webb opened the public hearing at 7:14pm. Kevin Amos and Mr. Gardner of Ringgold Christ Fellow Trustees were present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:15pm. Mr. Barts made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Ms. Mease. The motion was approved by a five (5) to zero (0) vote.

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

- f. R-26-023 David R. Dixon; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-023. David R. Dixon, is requesting to rezone property located on State Road 845/Hill Creek Road in the Tunstall Election District and shown on the Tax Maps as GPIN # 1471-26-4993. The applicant is requesting to rezone 5.42 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 7:16pm. David Dixon was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:17pm. Mr. Oakes made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Mr. Barts. The motion was approved by a five (5) to zero (0) vote.

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

- g. Case R-26-024 Mecklenburg Electric Coop; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District General (Henderson) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-024. Mecklenburg Electric Coop, requesting to rezone property located on Telegraph Road/East Gretna Road in the Banister Election District and shown on the Tax Maps as GPIN # 2550-72-7524 & 2550-81-9570. The applicant is requesting to rezone 38.034 acres, from R-1,

Residential Suburban Subdivision District, to B-2, Business District General to allow for commercial uses and for the property to be petitioned for a Special Use Permit to have storage yard on the property. Chairman Webb opened the public hearing at 7:16pm. Timothy Boelte was present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:18pm. Ms. Henderson made a motion to recommend approval of the petition to the Board of Supervisors, seconded by Mr. Oakes. The motion was approved by a five (5) to zero (0) vote.

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

- h. 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: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case S-26-010. Terry O. Stafford is requesting a Special Use Permit for a travel trailer on a C-1, Conservation District property in accordance with Pittsylvania County Code § 35-531. The property is 2.02 acres, located on State Road 803 /Hawkins Road in the Callands-Gretna Election District and shown on the Pittsylvania County Tax Map as GPIN # 2417-02-8497.

Chairman Webb opened the public hearing at 7:19pm.

Mrs. Stafford was present to represent the petition. She stated that she does not want to do anything detrimental to the environment. She mentioned that she purchased the property for her grandkids over 35 years ago. She mentioned that the camper was on the property and would like to have it placed back on the property. She mentioned that the camper area is 60 feet from the lake and is above the flood zone. The privy is 50-foot away from the water and is also outside the flood zone. She stated she wants to be able to use the camper so that she does not have to sleep in a tent. She also uses it for storage for items she uses while she visits the lake. She said that she was not aware that she could not sleep in her camper on her own property when she purchased the camper.

Ms. Mease asked how long the camper had been on the property. Ms. Stafford said that she was originally using the camper on the property as a storage facility until she was told she had to remove the camper off of the property. She stated that she could sleep in her camper in the towns of Chatham, Gretna and Hurt but not in Pittsylvania County, Virginia. Ms. Stafford mentioned that the property was perked once and that a house could potentially be placed on the property. But she did not want to place a home on the property. Mrs. Mease also asked if Ms. Stafford was aware of all the conditions recommended by staff. Mrs. Stafford alluded to some of the conditions. Ms. Mease then asked that the conditions be read to Ms. Stafford. Ms. Smith read the conditions. Ms. Stafford said she was aware of the conditions and was willing to do what she needed to do to comply with the conditions.

Ms. Mease asked if Ms. Kelly Waller from the Health Department was signed up to speak on the case. Ms. Kelly Waller was present but did not come forward to speak.

Sabrina Fowlkes read an emailed letter provided by Mr. Victor Millner, III that he submitted to Mr. Dalton, Mr. Arnold, and Mr. Webb. The letter stated that he was opposed to the petition for several reasons. One concern is that approving the permit could set a precedent allowing other lakefront property owners to seek similar permissions. This could lead to increased short-term leasing of travel trailers and campers without effective oversight, resulting in potential zoning and property-use violations. The second concern is environmental health concerns. It was noted that a recent survey of the applicant's lot shows the presence of an outhouse. Concerns were raised regarding the risk of flooding and leakage, which could contaminate the reservoir supplying the Town's drinking water. Existing sewage-disposal laws were acknowledged, but enforcement was described as largely dependent on an "honor system," which was deemed insufficient. The third concern is the County lacks realistic means to enforce the laws and ordinances that could be violated if similar permits proliferate. For these reasons, Mr. Millner asked for the request to be denied.

Jason Ball from the Gretna-Callands district spoke in opposition to the petition. Mr. Ball stated inconsistent enforcement was a concern. Mr. Ball states that when he previously applied for a similar permit in 2017, the county required him to provide an engineered campground design with water and sewer, noting that these requirements are absent from the current request. He stated that the local impact the approval of the petition would have is another concern. He mentioned owning seven parcels on Cherrystone Lake, four of which adjoin the applicant's property. He expressed concern over a trend in the neighborhood

involving unpermitted shacks and campers, noting that the county has previously had to force owners to vacate properties used for long-term habitation. Mr. Ball also mentioned environmental and safety concerns. He pointed to issues regarding the proximity of the camper to the lake (approximately 50 feet) and noted difficulty in identifying the flood zone on the submitted survey, emphasizing that Cherrystone Lake serves as the reservoir for the town of Chatham.

No one else signed up to speak.

Chairman Webb spoke on the petition. While he stated he can empathize with the applicant's desire to enjoy their own property, he voiced significant concerns about the county getting into the business of approving such individual requests. He expressed apprehension about the potential for additional, similar requests to follow if this one were approved. Mr. Webb emphasized the sensitivity of the area, noting that the location in question serves as the reservoir for the Town of Chatham, which supplies their drinking water. Due to these overarching considerations and the potential impact on the water supply and neighborhood, Mr. Webb concluded that he could not vote in favor of the request.

Ms. Mease spoke on the petition. She acknowledged the applicant's desire to enjoy their private property and use it for recreational purposes. She expressed significant reservations regarding the precedent of the county allowing individual camper requests on private land, noting that it could lead to an influx of similar applications. Ms. Mease emphasized the importance of protecting the reservoir, which serves as the primary source of drinking water for the Town of Chatham, highlighting that her responsibility to the community and neighbors outweighs individual interests. Based on environmental risks and the potential for future development issues, she stated her opposition to the permit request.

Chairman Webb asked if anyone wanted to speak.

Mrs. Stafford asked who spoke out against the petition. Mr. Webb and Mrs. Mease both acknowledged that Victor Millner and Jason Ball both opposed the petition. Mrs. Stafford argued that she should be permitted to sleep in a camper on her own private property, noting that such activities are permitted within the town limits of Chatham. She emphasized that the Cherrystone Lake area does not have a Homeowners Association (HOA) or Property Owners Association (POA) with restrictive guidelines, and she cautioned the board against

effectively creating one through their denial. She urged the board not to penalize her based on their fears of the future, hypothetical requests or potential abuses of the system by others. Despite her disagreement with the potential denial, she expressed appreciation for the government process and thanked the board members who visited her property to inspect the site.

Ms. Mease asked Mrs. Stafford if she knew that the Board of Zoning Appeals (BZA) had the final say on the petition. Mrs. Stafford confirmed she was aware.

Chairman Webb closed the public hearing at 7:52pm. Chairman Webb then called for a motion. Ms. Mease made a motion to recommend to the Board of Zoning Appeals that the case be denied, seconded by Mr. Oakes. The motion to deny was approved by a five (5) to zero (0) vote.

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

- i. Case S-26-015 Brandon & Rachel Gautier; Special Use Permit for a manufactured home and private garage on an R-1, Residential Suburban Subdivision District property in accordance with Pittsylvania County Code § 35-223 (Mease) (Staff Contact: Kelly Smith)

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case S-26-015. Brandon and Rachel Gautier are requesting a Special Use Permit for a manufactured home and private garage on an R-1, Residential Suburban Subdivision District property in accordance with Pittsylvania County Code § 35-223. The property is 4.0-acre, located on State Road 792/Tucker Road in the Callands-Gretna Election District and shown on the Pittsylvania County Tax Map as GPIN # 2541-10-6201. Chairman Webb opened the public hearing at 7:54pm. Brandon and Rachel Gautier were present to represent the petition. There was no opposition. Chairman Webb closed the public hearing at 7:55pm. Chariman Webb called for a motion on the case. 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 five (0) to zero (0) vote.

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

10. OLD BUSINESS

- a. Case R-26-011 Lasean D. Hall; Rezoning from R-1, Residential Suburban Subdivision District to A-1, Agricultural District (Henderson)

Chairman Webb called for a motion to reopen case R-26-011. Ms. Henderson made a motion to reopen the case, seconded by Mr. Oakes. The motion was passed by a five (5) to zero (0) vote.

RESULT:	RETURN TO OPEN SESSION
MOVER:	Ms. Henderson
SECONDER:	Mr. Oakes
AYES:	Fred Webb, Colette Henderson, Brandon Barts, Janet Mease, Gary Oakes
NOES:	None
ABSTAIN:	None

Chairman Webb then reopened the public hearing for the case at 7:56pm.

Mrs. Kelly Smith, Senior Planner for Community Development, introduced Case R-26-011. Lasean D. Hall is requesting 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 to A-1, Agricultural District, to allow for agricultural uses. Mrs. Smith mentioned that the case was tabled at the previous Planning Commission meeting to allow the petitioner time to address the concerns of the neighbors. More information was provided by the petitioner and was in the agenda packet as well as new information placed at the members' stations. Chairman Webb opened the public hearing at 7:54pm. Ms. Hall, Mr. Thorpe and Mr. Thornton were present to represent the petition.

Ms. Emily Ragsdale came forward to speak. She asked what added documents were provided on the case. Mrs. Smith stated which documents were added as Sabrina Fowlkes handed a copy of the

documents to Mrs. Ragsdale for her review. She argued that rezoning is unnecessary for the applicant's stated goals. She suggested a special use permit would have been the appropriate path to allow for a manufactured home on the property. Ms. Ragsdale noted that the property is only 3.5 acres, which allows the applicant incidental agricultural use on the property that typically applies to R-1, Residential zoned properties up to 5-acres under section 35-50 of the county code. She expressed apprehension that if the property is rezoned to A-1, there are no safeguards preventing future owners from creating a "giant mess" on a parcel that is not adequately sized for full A-1 district agricultural operations. She stated that she did meet with Mr. Thorpe and asked if they would put in a proffer stating that a home would be placed on the property within 6 to 12 months.

Wanda Ragsdale came forward to speak. She reiterated concerns regarding the necessity of rezoning the property, emphasizing that the applicant's intent to place a home on the site remains unverified. She noted that no septic permit or SAP (Safe, Adequate, and Proper) evaluation has been applied for, leaving no evidence that a residence can be legally established on the lot. She questioned who would be responsible for the care and maintenance of any livestock introduced to the property if a home is never constructed, highlighting that their family supports agriculture but remains wary of the proposal's current lack of planning.

Chairman Webb asked if anyone else signed up to speak. No one else signed up to speak.

Mr. Thornton came forward to address the concerns. He argued that the request aligns with the county's existing ordinances (35-178 and 35-177), which permit the proposed agricultural uses, and questioned why the lack of a permanent residence onsite was being treated as a barrier to approval. He expressed frustration regarding the nature of the objections, specifically asking if the opposition was rooted in concerns over noise or the absence of a house, emphasizing that a home is not a mandatory requirement under the current code. Mr. Thorpe came forward and noted that the property was originally zoned A-1 (Agricultural) before being changed to R-1 (Residential) and that the current petition is simply a request to revert the zoning to its original designation. Mr. Thornton addressed concerns about oversight by stating that he resides approximately 20 minutes away in Keeling and is prepared to visit the property daily to maintain the site and manage livestock.

Mr. Dalton asked Mr. Thorpe if they were willing to agree to proffers that the neighbors requested. Mr. Thorpe stated that he was willing to sign a proffer statement that required them to maintain the tree line and have a home on the property in 6 to 12 months.

Mrs. Emily Ragsdale stated that proffers cannot be verbalized and that proffers needed to be in writing prior to the meeting. Attorney Mathew Rowe stated that the petitioner can submit the proffer statement prior to the Board of Supervisors (BOS) meeting to be held on May 19th. Mr. Thorpe stated that they would be willing to get the proffer statement submitted prior to the BOS meeting.

Attorney Mathew Rowe and staff advised that while conditions regarding a tree line and residential occupancy were discussed, they must be submitted in writing by the applicant to be legally binding. It was noted that this could be finalized prior to the upcoming Board of Supervisors meeting on the 19th.

Mr. Hall expressed frustration with the delays, maintaining that he had been transparent about his intentions to reside on the property and manage it for agricultural use. He emphasized that he was willing to commit to the requested conditions—maintaining a tree line/fence and occupying a home within 6–12 months—to move the process forward.

Commissioners discussed that they could make a recommendation regarding conditions and the importance of ensuring the requested conditions were clearly defined.

Chairman Webb closed the public hearing at 8:21pm. Chariman Webb called for a motion on the case. Ms. Henderson made a motion to recommend approval of the case to the Board of Supervisors, explicitly including the two conditions: maintenance of the tree line/fence and the establishment of an occupied home on the property within 6 to 12 months, seconded by Mr. Barts. The motion was approved by a four (4) to zero (1) vote.

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

- a. 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)

Chairman Webb asked for a motion to reopen the public hearing for Case S-26-014. Mr. Oakes made a motion to reopen the case, seconded by Ms. Henderson. The motion was approved by a five (5) to zero (0) vote.

RESULT:	RETURN TO OPEN SESSION
MOVER:	Mr. Oakes
SECONDER:	Ms. Henderson
AYES:	Fred Webb, Colette Henderson, Brandon Barts, Janet Mease, Gary Oakes
NOES:	None
ABSTAIN:	None

Chairman Webb reopened the public hearing at 8:23pm.

Mrs. Kelly Smith, Senior Planner for Community Development, introduced the case. Dakota Timm on behalf of Cascade VA USA Holdings, LLC is requesting a Special Use Permit for a public garage on an MHP, Manufactured Home Park District property in accordance with Pittsylvania County Code§ 35-318. The property is 17.28-acre, located on USHWY 58/Martinsville HWY in the Tunstall Election District and shown on the Pittsylvania County Tax Map as GPIN # 1358-29-8102. The case was heard at the April 7, 2026, meeting. A vote to deny a recommendation to the Board of Zoning Appeals resulted in a three (3) to three (3) tie and the case was left without a recommendation. Therefore, the case had to be brought back to the board for a new motion.

Dakota Timm was present to represent the case. Mr. Timm came forward to make a presentation. Mathew, one of the owners, came forward to say that the garage was going to be used for storage only and that there would not be any work done in the garage and that they plan to keep the property clean.

Mr. Oakes stated that Mr. Timm called him, and they discussed the various uses for the garage. Mr. Oakes stated that he did not mind if they used the building for storage only. He stated that the garage was close to the homes in the park and that the activity in the garage should be respected.

No one signed up to speak.

Chairman Webb closed the public hearing at 8:30pm and called for a motion. Mr. Oakes made a motion to recommend to the Board of Zoning appeals to approve the petition with the conditions that no "wrenching"—defined as working on automobiles, lawnmowers, or other equipment—is permitted, and that the site shall be used for storage purposes only. Mr. Barts seconded the motion. The motion was approved by a five (5) to zero (0) vote.

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

11. NEW BUSINESS

- a. Phase 1 Amendment to Pittsylvania County Code Chapter 18 - Subdivision Ordinance

Chairman Webb turned the meeting over to Mrs. Kelly Smith, Senior Planner for Community Development. Mrs. Smith introduced the proposed amendment to the Pittsylvania County subdivision ordinance Chapter 18, which adds a new section for an administrative review process for minor subdivision plats and defines "minor subdivision." She noted this formalizes existing practices for boundary line adjustments, lot consolidations, and family subdivisions.

Chairman Webb opened the public hearing at 8:32pm. There was no opposition. Chairman Webb closed the public hearing at 8:33. Mr. Oakes made A motion to accept the phase one amendment to the Pittsylvania County Code Chapter 18. Mr. Oakes made a motion to approve the amendment, seconded by Ms. Mease. The motion passed by a five (5) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Mr. Oakes

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

12. ADJOURNMENT

Mr. Webb adjourned the meeting at 8:34pm.



Cascade Mobile Home Community

13280 Martinsville Hwy, Cascade, VA 24069

Agenda:

- 1 Location of the Garage
- 2 Garage Surroundings
- 3 Meeting a Community Need

Agenda:

1. Location of the Garage

1. Location of the Garage ★

The Garage is located in the very back of the community and is separated from the rest of the property by a natural tree line, as reflected in the photos.



As depicted, it is situated behind the homes, toward the back of the property and not located near any neighbors.



1. Location of the Garage

This photo is taken from the front of the community. Given the site's elevation and the garage's position on the rear slope, it is not visible from the street or the front of the community.



Agenda:

2. Garage Surroundings

2. Garage Surroundings ★

The orange outline highlights the trees and natural foliage surrounding the garage.
This buffer is intentional and not by accident.



2. Garage Surroundings ★

The left image is from the GIS map, while the right is from Google Maps, both showing an aerial view of the garage. The green areas representing the surrounding trees and natural foliage that form a buffer from the rest of the community. Once again this was intentional and not by accident.



(View - GIS Map)

(View - Google Map)

Agenda:

3. Meeting a Community Need

3. Meeting a Community Need

Demand is clear for a rentable garage, with strong interest generated within the first 30 days on Facebook Marketplace, as seen below—representing just a portion of the inquiries and messages we received.

	John [REDACTED] No worries	Mar 3
	Brandon [REDACTED] You: Yes, are you interested?	Mar 1
	Lindsey [REDACTED] Thank you for the reply. It's a little far out for my needs.	Feb 22
	Danny [REDACTED] You: Did you respond to the group text I put you in?	Feb 21
	Terry [REDACTED] You: Have a great day & weekend	Feb 20
	Josue [REDACTED] You: In the back of our mobile home community in the secluded area on the left	Feb 17
	Elisha [REDACTED] You: If you're interested, I'll put you in a group text with my business partner so he can connect you wit...	Feb 15
	Michelle [REDACTED] You: We have one space left	Feb 15
	David [REDACTED] You: Just put you in text with my partner. Respond to text with your availability to come see the...	Feb 14

	David [REDACTED] You: Just put you in text with my partner. Respond to text with your availability to come see the...	Feb 14
	Josh [REDACTED] You: We would maybe do a 6 month lease or something?	Feb 13
	Alex [REDACTED] You: I just put you in the group text. Could you please reply to the text with when you're free?	Feb 13
	Jonathan [REDACTED] Jonathan: Thumbs up emoji	Feb 12
	Michael [REDACTED] You: Use to have water. Could potentially get it back	Feb 12
	Tony [REDACTED] You: 13280 martinsville hwy, cascade, va 24069. In the back of the community. On the left in that secluded...	Feb 12
	Jesus [REDACTED] You: Did you get a chance to speak with my partner Matt?	Feb 7
	Sara [REDACTED] You: Yes electrical. No heat or cooling	Feb 6
	Jonathon [REDACTED]	Feb 6

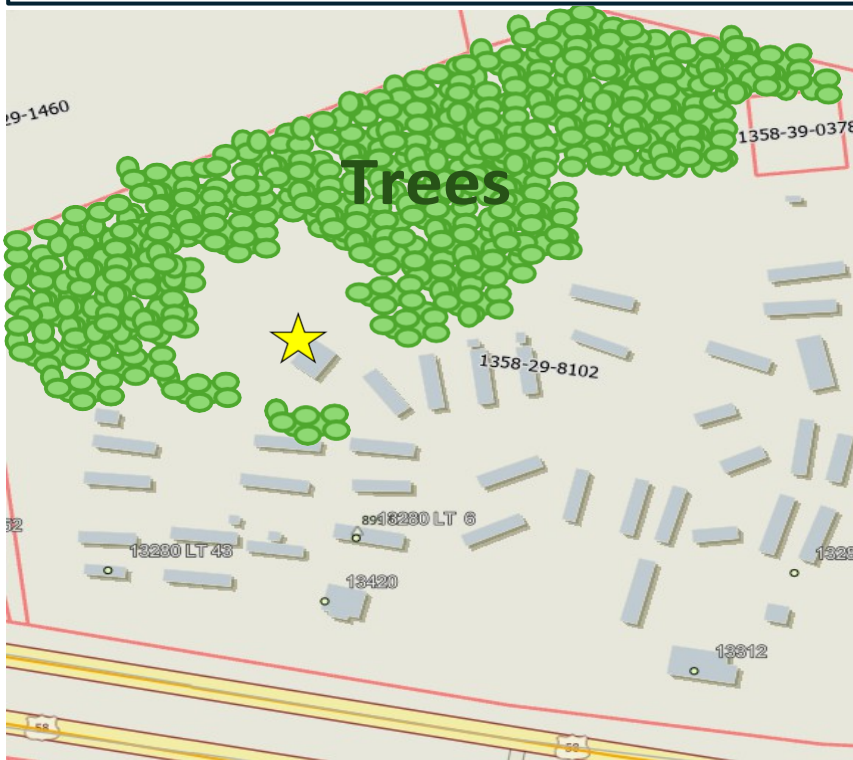
Final Notes

Rules Outlined in Lease:

- Tenant shall at all times keep the Premises in good condition and can not store anything outside of the garage.
- Tenant shall use the Premises solely as a public garage (as stated in the Pittsylvania County Zoning Ordinance).
- Tenant shall use the Premises for vehicular parking/vehicular storage only.
- Additionally, the tenant has agreed to store only one vehicle in the garage at any given time, and all vehicles are already properly registered and insured.

Final Thoughts

We respectfully request approval of the Special Use Permit. The garage is located at the rear of the property, screened by existing tree cover and topography, and well-separated from surrounding areas. The use is limited to a single individual for the storage of one vehicle, minimizing any external impact while providing a space that reflects a simple but meaningful need within the community. This use meets the standards set forth by Pittsylvania County.



THANK YOU