

**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, May 11, 2026 - 6:00 PM**

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

MINUTES

1. CALL TO ORDER

Chairman Stone called the meeting to order at 6:00pm. He introduced Kelly Smith as the Senior Planner, new Zoning Administrator and new Subdivision Agent for Community Development.

2. ROLL CALL

Sabrina Fowlkes took attendance by making 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 cited the Pledge of Allegiance.

5. APPROVAL OF AGENDA

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

RESULT: APPROVE

MOVER: Mr. Yeaman

SECONDER: Mr. Craddock

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

NOES: None

ABSTAIN: None

6. APPROVAL OF MINUTES

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

Chairman Stone asked for a motion to approve the April minutes. Mr. Fox made a motion to approve the April minutes, seconded by. The motion was approved by a seven (7) to zero (0) vote.

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

7. OLD BUSINESS

Chairman Stone asked Ms. Smith if there was any old business. There was no old business.

8. NEW BUSINESS

Chairman Stone asked Ms. Smith if there was any new business. Ms. Smith stated that we would atleast have one case for the next BZA meeting.

9. CHAIRMAN'S REPORT

Chairman Stone did not have a Chairman's report.

10. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. Case S-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 (Staff Contact: Kelly Smith)

Chairman Stone opened the public hearing at 6:07pm. Kelly Smith, Senior Planner, introduced the case. Antonio & Casey Soto have 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 April 7, 2026, the Planning Commission recommended by a six (6) to zero (0) vote, with no opposition, that the petitioners' request be granted. Antonio & Casey Soto were present to represent the petition. Mrs. Soto explained that modular homes were out of their price range and therefore they needed the special use permit to have the manufactured home on the property. There was no opposition. Chairman Stone closed the public hearing at 6:07pm. Chairman Stone called for a motion. Mr. Yeaman made a motion to approve the petition, seconded by Mr. Craddock. The motion was approved by a seven (7) to zero (0) vote.

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

- b. 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 (Staff Contact: Kelly Smith)

Chairman Stone opened the public hearing at 6:10pm. Kelly Smith, Senior Planner, introduced the case. Williams Mullen, on behalf of Verizon as Special Power of Attorney for Louise Motley, James T. Motley, Joseph A. Motley, and Robin Motley, have 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 April 7, 2026, the Planning Commission recommended by a six (6) to zero (0) vote, with no opposition, that the petitioners' request be granted. Ms. Smith noted that the petitioner asked for an extension from 18-months to 24-months to implement the project, which is in conjunction with state code. Brian Prater was present to represent the petition. He shared a presentation about the proposed

tower. Chairman Stone asked if there was any data to show the benefit of the tower to the immediate area. Mr. Prater responded that the tower would help grant 5G access to many people in the area, including citizens, 911 and businesses. There was no opposition. Chairman Stone closed the public hearing at 6:16pm. Chairman Stone asked for a motion. Mr. Shelton made a motion to approve the petition with the staff recommendation to allow 24 months to implement the project, seconded by Mr Yeaman. The motion was approved by a seven (7) to zero (0) vote.

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

- c. 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 (Staff Contact: Kelly Smith)

Chairman Stone opened the public hearing at 6:18pm. Kelly Smith, Senior Planner, introduced the case. 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 telecommunication facility. On April 7, 2026, the Planning Commission recommended by a six (6) to zero (0) vote, with opposition, that the petitioners' request be granted. Ms. Smith noted that the petitioner did ask for an extension from the required 18-months to 24-months to implement the project, which is in conjunction with state code. Brian Prater was present to represent the petition. Mr. Parter showed a presentation on the proposed tower. Mr. Stone asked if the concerns were addressed that were brought to attention during the Planning Commission meeting. Mr. Prater stated that all the concerns were addressed at the meeting. There was no opposition. Chairman Stone closed the public hearing at 6:21pm. Chairman Stone asked for a motion. Mr. Craddock made a motion to approve the petition with the staff recommendation to allow 24 months to implement the project, seconded by Mr. Shelton. The motion was approved by a seven (7) to

zero (0) vote.

RESULT: APPROVE

MOVER: Mr. Craddock

SECONDER: Mr. Shelton

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

NOES: None

ABSTAIN: None

- d. 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 (Staff Contact: Kelly Smith)

Chairman Stone opened the public hearing at 6:23pm. Ms. Smith, senior planner, introduced the case. Dakota Timm, on behalf of Cascade VA USA Holdings, 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 May 5, 2026, the Planning Commission recommended by a five (5) to zero (0) vote, with no opposition, that the petitioners' request be granted with the following conditions: there will be no automotive or equipment repairs performed on the property and the garage will be used for storage only. Kelly noted that staff also had the following recommendations: repair activities shall be contained within an enclosed structure, and inoperable vehicles shall comply with Chapter 9-20 and 9-21 of the Pittsylvania County Code and must be stored in an area screened in accordance with PCC § 35-121. Dakota Timm was present to represent the petition. Staff had a discussion clarifying the purpose of the SUP, staff recommendations and Planning Commission recommendations. There was no opposition. Chairman Stone closed at 6:33pm. Chairman Stone called for a motion. Mr. Shelton made a motion to approve the petition with the Planning Commission's recommended conditions, while adding a third condition that the site development plan submitted with the petition will remain in conformance with the Pittsylvania County Code, seconded by Mr. Fox. The motion was approved by a seven (7) to zero (0) vote.

RESULT: APPROVE

MOVER: Mr. Shelton

SECONDER: Mr. Fox

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

11. ADJOURNMENT

The public hearing adjourned at 6:36pm