

# PLANNING COMMISSION

TOWN OF CHASE CITY, VA

Monday, July 31, 2023 at 5:15 PM

319 North Main Street, Chase City, VA 23924

Phone: (434) 372-5136 | [www.chasecity.org](http://www.chasecity.org)

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## MINUTES

### Call to Order

Member Willis called the meeting to order at 5:15 p.m.

#### PRESENT

Secretary Stacey Pafford

Commission Member James Bohannon

Commission Member Charles Willis

Town Manager Dusty Forbes

#### ABSENT

Chairman MJ Colgate

Commission Member Glenn Wood

Mayor Alden Fahringer

### Topics

1. The resolution for condemnation for property for road construction for road improvement at tax map no: 33A5-A-91 submitted to the Planning Commission for them to vote on whether to approve this and forward this to town council for a public hearing.

The group had a discussion on this condemnation resolution. Per Town Manager Dusty Forbes, the town had previously tried to purchase this small section of property last year. The owner verbally agreed to sell it and when the town lawyer sent the paperwork the owner stopped communicating. He also said that VDOT did a study and that the visibility in the intersection is bad, especially if it is a truck pulling a trailer trying to pull out there. Taking this portion of the property and widening the road and taking down the concrete wall would allow more visibility and lessen the risk for drivers trying to pull out there.

Motion made by Commission Member Willis to approve the resolution for condemnation and forward this matter to the town council and seconded by Commission Member Bohannon.

Voting Yea: Secretary Pafford, Commission Member Bohannon, Commission Member Willis

2. Boyd Street from East Academy Lane to Spaulding Street is zoned M1 for industrial. Currently, this area of Boyd Street is all housing/ residential. This is being presented to

the Planning Commission to vote on whether to rezone this area to R2 for residential and then forward it to the town council.

The group had a discussion regarding the rezoning of Boyd Street. It was determined that this section of Boyd Street was primarily residential. The M1 zoning for industrial needs to be changed. Per Town Manager Forbes, rezoning this to an R2 residential area may make financing easier for homes in that area and may lower insurance costs for residents.

Motion made by Commission Member Bohannon to move forward with rezoning and forward this matter to town council for a vote. It was seconded by Commission Member Willis.

Voting Yea: Secretary Pafford, Commission Member Bohannon, Commission Member Willis

3. The Planning Commission will vote on whether to allow tiny homes in the R3 zoning area.

The commission had a discussion on tiny homes in Chase City. It was determined that a home can be built any size the owner chooses as long as it is on a permanent foundation, up to building code and blueprints are submitted and approved by the county building inspector. The group put it to a vote.

Motion made by Commission Member Bohannon and seconded by Commission Member Willis.

Voting Yea: Secretary Pafford, Commission Member Bohannon, Commission Member Willis

## **Adjournment**

There being no further business the meeting was adjourned at 5:39 p.m.

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**Stacey Pafford, Clerk of Council**