

HENRY COUNTY BOARD OF ZONING APPEALS
MINUTES OF MEETING
January 29, 2025

The regular meeting of the Henry County Board of Zoning Appeals was held on Wednesday, January 29, 2025, in the Summerlin Board Room of the Henry County Administration Building at 1 pm. Paul Setliff, Lisa Spencer, and Deborah Hairston were in attendance with Stuart Warren absent. Planner/Community Development Specialist, Micah Montgomery was also in attendance.

Motion to approve the minutes of November 27, 2024, was made by Deborah Hairston, seconded by Lisa Spencer, and followed by a unanimous vote with one absent.

S-25-01 Kelly K. Boyd

A request for a Special Use Permit was received under Section 21-302 of the Henry County Zoning Ordinance to allow for the establishment of a campground facility to accommodate up to 3 sites. The property is approximately 3.2-acres, located between 772 Axton Road and 780 Axton Road in the Iriswood District, is zoned Agricultural District A-1, as shown on Tax Map 55.6/145C.

The property is not located within a designated Growth Area as defined by the Henry County Comprehensive Plan. This project should not generate significant traffic or demand for additional utilities, staff considers this use to be consistent with the Comprehensive Plan.

Staff has reviewed the application and suggests the BZA add the following minimum conditions as part of any motion to approve.

- Must meet State Code / Virginia Department of Health guidelines for operating a campground
- An RV cannot be occupied as a dwelling in an RV space for more than 6 months, and a permanent dwelling unit cannot occupy an RV space.

The public hearing opened at 2:05.

Paul Setliff asked if anyone present would like to speak on behalf of the Special Use Permit.

Thomas Boyd expressed a desire to establish a campground with three sites for hosting guests during local events in the area.

Paul Setliff asked Mr. Boyd about the bathroom facilities, and Mr. Boyd replied, "We are using PSA services."

Deborah Hairston asked whether there would be pool facilities available. Mr. Boyd responded, "Yes."

The public hearing closed at 2:08.

Deborah Hairston made a motion to approve the Special Use Permit including the recommended conditions from staff. Lisa Spencer seconded the motion followed by a unanimous vote of 3-0 and 1 absent.

The meeting adjourned at 2:09.



Lee H. Clark, Secretary