

**HENRY COUNTY BOARD OF ZONING APPEALS**  
**MINUTES OF MEETING**  
May 28, 2025

The regular meeting of the Henry County Board of Zoning Appeals was held on Wednesday, May 28, 2025, in the Summerlin Board Room of the Henry County Administration Building at 1 pm. Paul Setliff, Lisa Spencer, Deborah Hairston, Stuart Warren, and Jay Hudson were in attendance. Recording Secretary, Wanda Setliff, Planner/Community Development Specialist, Micah Montgomery, and Director of Planning, Zoning, and Inspection Lee Clark were also in attendance.

Motion to approve the minutes of April 23, 2025, was made by Stuart Warren, seconded by Lisa Spencer, and followed by a unanimous vote.

**S-25-05 The Lamar Company, LLC**

A request for a Special Use Permit was received under Section 21-215 of the Henry County Zoning Ordinance to allow for the construction of an off-site general advertising sign. The property is located on the south east side of Memorial Blvd, approximately 200' north of Virginia Avenue, in the Collinsville District, is zoned Commercial District B-1, as shown on Tax Map 41.2/28.

The property is located within the Collinsville Growth Areas as defined by the Henry County Comprehensive Plan. 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.

- Special Use Permit must be exercised within 5 years
- If at any time in the future, the sign becomes vacant and unused for a period of 12 consecutive months, then the sign must be removed including the support structure
- A form of surety, acceptable to the Planning Director, shall be submitted prior to issuance of sign permits, that would guarantee these structures would not evolve into unsafe/abandoned structures without a means to remove them.

The public hearing opened at 1:04.

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

Aaron Brady, the Real Estate Manager for Lamar Advertising, expressed his intention to install a general advertising sign that will stand approximately 35 feet tall, measured from the ground to the top. The sign will be a double-sided electronic digital display, covering an area of 200 square feet.

Paul Setliff asked if anyone present would like to speak in favor or opposition to the Special Use Permit, and no one came forward.

The public hearing closed at 1:05.

Stuart Warren made a motion to approve the Special Use Permit including the recommended conditions from staff. Jay Hudson seconded the motion followed by a unanimous vote of 5-0.

#### **S-25-06 Wright's Funeral Home and Crematory, LLC**

A request for a Special Use Permit was received under Section 21-302 of the Henry County Zoning Ordinance to allow for the existing structure on the property to be used as a funeral home. The property is located at 1230 Oak Level Road, and is better known as the former Bassett Country Club, in the Reed Creek District, is zoned Agricultural District A-1, as shown on Tax Map 28.2/146,172,174,175.

The property is located within the Bassett/Stanleytown Growth Areas as defined by the Henry County Comprehensive Plan. Staff considers this use to be consistent with the Comprehensive Plan.

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

- There will be no crematory at this facility. If the owner wishes to operate a crematory at any time, they must return to the BZA for approval.

The public hearing opened at 1:09.

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

Tony Wright, the manager and owner of Wright's Funeral Home, expressed his desire to repurpose the property for a beneficial use in Henry County, while also expanding his business.

Paul Setliff inquired about the possibility of having a crematory at this facility. Tony Wright responded, "I do not want a crematory at this facility."

Stuart Warren asked how quickly the facility will be utilized if this Special Use Permit is approved. Mr. Wright replied, "Next week."

Lee Clark asked Mr. Wright if there are plans to expand parking at this facility. Mr. Wright responded that there are no immediate plans.

Paul Setliff asked if anyone present would like to speak in favor of this Special Use Permit.

Melody Oliver asked if the county had received a letter from Darcey Floyd, to which Mr. Clark responded, "Yes, we have."

Paul Setliff asked if anyone present would like to speak in opposition of this Special Use Permit.

Darrell Martin expressed that while new businesses and competition in the county are generally positive, he is concerned about the traffic patterns that will be created. With funeral homes, traffic is limited but occurs in short bursts. He questions how this will be managed on a four-lane highway, noting that we cannot always rely on the Sheriff's office for escorts.

Tony Wright returned to the podium to discuss the traffic pattern. We encountered a similar issue when we opened our facility in Martinsville, as we are situated on a four-lane road. The City Police are aware that this intersection is dangerous, and when we exit our lot, we often require their assistance. Fortunately, 99% of the time, they respond promptly. On the occasions when they cannot respond, we have a car equipped with flashing lights to help slow down traffic in the city. While this requires extra manpower, we are always able to manage these situations.

Lee Clark read a letter from Darcey Floyd in opposition of this Special Use Permit.

To the Henry County Zoning Commission:

My name is Darcey Floyd, and I am a homeowner living next to the Former Bassett Country Club property at 1230 Oak Level Road. I am writing to express my concern about Case S-25-06, which involves a request for a Special Use Permit to convert the former clubhouse into a funeral home and crematory.

When my husband and I purchased our home, the golf course next door was one of the features that attracted us to the area. It was peaceful, scenic, and added to the charm and value of the neighborhood. Over time, that land was developed into a solar farm, which was already a significant change. Now, we are being asked to live next door to a crematory and this latest proposal is deeply concerning to us.

I am worried about how this will affect our property value, and I truly fear it will make our home much harder to sell in the future. While we understand the need for funeral services in the county, I don't believe this is the right location for them. A crematorium carries strong emotional associations and may make potential buyers uncomfortable. It's simply not the kind of development that belongs next to a residential area, especially one that has already seen major changes.

We are also concerned about the environmental impact, increased traffic, and the overall shift in the character of our neighborhood. It feels like our community is being slowly transformed into something unrecognizable and without enough consideration for the families who already live here.

I respectfully ask you to consider the long-term consequences of this decision for surrounding homeowners like us. Please help protect our neighborhood's integrity and the investment we've made in our home.

The public hearing closed at 1:18.

Stuart Warren made a motion to approve the Special Use Permit including the recommended condition from staff. Deborah Hairston seconded the motion followed by a unanimous vote of 5-0.

### **S-25-07 Mercy Hill Church**

A request for a Special Use Permit was received under Section 21-302 of the Henry County Zoning Ordinance to allow for the property to be used for a church camp that will include cabin groupings, a gymnasium, sporting clays, and an event center. The property is located at 330 Max Kendall Road, in the Iriswood District, is zoned Agricultural District A-1, as shown on Tax Map 9.8/4.

The property is not located within a designated Growth Area as defined by the Henry County Comprehensive Plan. Staff considers this use to be consistent with the Comprehensive Plan.

The public hearing opened at 1:24.

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

Keith Broderick facility director of Mercy Hill Church out of Greensboro North Carolina wanted to clarify that the intent is a church retreat center not a camp. The proposed Retreat Center will provide a special place for day meetings and short-term retreats for the various ministries from our church, church planting teams, community group leaders, missionaries on furlough and other groups that are vital to our mission. The proposed use will not include seasonal camps/campsites, day camps, or campgrounds. The proposed use will include lodging, a dining facility, chapel, gymnasium, outdoor amphitheater, outdoor activity areas , trails and support facilities.

Paul Setliff inquired about the financial investment involved beyond the land. Mr. Broderick stated that it amounts to several million dollars and will be implemented in phases.

Paul Setliff asked if anyone would like to speak in favor or opposition of this Special Use Permit, and no one came forward.

The public hearing closed at 1:28.

Jay Hudson made a motion to approve the Special Use Permit. Stuart Warren seconded the motion followed by a unanimous vote of 5-0.

### **S-25-09 Sunbine Music Foundation**

A request for a Special Use Permit was received under Section 21-302 of the Henry County Zoning Ordinance to allow for the property to be used as an event center. The property is located at 4220 Mountain Valley Road, in the Iriswood District, is zoned Agricultural District A-1, as shown on Tax Map 34.7/21B,24C.

The property is not located within a designated Growth Area as defined by the Henry County Comprehensive Plan. Staff considers this use to be consistent with the Comprehensive Plan.

The public hearing opened at 1:33.

Margaret Donivan is the director of the Sunbine Music Foundation, a new nonprofit organization. Our mission is to raise funds for music education in Henry County, the City of Martinsville, and Pittsylvania County. We plan to host approximately five events each year. We are confident that we can carry out these events without disrupting the neighborhood.

Jay Hudson inquired about the operating days of Mountain Valley Brewery compared to those of the Sunbine Music Foundation. Margaret Donivan responded that Mountain Valley Brewery was open six days a week, while the Sunbine Music Foundation hosts one event per month.

Lee Clark suggested that a usage cap could be implemented to ensure consistency with other event centers in the area, should the Board wish to add this condition.

Paul Setliff asked if anyone would like to speak in favor or opposition of this Special Use Permit, and no one came forward.

The public hearing closed at 1:40.

Condition to be added:

- There is a limit of 12 events per year. If at any time the owners wish to have more than 12 events annually, they must return to the BZA for approval.

Jay Hudson made a motion to approve the Special Use Permit adding a condition of 12 events per year. Lisa Spencer seconded the motion followed by a unanimous vote of 5-0.

#### **V-25-01 Kirby-Greer Enterprises, LLC d/b/a Cunningham Tire**

A request for a Variance was received under Section 21-214 and 21-905 of the Henry County Zoning Ordinance to allow for the installation of a business sign to be installed up to the side property line, instead of the required side setback of 10'. The property is located at 2020 Fairystone Park Highway, in the Reed Creek District, is zoned Commercial District B-1, as shown on Tax Map 27.3(15)/7-15,16A.

The public hearing opened at 1:43.

General Manager Jamie Clark represented Kirby-Greer Enterprises, requesting a variance to place a sign closer to the side property line than the required setback of 10 feet. This adjustment would allow the sign to be relocated from the center of the parking lot, enabling better utilization of the parking spaces.

Paul Setliff asked if anyone would like to speak in favor or opposition of this Variance, and no one came forward.

The public hearing closed at 1:46.

Stuart Warren made a motion to approve the Variance. Jay Hudson seconded the motion followed by a unanimous vote of 5-0.

The meeting adjourned at 1:47.

  
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Lee H. Clark, Secretary