

**MINUTES
GORDONSVILLE BOARD OF ZONING APPEALS
JANUARY 14, 2026**

MEMBERS PRESENT

Eddie Paschall
Kevin Young
John Potts, Mayor
Dianna Skelton
Joseph Robinson

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Jamie Winkler, City Attorney
Michael Ray, City Recorder
Josh Dixon
Thad Underwood
Heather Underwood
Colby McKinney
Deb Paschall
Dustin Proffitt
Clinton Hensley

ITEM 1: CALL TO ORDER

The meeting of the Gordonsville Board of Zoning Appeals (BZA) was called to order by Vice-Chairman Eddie Paschall at 3:00 p.m. on October 8, 2025 at Gordonsville City Hall.

ITEM 2: APPROVAL OF OCTOBER 8, 2025 MINUTES

Vice-Chairman Paschall asked for approval of the October 8, 2025 minutes. Kevin Young made a motion to dispense with the reading of the minutes and approve the minutes as presented. Mayor John Potts seconded and the motion unanimously passed with a vote of all ayes.

Vice-Chairman Paschall closed the BZA meeting in order to open a public hearing on the following request:

Request for a special exception to establish a super high density residential overly in the M-1 (Mixed Use Residential/Commercial) district for property located at 149 Baker Lane (Dixon Request).

Clint Hensley stated that he had concerns with Gordonsville's overall infrastructure if the current growth rate of the town continues. With no other public comments regarding the aforementioned special exception request, Vice-Chairman Paschall reopened the BZA meeting to take-action on the following BZA request:

ITEM 3: CONSIDERATION OF REQUEST FOR A SPECIAL EXCEPTION TO ESTABLISH A SUPER HIGH DENSITY RESIDENTIAL OVERLY IN THE M-1 (MIXED USE RESIDENTIAL/COMMERCIAL) DISTRICT FOR PROPERTY LOCATED AT 149 BAKER LANE (DIXON REQUEST).

Josh Dixon presented a request for a special exception to establish a super high density residential overly in the M-1 (Mixed Use Residential/Commercial) district for property located at 149 Baker Lane. Dixon stated that the concept depicts fourteen (14) proposed new lots each of which would have a single-family residential structure constructed on each lot. Secretary Kevin Young stated that if the special exception is approved, the next step would be to submit a preliminary subdivision plat to the planning commission for consideration. Young also stated that Dixon should also submit the typical floor plan for the residential structures, the front elevation for each lot and a drainage plan for the lots under consideration. After discussion, Kevin Young made a motion to grant the aforementioned special exception. Mayor John Potts seconded and the motion passed with a vote of four (4) ayes (Potts, Paschall, Skelton and Young) to one (1) nay (Robinson) with no abstentions.

Vice-Chairman Paschall closed the BZA meeting in order to open a public hearing on the following request:

**Request for a twenty (20) foot front setback variance for property located at 165 Main Street East.
(Underwood Request)**

With no public comments regarding the aforementioned special exception request, Vice-Chairman Paschall reopened the BZA meeting to take-action on the following BZA request:

**ITEM 4: CONSIDERATION OF REQUEST FOR A TWENTY (20) FOOT FRONT SETBACK
VARIANCE FOR PROPERTY LOCATED AT 165 MAIN STREET EAST (UNDERWOOD REQUEST)**

Heather Underwood presented a request for a twenty (20) foot front setback variance for property located at 165 Main Street East. Underwood stated that the reason for the request is that the existing field line on the property would have to be moved for the proposed residential structure to be located within the established front setback. Underwood stated that the variance would allow the field line to remain in its current location. After discussion, Mayor John Potts made a motion to grant the aforementioned variance request. Joseph Robinson seconded and the motion passed with a vote of all ayes.

ITEM 5: ELECTION OF OFFICERS

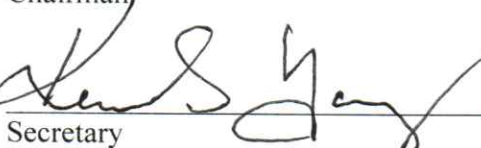
Mayor John Potts made a nominated Dianna Skelton for the office of Chairman, Eddie Paschall for the office of Vice-Chairman and Kevin Young for the office of Secretary. With no other nominations, Mayor John Potts made a motion that the nominations cease and that the aforementioned nominees be elected by acclamation. Dianna Skelton seconded and the motion passed with a vote of all ayes.

With no other business, a motion was made by Eddie Paschall to adjourn. The motion was seconded by Dianna Skelton and the motion passed with a vote of all ayes.

CTL


Chairman

Date


Secretary

Date