PUBLIC HEARING SIDE SETBACK REGULATIONS FOR ALL RESIDENTIAL PROPERTIES

TOWN OF CHASE CITY, VA

Monday, May 11, 2026 at 7:00 PM

525 North Main Street, Chase City VA 23924

Phone: (434) 372-5136 | www.chasecity.org

MINUTES

Call to Order

Mayor Fahringer called the meeting to order at 7:00 p.m.

PRESENT
Town Manager Dusty Forbes
Mayor Alden Fahringer
Vice-Mayor James Bohannon
Council Member Marshall Whitaker
Council Member Brenda Hatcher
Council Member Pauline Keeton
Council Member Michelle Wilson
Council Member Latrisha McCargo

Urgent Meeting Items

1. **Item:**

   Change regulations for side setbacks for all residential properties.

   Discussion:

   Address code changes to side setbacks for R-1, R-2, and R-3

   Currently R-1 Sec. 6-3-166 (a) reads:

   > *Side.* The minimum side yard for each main structure shall be 15 feet or more and the total of the two required side yards shall be 35 feet or more.

   Change R-1 Sec. 6-3-166 (a) to:

   > *Side.* The minimum side yard for each main structure shall be 15 feet or more and the total of the two required side yards shall be 30 feet or more.

   Currently R-2 Sec. 6-3-176 (a) reads:

   > *Side.* The minimum side yard for each main structure shall be ten feet and the total width of the two required side yards shall be 25 feet or more.

   Change R-2 Sec. 6-3-176 (a) to:

   > *Side.* The minimum side yard for each main structure shall be ten feet or more and the total width of the two required side yards shall be 20 feet or more.

Currently R-3 Sec. 6-3-186 (a) reads:

> *Side.* The minimum side yard for each main structure shall be ten feet and the total width of the two required side yards shall be 25 feet or more.

Change R-3 Sec. 6-3-186 (a) to:

> *Side.* The minimum side yard for each main structure shall be ten feet or more and the total width of the two required side yards shall be 20 feet or more.

Recommendation:

The Chase City Town Council will hear public comment on the proposed regulation changes for side setbacks for all residential properties.

Item:

Change regulations for side setbacks for all residential properties.

Discussion:

Address code changes to side setbacks for R-1, R-2, and R-3

Currently R-1 Sec. 6-3-166 (a) reads:

> *Side.* The minimum side yard for each main structure shall be 15 feet or more and the total of the two required side yards shall be 35 feet or more.

Change R-1 Sec. 6-3-166 (a) to:

> *Side.* The minimum side yard for each main structure shall be 15 feet or more and the total of the two required side yards shall be 30 feet or more.

Currently R-2 Sec. 6-3-176 (a) reads:

> *Side.* The minimum side yard for each main structure shall be ten feet and the total width of the two required side yards shall be 25 feet or more.

Change R-2 Sec. 6-3-176 (a) to:

> *Side.* The minimum side yard for each main structure shall be ten feet or more and the total width of the two required side yards shall be 20 feet or more.

Currently R-3 Sec. 6-3-186 (a) reads:

> *Side.* The minimum side yard for each main structure shall be ten feet and the total width of the two required side yards shall be 25 feet or more.

Change R-3 Sec. 6-3-186 (a) to:

> *Side.* The minimum side yard for each main structure shall be ten feet or more and the total width of the two required side yards shall be 20 feet or more.

Recommendation:

The Chase City Town Council will hear public comment on the proposed regulation changes for side setbacks for all residential properties.

Adjournment

There being no further business the joint public hearing was adjourned at 7:02 p.m.

Alden Fahringer, Mayor

Allison D. Wilkerson, Clerk of Council