



**AGENDA**  
**Wytheville Planning Commission**  
**Thursday, January 13, 2022**  
**6:00 p.m.**  
**Council Chambers**  
**150 East Monroe Street**  
**Wytheville, Virginia 24382**

1. **CALL TO ORDER** — Chairman John W. Jones, Jr.
2. **ESTABLISHMENT OF QUORUM** — Chairman John W. Jones, Jr.
3. **CONSENT AGENDA**
  - A. Minutes of the regular meeting of December 13, 2021
4. **ELECTION OF OFFICERS**
  - A. Chairperson
  - B. Vice-Chairperson
5. **PUBLIC HEARING**
  - A. Consider various amendments to the Town of Wytheville Zoning Ordinance regarding fencing and screening regulations in all Zoning Districts within the Town
6. **RECOMMENDATION TO TOWN COUNCIL**
  - A. Consider various amendments to the Town of Wytheville Zoning Ordinance regarding fencing and screening regulations in all Zoning Districts within the Town
7. **PUBLIC HEARING**
  - A. Consider amendments to the Town of Wytheville Zoning Ordinance to rewrite Article XVII – Provisions for Appeal, to parallel the Town of Wytheville Zoning Ordinance with the current Virginia Code regarding the Board of Zoning Appeals and variances
8. **RECOMMENDATION TO TOWN COUNCIL**
  - A. Consider amendments to the Town of Wytheville Zoning Ordinance to rewrite Article XVII – Provisions for Appeal, to parallel the Town of Wytheville Zoning Ordinance with the current Virginia Code regarding the Board of Zoning Appeals and variances

9. **CITIZENS' PERIOD**

10. **OTHER BUSINESS**

A. Continued discussion regarding Solar Energy Facility Regulations

B. Discussion regarding proposed revisions to the Sign Ordinance

11. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION  
HELD IN THE COUNCIL CHAMBERS ON MONDAY, DECEMBER 13, 2021, AT 6:00 P.M.**

Members present: John W. Jones, Jr., George F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney

Members absent: None

Others present: Mayor Beth A. Taylor, Councilman Mark Bloomfield, Councilwoman Holly E. Atkins, Councilman Gary L. Gillman, Town Manager T. Brian Freeman, Town Clerk Sharon G. Corvin, Chief Deputy Clerk Brandi N. Jones, Planning Director John Woods, Town Attorney Michelle Workman Clayton, Sam Crockett, Charlotte Nabor, Melissa Crockett, Jake Crockett, Gale Lynn, Benny Lynn, Paul Morin, Patrick Williams, Mike Thomas, Keith Burress, Harold Sexton, Richard Phillippi, Patrol Sergeant Tommy Lester

**RE: CALL TO ORDER, QUORUM**

Chairman Jones called the meeting to order and established that a quorum was present.

**RE: CONSENT AGENDA**

Chairman Jones presented the consent agenda consisting of the minutes of the regular meeting of November 10, 2021. He inquired of the Commission if there were any additions or corrections to the consent agenda or if there was a motion to approve the consent agenda, as presented. A motion was made by Vice-Chairman Wittwer and seconded by Mr. Ervin to approve the minutes of the regular meeting of November 10, 2021, as presented. Chairman Jones inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: John W. Jones, Jr., George W. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate. Against: None. Absent: Kevin L. Varney was not present during the voting of the consent agenda.

**RE: CITIZENS' PERIOD**

Chairman Jones advised that the next agenda item is Citizens' Period. He noted that there were no citizens attending the meeting who stated that they wished to address the Commission during Citizens' Period, therefore, he would proceed with the agenda.

**RE: PLANNED UNIT DEVELOPMENT REQUEST**

Chairman Jones advised that the next agenda item is to consider the request of James E. Crockett, III, for preliminary approval of a planned unit development on property located on the south side of West Ridge Road, and adjacent to West Lee Highway. Chairman Jones stated that Planning Director Woods would now give a brief overview of the request. Planning Director Woods continued to discuss Mr. Crockett's rezoning and planned unit development (PUD) proposals with the Planning Commission.

Mr. Jake Crockett was recognized and stated that he resides at 550 Great Oaks Road in Wytheville. He explained to the Planning Commission that his vision to develop this property is because Wytheville has no housing available. He noted that like his grandfather who started Southwest Realty Company in 1941 and later developed the Crockett Subdivision, he wants to

see Wytheville grow. Mr. Crockett stated that he would answer any questions that the Planning Commissioners may have for him. Chairman Jones thanked Mr. Crockett for speaking.

Mr. Benny Lynn was recognized and advised that he lives at 505 South Petunia Road in Wytheville. He noted that he is an adjoining property owner to the property that is proposed to be rezoned, and he purchased the property 25 years ago. He commented that he and his wife, Gale, have spent close to \$100,000 improving that property. Mr. Lynn advised that his main concern is if the proposed development is rezoned as presented, then the right of way to his property will be closed due to the proposed entrance into the proposed subdivision. He requested that the right of way to his property not be part of the rezoning and be left zoned A-1 Agricultural. Mr. Lynn continued to discuss his concerns of the project with the Planning Commission regarding the high traffic volume, water runoff, etc. He noted that he is not opposed to the rezoning. Mr. Lynn inquired of the Planning Commission as to where the R-1 Residential Zoning is located in town. Mr. Tate inquired of Mr. Lynn where exactly his right of way is located. Discussion ensued regarding Mr. Lynn's right of way to his property. Mr. Tate advised that just because an entrance is proposed does not mean that the Virginia Department of Transportation (VDOT) will approve the entrance on the plans. Mr. Lynn thanked the Council and Planning Commission for allowing him to speak. Mayor Taylor thanked Mr. Lynn for his comments.

The Planning Commission continued to discuss the proposed planned unit development. Chairman Jones advised that the Planning Commission would take a short recess and then make their recommendation to the Town Council regarding the rezoning of this property and planned unit development during the Town Council meeting.

**RE: RECESS**

Chairman Jones advised that the Wytheville Planning Commission would take a short recess. He advised the Planning Commission would reconvene during the Town Council meeting, which begins at 7:00 p.m. By consensus, the Wytheville Planning Commission recessed. (6:40 p.m.)

**RE: RECONVENE**

It was the consensus of the Wytheville Town Council to reconvene. (7:04 p.m.)

**RE: JOINT PUBLIC HEARING – CROCKETT REZONING REQUEST**

Mayor Taylor advised that the next agenda item is a joint public hearing with the Wytheville Planning Commission to consider the request of James E. Crockett, III, to rezone property located on the south side of West Ridge Road, and adjacent to West Lee Highway, from A-1 Agricultural to R-3 Residential. She advised that she has the sign in sheet from the Wytheville Planning Commission's meeting that listed citizens who wished to speak regarding the rezoning, however, she is not sure if they have already addressed the Planning Commission during their regular meeting. Mayor Taylor inquired if Mr. Jake Crockett or Mr. Benny Lynn would like to address the Town Council regarding the rezoning since they have already addressed the Planning Commission. Mr. Lynn inquired if the Council would like to hear the comments that he made to the Planning Commission. Mayor Taylor advised that it is Mr. Lynn's choice to reiterate his comments to the Council because following the joint public hearing, the Council will recess and the Planning Commission will discuss the rezoning request briefly and then they will make their recommendation to the Town Council. She remarked, therefore, the Council may want to hear Mr. Lynn's comments, but it is not necessary.

Mr. Benny Lynn was recognized and stated that he resides at 505 South Petunia Road in Wytheville. He noted that he is an adjoining property owner to the property that is proposed to be rezoned, and he purchased the property 25 years ago. Mr. Lynn advised that his main concern is the right of way to his property and that it will be closed due to the proposed entrance into the proposed subdivision. Mr. Lynn inquired if the Council may consider rezoning the property from R-3 Residential to R-2 Residential because of the large number of apartments that Mr. Crockett is asking to build. Mr. Lynn continued to discuss his concerns of the project with the Council and Planning Commission regarding the high traffic volume, water runoff, etc. He noted that he is not opposed to the rezoning, however, he would like for the Planning Commission and the Council to consider the west end of town before rezoning the property to R-3 Residential and allowing more apartments and duplexes to be built where nice homes could be built. Mr. Lynn inquired of the Planning Commission and Council as to where the R-1 Residential Zoning is located in town. He noted that there needs to be more R-1 Residential Zoning Districts for people who can afford to build homes there. Mr. Lynn thanked the Council and Planning Commission for allowing him to speak. Mayor Taylor thanked Mr. Lynn for his comments.

Mr. Jake Crockett was recognized and stated that he resides at 550 Great Oaks Road in Wytheville. He noted that he would like to address a few items. Mr. Crockett commented that the entrance into the subdivision can be moved to make everything work, if this is a concern to Mr. Lynn regarding the use of his right of way. He stated that he would like to address the traffic issue that was discussed by Mr. Lynn. Mr. Crockett explained that there will be multiple entrances and exits to help with the traffic concern. He noted that there will be entrances/exits on West Ridge Road, West Lee Highway and Petunia Road. Mr. Crockett advised that his purpose for this housing development is because when his family moved back to Wytheville six years ago, there was a need for housing because there was no where to rent or buy. He commented that he did lots of research on the people moving to this area who are making an average income, and they cannot afford to buy land and build a house. He noted that the property already has fiber optic going to it and all the utilities are already on the property. Mr. Crockett remarked that each unit will have a home office and will offer high speed internet because lots of people like to work from home. Mr. Crockett thanked the Council and Planning Commission for allowing him to speak. Mayor Taylor thanked Mr. Crockett for his comments.

Mr. Richard Phillippi was recognized and stated that he resides at 1440 West Ridge Road in Wytheville. He inquired of the Council if the housing development will be subsidized housing. Mr. Crockett stated that it will not be subsidized housing.

Mr. Frankie Scott was recognized and stated that he resides at 395 Arrow Lane in Wytheville. He remarked that his main concern is the added traffic count to the area, which will be approximately 160 cars per day. Mr. Scott continued to express his concerns regarding the large amount of traffic already in that area with Forest Medical Center and West End Cemetery. Mr. Scott thanked the Council and the Planning Commission for allowing him to speak. Mayor Taylor thanked Mr. Scott for his comments.

Mayor Taylor inquired if there were any other citizens attending the meeting who wished to address the Council and Planning Commission during the joint public hearing. There being none, Mayor Taylor declared the public hearing closed and proceeded with the agenda.

**RE: RECOMMENDATION TO TOWN COUNCIL – REZONING OF CERTAIN PARCELS LOCATED ON THE SOUTH SIDE OF WEST RIDGE ROAD AND NORTH SIDE OF WEST LEE HIGHWAY**

Chairman Jones advised that the next agenda item is for the Planning Commission to make a recommendation to the Town Council regarding the request of James E. Crockett, III, to rezone property located on the south side of West Ridge Road, and adjacent to West Lee Highway, from A-1 Agricultural to R-3 Residential. Chairman Jones inquired of the Planning Commission if there is a motion to make a recommendation to the Council to approve or deny the request for the rezoning of the property by Mr. Crockett. A motion was made by Mr. Tate and seconded by Vice-Chairman Wittwer to make a recommendation to the Town Council to approve the request of Mr. James E. Crockett, III, to rezone property located on the south side of West Ridge Road, and adjacent to West Lee Highway, from A-1 Agricultural to R-3 Residential. Chairman Jones inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition:

FOR: John W. Jones, Jr., George W. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney

AGAINST: None

ABSTENTIONS: None

**RE: RECOMMENDATION TO TOWN COUNCIL – PLANNED UNIT DEVELOPMENT – CROCKETT REQUEST**

Chairman Jones advised that the next agenda item is for the Planning Commission to make a recommendation to the Town Council regarding the request of James E. Crockett, III, for preliminary approval of a planned unit development on property located on the south side of West Ridge Road, and adjacent to West Lee Highway. Mr. Varney noted that he was absent for the discussion earlier in the meeting regarding the planned unit development (PUD), and he noted that he needed to inquire about a few of his concerns before voting because he feels like even though this is just a preliminary approval, the request has been very rushed. He inquired regarding the entrance to the PUD, and if these be townhouses or apartments, etc. Mr. Varney explained that he thinks that some of the neighbors' concerns need to be addressed before approval is given. He noted, again, he feels like the Town is being very accommodating and helping the project move forward quickly, therefore, the least that can be done is for some of the questions brought up at this meeting to be addressed before final approval. Chairman Jones inquired if Planning Director Woods could help answer some of these questions or comments. Planning Director Woods stated that the Planning Commission could always make a recommendation to the Town Council with stipulations. Discussion ensued regarding the recommendation to the Council and if the PUD could be referred back to the Planning Commission. Town Attorney Clayton advised that per the Town's Zoning Ordinance, the PUD will not be referred back to the Planning Commission. Discussion continued regarding the Planning Commission's recommendation with stipulations.

Ms. Betsy Gillman was recognized and stated that she is concerned because she rents a horse barn near the proposed development. She expressed that her big concern is when the developers have to blast on the property to remove the rock, which is a lot. Ms. Gillman commented that when the dynamite explodes, it will not be good for her horses. Mr. Varney explained that there are different types of rock that may not require blasting. He continued to discuss the rock removal process in the area to Ms. Gillman. Ms. Gillman thanked the Planning Commission for allowing her to speak. Chairman Jones thanked Ms. Gillman for her comments.

Mr. Lynn commented that he still is concerned about the right of way to his property because all other concerns but his right of way have been discussed. Town Manager Freeman explained that he is unsure if the Town would have any obligations to ensure that the right of way remains. He noted that he would need to research, however, he would think if a right of way is deeded to a landowner, it would be of no concern to the Town. Mr. Lynn commented that he would find out.

Chairman Jones inquired if there is a motion to make a recommendation to the Town Council regarding the request of James E. Crockett, III, for preliminary approval of a planned unit development on property located on the south side of West Ridge Road, and adjacent to West Lee Highway. A motion was made by Mr. Tate and seconded by Vice-Chairman Wittwer to approve the request of Mr. James E. Crockett, III, for preliminary approval of a planned unit development on property located on the south side of West Ridge Road, and adjacent to West Lee Highway per the site plan with two stipulations: 1.) The entrance will be off US Route 11; and, 2.) There will be a deceleration lane off US Route 11. Chairman Jones inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition:

FOR: John W. Jones, Jr., George W. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney

AGAINST: None

ABSTENTIONS: None

**RE: ADJOURNMENT**

There being no further business, a motion was duly made, seconded and carried to adjourn the meeting (7:44 p.m.).

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John W. Jones, Jr., Chairman

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Brandi N. Jones, Chief Deputy Clerk