



**AGENDA**  
**Wytheville Planning Commission**  
**Thursday, May 13, 2021**  
**6:00 p.m.**  
**Council Chambers**  
**150 East Monroe Street**  
**Wytheville, Virginia 24382**

- A. **CALL TO ORDER** — Chairman John W. Jones, Jr.
- B. **ESTABLISHMENT OF QUORUM** — Chairman John W. Jones, Jr.
- C. **CONSENT AGENDA**
  - 1. Minutes of the regular meeting of April 8, 2021
- D. **CITIZENS' PERIOD**
- E. **OTHER BUSINESS**
  - 1. Further review of fencing/wall regulations in residential, business and industrial districts
  - 2. Continued discussion regarding Towing or Wrecker Service businesses
  - 3. Continued review of proposed changes in the Zoning Ordinance regarding variances
  - 4. Further discussion regarding methods to promote growth and housing development in town
- F. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION  
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, APRIL 8, 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 J. Bloomfield, Town Manager Stephen A. Moore, Assistant Town Manager T. Brian Freeman, Town Clerk Sharon G. Corvin, Town Attorney Michelle Workman Clayton, Assistant Planning Director John Woods, Chris C. King

**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 March 11, 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. Mr. Varney commented that there was dialogue not recorded in the minutes from the last meeting. Town Clerk Corvin advised that these are only summary minutes, and the Town Clerk's Office has the recording available, therefore, that is the reason the Commissioners will not see all of the dialogue typed in the minutes. She reiterated that the minutes are only summary and action minutes. Chairman Jones inquired if there were any other comments or a motion to approve the minutes, as presented. A motion was made by Mr. Tate and seconded by Mr. Litton to approve the minutes of the regular meeting of March 11, 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 F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney. Against: None.

**RE: CITIZENS' PERIOD**

Chairman Jones advised that the next agenda item is Citizens' Period. He inquired if there were any citizens attending the meeting who would like to address the Commission at this time. There being none, Chairman Jones proceeded with the agenda.

**RE: ANNUAL REVIEW OF SPECIAL EXCEPTION PERMITS**

Chairman Jones advised that the next agenda item is the annual review of Special Exception Permits for: 1) Thomas and Tina Cline; 2) Brad Litton; 3) Wytheville (Wytheville) WMC, LLC (Petco); 4) Chris Umberger; 5) Loretto Historic Mansion, LLC; 6) U.S. Cellular; and, 7) Suzanne Richert. He noted that Town staff advised that all properties were in compliance when they visited the localities. Assistant Planning Director Woods noted that the Town staff report is attached for the Planning Commissioner's review. Chairman Jones inquired of the Commissioners if there were any questions or comments. He thanked Assistant Planning Director Woods for his work and proceeded with the agenda.

**RE: FENCING/WALL REGULATIONS**

Chairman Jones advised that the next agenda item is the continued review of fencing/wall regulations in residential, business and industrial districts. Assistant Town Manager Freeman stated that some changes have been made at the request of the Planning Commission. He continued to note the proposed changes to the fencing/wall regulations. Discussion ensued regarding the setback regulations for businesses. Assistant Town Manager Freeman reviewed several areas of town the Planning Commission may want to rethink how fencing/walls regulated. He continued to discuss the slides of the proposed fencing/wall regulations should be with the Planning Commissioners. Chairman Jones inquired of the Commissioners if there were any other questions or comments regarding the fencing/wall regulations. There being none, Chairman Jones noted that the Commission will continue to study this matter, and he proceeded with the agenda.

**RE: MOTOR VEHICLE TOWING OR WRECKER SERVICE**

Chairman Jones advised that the next agenda item is further review of proposed regulations regarding Motor Vehicle Towing or Wrecker Service businesses. Assistant Town Manager Freeman stated that at the March meeting, the Planning Commissioners were going to possibly establish a Work Session for the May 13, 2021, Planning Commission meeting. He inquired of the Commissioners if they still desired to do so. It was the consensus not to schedule a Work Session on this issue. It was the consensus of the Planning Commission to continue to discuss the proposed regulations at the next meeting and for Town staff to draft a letter to the Motor Vehicle Towing or Wrecker Service businesses for the Planning Commissioners to review. Chairman Jones inquired if there were any other questions or comments regarding Motor Vehicle Towing or Wrecker Service businesses. There being none, he proceeded with the agenda.

**RE: ZONING ORDINANCE REVISION - VARIANCES**

Chairman Jones advised that the next agenda item is the review of proposed changes in the Zoning Ordinance regarding variances. Town Attorney Workman Clayton explained the language in the Town's Zoning Ordinance that needs to be amended to reflect the changes in the State law with respect to variances. She commented that she will bring more changes to the next Planning Commission meeting. Chairman Jones inquired of the Planning Commission if there were any other comments. There being none, he proceeded with the agenda.

**RE: PROMOTING GROWTH/HOUSING DEVELOPMENT IN TOWN**

Chairman Jones advised that the agenda item is the continued discussion regarding methods to promote growth and housing development in town. Town Manager Moore stated that Mr. Tate's ideas regarding promoting growth/housing development in town were included in the Planning Commission packages. Discussion continued regarding promoting growth/housing development in town. Chairman Jones inquired of the Planning Commission if there were any other comments. He noted the Commission will continue to review this matter, and he proceeded with the agenda.

**RE: ADJOURNMENT**

There being no further business, a motion was duly made, seconded and carried to adjourn the meeting (7:31 p.m.).

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John W. Jones, Jr., Chairman

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Sharon G. Corvin, CMC, Town Clerk