



AGENDA
Wytheville Planning Commission
Thursday, April 8, 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 March 11, 2021
- D. **CITIZENS' PERIOD**
- E. **OTHER BUSINESS**
 - 1. 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
 - 2. Continued review of fencing/wall regulations in residential, business and industrial districts
 - 3. Further review of proposed regulations regarding Motor Vehicle Towing or Wrecker Service businesses
 - 4. Review of proposed changes in the Zoning Ordinance regarding variances
 - 5. Continued 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, MARCH 11, 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, 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, Leonard Davis, Patricia Austin

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 February 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. A motion was made by Mr. Ervin and seconded by Mr. Varney to approve the minutes of the regular meeting of February 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: PUBLIC HEARING - CREMATORIUMS

Chairman Jones advised that the meeting constituted a public hearing (due notice having been given) to consider amending the following sections of the Town of Wytheville Zoning Ordinance to add crematoriums as an ancillary use to funeral homes: Article VII-A – Residential District R-2 FH, Section 7-1A Use Regulations; Article XI – Business District B-2 (General), Section 11-1 Use Regulations; Article XI-A – Business District B-2 DT General Business District – Downtown, Section 11-2A Use Regulations; and, Article XII – Industrial District M-1, Section 12-1 Use Regulations. Town Manager Moore advised that, to date, Town staff has received one opposing comment relative to the public hearing, which is included in the meeting package. Chairman Jones advised that there is no one listed on the sign in sheet who stated that they wished to address the Planning Commission regarding this public hearing, however, if anyone wished to speak, they may do so at this time. There being no one who wished to address the Planning Commission during the public hearing, Chairman Jones declared the public hearing closed and proceeded with the agenda.

RE: RECOMMENDATION TO TOWN COUNCIL – CREMATORIUMS

Chairman Jones advised that the next agenda item is for the Planning Commission to make a recommendation to the Town Council to consider amending the following sections of the Town of Wytheville Zoning Ordinance to add crematoriums as an ancillary use to funeral homes: Article VII-A – Residential District R-2 FH, Section 7-1A Use Regulations; Article XI – Business District B-2 (General), Section 11-1 Use Regulations; Article XI-A – Business District B-2 DT

General Business District – Downtown, Section 11-2A Use Regulations; and, Article XII – Industrial District M-1, Section 12-1 Use Regulations. Chairman Jones inquired if there is a motion to make a recommendation to the Town Council to consider amending the Zoning Ordinance to add crematoriums as an ancillary use to funeral homes. A motion was made by Mr. Tate and seconded by Mr. Varney to recommend to the Town Council to amend the following sections of the Town of Wytheville Zoning Ordinance to add crematoriums as an ancillary use to funeral homes: Article VII-A – Residential District R-2 FH, Section 7-1A Use Regulations; Article XI – Business District B-2 (General), Section 11-1 Use Regulations; Article XI-A – Business District B-2 DT General Business District – Downtown, Section 11-2A Use Regulations; and, Article XII – Industrial District M-1, Section 12-1 Use Regulations. 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: 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. He noted that Assistant Town Manager Freeman will continue the discussion regarding the issue of fencing/wall regulations with the Planning Commission. Discussion ensued regarding the fencing/wall regulations. 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 further discussion will be held at the next meeting and 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 continued to review the issue of Motor Vehicle Towing or Wrecker Service with the Planning Commission members. Discussion ensued regarding the proposed regulations, and it was the consensus of the Planning Commission to review the proposed regulations regarding Motor Vehicle Towing or Wrecker Service businesses at the April meeting and consider scheduling a Work Session for the May 13, 2021, Planning Commission meeting. 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: 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: COMPREHENSIVE PLAN UPDATE

Chairman Jones advised that the next agenda item is the review of the Land Use Goal and Objectives of the Comprehensive Plan. He noted that Assistant Planning Director Woods would briefly review this portion of the Comprehensive Plan with the Commissioners. Assistant Planning Director Woods continued to review the draft of the updated Land Use Goal and Objectives of the Town Comprehensive Plan. Chairman Jones inquired of the Planning

Commission if there were any other comments. There being none, he proceeded with the agenda.

RE: TOWN ATTORNEY

Town Manager Moore introduced Town Attorney Michelle Workman Clayton to the Planning Commission.

RE: HOUSING NEEDS IN THE TOWN

Mr. Tate inquired if the Town has discussed the housing need and how the Town plans to move forward. Discussion ensued regarding the need for housing in the Town of Wytheville. Town Manager Moore stated that he would like for the Planning Commission to look for innovative ways that other communities have been able to expand and grow with financial stability and be prepared to discuss their findings at the next meeting. Chairman Jones inquired of the Planning Commission if there were any other comments. There being none, he proceeded with the agenda.

RE: ADJOURNMENT

There being no further business, a motion was duly made, seconded and carried to adjourn the meeting (7:05 p.m.).

John W. Jones, Jr., Chairman

Sharon G. Corvin, CMC, Town Clerk