



AGENDA
Wytheville Planning Commission
Thursday, July 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 June 9, 2021
- D. **CITIZENS' PERIOD**
- E. **OTHER BUSINESS**
 - 1. Further discussion regarding fencing/wall regulations in residential, business and industrial districts
 - 2. Discussion regarding addressing solar farms in the Town's Zoning Ordinance
- F. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, JUNE 10, 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: Town Manager T. Brian Freeman, Town Clerk Sharon G. Corvin, Town Attorney Michelle Workman Clayton, Planning Director John Woods, Ms. Erika Lockett

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 May 13, 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 May 13, 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: INTERPRETATION OF ZONING ORDINANCE

Chairman Jones advised that the next agenda item is the interpretation of the Town of Wytheville Zoning Ordinance regarding permitting Echo Valley School, which is located at 265 Echo Valley Road, to be used as a Community Outreach Center. Planning Director Woods explained that a request has been received to use Echo Valley School, which is zoned R-2 Residential, and the proposed use is not listed as a permitted use in this Zoning District. He noted that the Planning Commission would need to make an interpretation of the Zoning Ordinance. According to the request, the Community Outreach Center would include activities, which include, but are not limited to, a food pantry, cooking classes, health seminars, clothing closet, Christian book center and a "safe place" for people, especially children. Discussion ensued regarding the site photos and staff report provided in the Planning Commission packages. Chairman Jones inquired if there were any further questions or comments regarding the request. Town Manager Freeman advised that former Town Manager Moore did not have any issues with the request, however, he felt that it would be a good idea for the Zoning Administrator to have a consensus of approval from the Planning Commission. Chairman Jones inquired if there is a motion to approve the interpretation. A motion was made by Mr. Varney and seconded by Mr. Wittwer to concur with the recommendations from the Zoning

Administrator, which is to approve the request to permit Echo Valley School, which is located in an R-2 Residential Zoning District at 265 Echo Valley Road, to be used as a Community Outreach Center for the following activities which include, but are not limited to, a food pantry, cooking classes, health seminars, clothing closet, Christian book center and a "safe place" for people, especially children. 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 discussion regarding fencing/wall regulations in residential, business and industrial districts. Planning Director Woods continued to review and discuss the proposed revisions made to the fencing/wall regulations for residential, business and industrial districts. He stated that he will continue to work on these regulations. Chairman Jones inquired of the Commissioners if there were any questions or comments. There being none, he thanked Town staff for their work and proceeded with the agenda.

RE: ZONING ORDINANCE REVISION – VARIANCES

Chairman Jones advised that the next agenda item is the continued discussion regarding the proposed changes in the Zoning Ordinance regarding variances. He noted that Town Attorney Clayton asked the Commission members to review the revisions, and she will answer any questions from the Commission members about the proposed changes. Town Attorney Clayton advised that once the revisions are finalized, a public hearing to amend the Zoning Ordinance to include the changes will be held. Discussion continued regarding the Board of Zoning Appeals, variance requests and the proposed Zoning Ordinance revisions. Chairman Jones inquired if there were any other questions or comments regarding the Zoning Ordinance revisions. There being none, he proceeded with the agenda.

RE: REGIONAL HOUSING STUDY

Chairman Jones advised that the next agenda item is an update regarding a regional housing study being conducted by the Virginia Industrial Development Alliance. Assistant Town Manager Freeman continued to discuss a regional housing study being conducted by the Virginia Industrial Development Alliance. Chairman Jones inquired of the Planning Commission if there were any other comments or questions regarding a regional housing study being conducted by the Virginia Industrial Development Alliance. 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 (7:13 p.m.).

John W. Jones, Jr., Chairman

Sharon G. Corvin, CMC, Town Clerk