



AGENDA
Wytheville Planning Commission
Work Session
Thursday, March 8, 2018
5:30 p.m.
Council Chambers
150 East Monroe Street
Wytheville, Virginia 24382

A. WORK SESSION

1. Discussion regarding smaller dwellings and lots in town



AGENDA
Wytheville Planning Commission
Thursday, March 8, 2018
6:00 p.m.
Council Chambers
150 East Monroe Street
Wytheville, Virginia 24382

- A. **CALL TO ORDER** —Chairman M. Bradley Tate
- B. **ESTABLISHMENT OF QUORUM** — Chairman M. Bradley Tate
- C. **CONSENT AGENDA**
 - 1. Minutes of the regular meeting and joint public hearing of February 8, 2018
- D. **CITIZENS' PERIOD**
- E. **OTHER BUSINESS**
 - 1. Discussion regarding the proposed zoning for Community Boulevard and the Edgemont property area
 - 2. Further discussion regarding dog parks
- F. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, FEBRUARY 8, 2018, AT 6:00 P.M.**

Members present: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Cathy D. Pattison, Kevin L. Varney, Joseph E. Hand, Jr., Kenny W. Ervin

Others present: Mayor Trenton G. Crewe, Jr., Vice-Mayor Jacqueline K. King, Councilman Thomas F. Hundley, Councilwoman Beth A. Taylor, Town Manager C. Wayne Sutherland, Jr., Assistant Town Manager Stephen A. Moore, Town Clerk Sherry G. Corvin, Town Attorney Christopher R. Menerick, Brian Freeman, Sigrid Rogers, Terry Beamer, Todd Wolford, Mark Bloomfield

RE: CALL TO ORDER, QUORUM

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

RE: CONSENT AGENDA

Chairman Tate presented the consent agenda consisting of the minutes of the regular meeting of January 11, 2018. 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 minutes, as presented. A motion was made by Mr. Ervin and seconded by Vice-Chairman Litton to approve the consent agenda consisting of the minutes of the regular meeting of January 11, 2018, as presented. Chairman Tate 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: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Cathy D. Pattison, Kevin L. Varney, Joseph E. Hand, Jr., Kenny W. Ervin. Against: None.

RE: SPECIAL EXCEPTION PERMIT – LORETTO HISTORIC MANSION, LLC

Chairman Tate advised that the next agenda item is the request of Loretto Historic Mansion, LLC for a special exception permit to conduct meetings, conferences, educational seminars, tours, indoor recitals and outdoor special events at 205 Loretto Drive, which is located on the west side of Loretto Drive between Peppers Ferry Road and Mountain View Drive, in an R-1 Residential District. Assistant Town Manager Moore explained that the application has been made, and he noted that contrary to what is in the report, the applicants have requested that the public hearing be scheduled for the April 12, 2018, Planning Commission meeting. Chairman Tate inquired if there is any discussion in regard to this special exception permit request. There being none, he inquired if there is a motion to set the public hearing for the April 12, 2018, meeting. A motion was made by Dr. Suarez and seconded by Mr. Ervin to set a public hearing for the April 12, 2018, Planning Commission meeting at 6:00 p.m., in the Council Chambers, to consider the request of Loretto Historic Mansion, LLC for a special exception permit to conduct meetings, conferences, educational seminars, tours, indoor recitals and outdoor special events at 205 Loretto Drive, which is located on the west side of Loretto Drive between Peppers Ferry Road and Mountain View Drive, in an R-1 Residential District. Chairman Tate 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: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Cathy D. Pattison, Kevin L. Varney, Joseph E. Hand, Jr., Kenny W. Ervin. Against: None.

RE: CITIZENS' PERIOD

Chairman Tate advised the next agenda item is Citizens' Period. Chairman Tate stated there were no citizens attending the meeting who wished to address the Planning Commission, therefore, he would proceed with the agenda.

RE: BREWERIES, MICROBREWERIES AND DISTILLERIES IN BUSINESS DISTRICTS

Chairman Tate advised the next agenda item is the review of breweries, microbreweries and distilleries as uses in B-1 Business and B-2 Business Zoning Districts. Assistant Town Manager Moore stated that following the Planning Commission meeting, there will be a Joint Public Hearing to discuss this item. He continued to explain to the Planning Commission members that a restaurateur had approached the Council in regard to developing a restaurant with a microbrewery. He noted that the location the restaurateur was looking at was in a B-2 Business Zoning District. Assistant Town Manager Moore explained that the intent of the Council was to try to accommodate the restaurateur so that a microbrewery would be possible. He remarked that the restaurateur also mentioned that a distillery was of interest. Assistant Town Manager Moore explained that Town staff presented this information to the Council, and the Council chose to set a Joint Public Meeting with the Planning Commission. He continued to review the

areas on the Zoning Map and discuss the pros and cons of adding the uses of breweries, microbreweries and distilleries to the B-1 Business and B-2 Business Zoning Districts. Assistant Town Manager Moore explained that the Council has proposed that it could be limited to microbreweries only in the B-1 Business and B-2 Business Zoning Districts, and it would be limited to 660 feet from the interstate corridor. He continued to explain this proposal to the Planning Commission. Mr. Hand inquired of Assistant Town Manager Moore if it could include microbreweries only in the B-1 Business and B-2 Business Zoning Districts within 660 feet of an interstate right of way. Dr. Suarez inquired of Assistant Town Manager Moore if this would allow inclusion in the downtown area. Assistant Town Manager Moore advised that, currently, they are permitted in B-2 DT Downtown Business Zoning Districts. Dr. Suarez stated, therefore, this area would not be changing, but, rather, would include the use in the B-1 Business and B-2 Business Zoning Districts. Assistant Town Manager Moore continued to explain the proposed revision to the Planning Commission members. Vice-Chairman Litton inquired of Assistant Town Manager Moore as to what the difference is between a brewery, a microbrewery and a distillery. Assistant Town Manager Moore explained that by the Town's definition, it is determined by the number of barrels of beer that are produced. He noted that the number in the definitions is 15,000 barrels, which was determined by the American Brewers Association. A discussion ensued regarding if the restaurateur wished to remain anonymous, and Mr. Brian Freeman stated that he felt that it was in the Town's best interest, at this time, to keep the information anonymous unless Council states otherwise. Chairman Tate inquired if a prospect were to approach the Town regarding a distillery at this time, the Planning Commission would be going against that aspect with the proposal. Assistant Town Manager Moore explained that the restaurateur had stated that the microbrewery is their primary interest at this time, but if they wanted to expand into a larger operation or distillery, they would return to the Planning Commission with a Special Exception Permit request. He noted that the microbrewery request is in combination with a restaurant. Discussion continued regarding the proposed change to the Zoning Ordinance. Assistant Town Manager Moore inquired if the Planning Commission is comfortable with this proposed change to the Zoning Ordinance as a discussion topic when the joint meeting takes place later in the evening. It was the consensus of the Planning Commission members that they were comfortable moving forward with the topic.

RE: PROPOSED ZONING FOR SMALLER HOMES/LOTS

Chairman Tate advised that the next agenda item is the continued discussion regarding the proposed zoning for smaller dwellings and lots in town. Assistant Town Manager Moore stated that at the January meeting, the Planning Commission asked him to inquire with other communities regarding this topic. He explained that he discussed this with the Abingdon Building Official, who is also the Zoning Administrator, and with the Blacksburg Planning staff. He remarked that both localities indicated that they really had not explored the possibility for zoning for smaller homes and lots. Assistant Town Manager Moore commented that both indicated that they had met with a few people who were interested in tiny homes and those people were told that they would be eligible in mobile home park areas or in RV parks. He expressed that Blacksburg has an increased density zone that is an overlay zone that they will enact, but they have not placed this use anywhere at this time. Assistant Town Manager Moore stated that Blacksburg has a planned community arrangement, so that an entire tract of property with setbacks, lot sizes, etc., is entirely up to the developer of the property to build to meet the regulations. He continued to explain this arrangement to the Planning Commission members and noted that there is nothing to his knowledge that the Commissioners can use as an example, at the present time. He remarked that what he is suggesting in the Staff Report is that the Commission conduct a Work Session to discuss some of these items in more detail to come up with ideas that the Planning Commission may want to explore regarding smaller homes/lots and the zoning for these. Assistant Town Manager Moore continued to explain his suggestions listed in the Staff Report. He inquired of the Planning Commission if they would like to set a date for the Work Session at this time or if they wish to wait. Assistant Town Manager Moore suggested holding the Work Session like the Commission has done in the past, for instance, at 5:30 p.m., to discuss options before the regularly scheduled Planning Commission meeting. Chairman Tate inquired if there was any further discussion regarding the smaller dwellings and lots in town. Mr. Hand commented that he has spent some time researching, and he thinks that there are some real possibilities with this, if Assistant Town Manager Moore thinks so. He noted that he is really excited about affordable housing, and he thinks this is a step in that direction. Chairman Tate stated that he thinks 5:30 p.m. would be a good meeting time. It was the consensus of the Wytheville Planning Commission to schedule a Work Session meeting for Thursday, March 8, 2018, at 5:30 p.m., to discuss smaller dwellings and lots in town.

RE: DISCUSSION REGARDING THE ZONING OF CERTAIN AREAS IN TOWN

Chairman Tate advised the next agenda item is the discussion regarding the proposed zoning for Community Boulevard and the Edgemont property area. Assistant Town Manager Moore explained that at the last meeting, the Commissioners reviewed the Community Boulevard area and the Edgemont area located on the map in the packets. He explained that Community

Boulevard is planned to be finished in less than one year, and he feels it might be desirable, within that timeframe, to have new zoning along that corridor. Assistant Town Manager Moore stated that the map enclosed in the Planning Commission packets better defines the area being discussed. He commented that Town staff would like to know if this rezoning is what the Planning Commission would like to see rezoned or would they like to make further changes. Mr. Hand inquired of Assistant Town Manager Moore about the Edgemont area of the map. He inquired if, for example, someone wanted to construct in the area where the Echo Valley School is located and they applied for a Special Exception Permit, did Assistant Town Manager Moore see that being a concern in the future or should the Planning Commission include this area in the rezoning. A discussion ensued regarding this area of the map and the houses and school located in the vicinity. Vice-Chairman Litton inquired if it would make sense to include the school and add it to the rezoning. Assistant Town Manager Moore explained that the Planning Commission had to be contiguous because it would be considered a spot zone if only the school was included. Mr. Hand noted that maybe the Commission needs to just rezone the area closest to road frontage and any others could apply for a Special Exception Permit. Assistant Town Manager Moore noted that this would be a possibility. He continued to explain his thoughts in regard to this area to the Planning Commission. Vice-Chairman Litton inquired if the sewer line would be extended to all the houses and the school located in the Edgemont area. Mr. Hand explained to Vice-Chairman Litton what would be serviced by the sewer line. Assistant Town Manager Moore depicted on the map and inquired of the Planning Commissioners if it would make more sense to follow the B-2 Business Zoning District line that is already established and continue on that line to Edgemont Drive. It was the consensus of the Planning Commission to follow the B-2 Business Zoning District line to Edgemont Drive. Assistant Town Manager Moore noted that Town staff would revise the map to depict the changes and, also, to include the proposed sewer lines on the plat. Mr. Hand inquired of Assistant Town Manager Moore what the next step would be in order to proceed with this rezoning. Assistant Town Manager Moore stated that the next step would be to set a public hearing for the rezoning, however, he feels like after discussions, the Planning Commission would like to review another map with the sewer lines marked, etc. Mr. Hand inquired if the Planning Commission chose to set the public hearing, could they include Community Boulevard, as well. Assistant Town Manager Moore stated that is correct. He noted that he would suggest rezoning these properties in small portions at a time so that the Commission does not get ahead of property owners who may not agree with the rezoning and more time would be allowed to review each location individually. Assistant Town Manager Moore continued to discuss the Community Boulevard property to the Commissioners. A discussion ensued regarding this area and the proposed rezoning. Mr. Hand inquired if the 660 feet from an interstate corridor applies for this area, as well, or are these areas not considered interstate corridors. Assistant Town Manager Moore stated that this area would meet the requirements. He noted that Mr. Hand made a good point because this is definitely 660 feet from an interstate corridor and a microbrewery could be located there, if this moves forward in the future. Discussion continued regarding the proposed rezoning. Assistant Town Manager Moore inquired if the Commission would like for Town staff to contact Mr. Sam Cassell to see what his preference is in regard to this proposed rezoning. It was the consensus of the Planning Commission for Town staff to contact Mr. Sam Cassell regarding the proposed rezoning. Chairman Tate stated that the Planning Commission will discuss this topic at the next Planning Commission meeting and decide the next step. Chairman Tate inquired if there was any further discussion regarding the proposed rezoning. 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 (6:30 p.m.).

M. Bradley Tate, Chairman

Sharon G. Corvin, Town Clerk, CMC

**MINUTES OF THE JOINT PUBLIC HEARING OF THE WYTHEVILLE TOWN COUNCIL
AND WYTHEVILLE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS ON
THURSDAY, FEBRUARY 8, 2018, AT 7:00 P.M.**

Council Members present: Trenton G. Crewe, Jr., Jacqueline K. King, Thomas F. Hundley, Joseph E. Hand, Jr., Beth A. Taylor

Planning Commission Members present: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Cathy D. Pattison, Joseph E. Hand, Jr., Kenny W. Ervin, Kevin L. Varney

Others present: Town Manager C. Wayne Sutherland, Jr., Assistant Town Manager Stephen A. Moore, Town Clerk Sharon G. Corvin, Town Attorney Christopher R. Menerick, Brian Freeman, Danny Gordon, Sigrid Rogers, Terry Beamer, Todd Wolford, Mark Bloomfield, Heather Kapranos, Nick Kapranos, Mark Sechrest, Millicent Rothrock of *The Wytheville Enterprise*, Police Officer Chastity Russell

RE: CALL TO ORDER, QUORUM, PLEDGE

Mayor Crewe called the meeting to order and established that a quorum of Council members and Planning Commission members was present.

RE: JOINT PUBLIC HEARING – ZONING ORDINANCE AMENDMENTS

Mayor Crewe advised that the meeting constituted a joint public hearing (due notice having been given) to consider amending the Town of Wytheville Zoning Ordinance, Article X – Business District B-1, Subsection 10-1 Use Regulations, by adding Subsection 10-1.36 Brewery; Subsection 10-1.37 Brewery, Craft or Pub; Brewery, Micro; and, Subsection 10-1.38 Distillery; Distillery, Alcoholic Beverage; and, Article XI - Business District B-2 (General), Section 11-1 Use Regulations, by adding Subsection 11-1.52 Brewery; Subsection 11-1.53 Brewery, Craft or Pub; Brewery, Micro; and, Subsection 11-1.54 Distillery; Distillery, Alcoholic Beverage. He remarked that no one is in attendance who stated that they would like to address the Council and Planning Commission in regard to the joint public hearing. Mayor Crewe inquired if anyone had changed their minds and would like to address the Council and Planning Commission at this time. Mayor Crewe explained the process following the joint public hearing, which would be for the Planning Commission to give their recommendation to the Council. He remarked that he would suggest turning the meeting over to Chairman Tate of the Wytheville Planning Commission and let the Commission proceed with their recommendation. There being no questions or comments, Mayor Crewe declared the public hearing closed, and he noted that he reserved the right to reopen the public hearing should someone arrive late and wish to address the Council and Planning Commission .

RE: PLANNING COMMISSION RECOMMENDATION – PROPOSED AMENDMENTS TO ZONING ORDINANCE

Chairman Tate advised the next agenda item is for the Planning Commission to make a recommendation to the Town Council regarding proposed amendments to the Town of Wytheville Zoning Ordinance, Article X – Business District B-1, Subsection 10-1 Use Regulations, by adding Subsection 10-1.36 Brewery; Subsection 10-1.37 Brewery, Craft or Pub; Brewery, Micro; and, Subsection 10-1.38 Distillery; Distillery, Alcoholic Beverage; and, Article XI - Business District B-2 (General), Section 11-1 Use Regulations, by adding Subsection 11-1.52 Brewery; Subsection 11-1.53 Brewery, Craft or Pub; Brewery, Micro; and, Subsection 11-1.54 Distillery; Distillery, Alcoholic Beverage. Chairman Tate inquired if there is a motion to make a recommendation to the Town Council regarding the breweries and how to proceed. He explained that the Planning Commission discussed the item at their last meeting. Councilman Hand stated that Vice-Chairman Litton had a suggestion during the Planning Commission meeting earlier in the evening. Vice-Chairman Litton suggested adding “only within 660 feet of the interstate corridors” after each subsection. Mayor Crewe inquired if Vice-Chairman Litton is talking about the Virginia Department of Transportation’s 660 feet mentioned in the Sign Ordinance. Vice-Chairman Litton stated that is correct. Councilman Hand depicted on the map the location of the 660 feet from the interstate corridors. A discussion ensued regarding where the wording of 660 feet from the interstate corridors would be placed in the ordinance. A motion was made by Vice-Chairman Litton and seconded by Mr. Ervin to recommend to the Town Council to amend the Town of Wytheville Zoning Ordinance, Article X – Business District B-1, Subsection 10-1 Use Regulations, by adding Subsection 10-1.36 Brewery, only within 660 feet

of the interstate corridors; Subsection 10-1.37 Brewery, Craft or Pub; Brewery, Micro, only within 660 feet of the interstate corridors; and, Subsection 10-1.38 Distillery; Distillery, Alcoholic Beverage, only within 660 feet of the interstate corridors; and, Article XI - Business District B-2 (General), Section 11-1 Use Regulations, by adding Subsection 11-1.52 Brewery, only within 660 feet of the interstate corridors; Subsection 11-1.53 Brewery, Craft or Pub; Brewery, Micro, only within 660 feet of the interstate corridors; and, Subsection 11-1.54 Distillery; Distillery, Alcoholic Beverage, only within 660 feet of the interstate corridors. Chairman Tate 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: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Cathy D. Pattison, Joseph E. Hand, Jr., Kenny W. Ervin, Kevin L. Varney. Against: None.

RE: ORDINANCE NO. 1334

Mayor Crewe advised that the next agenda item is to consider the recommendation from the Planning Commission to amend the Town of Wytheville Zoning Ordinance Article X – Business District B-1, Subsection 10-1 Use Regulations, by adding Subsection 10-1.36 Brewery, only within 660 feet of the interstate corridors; Subsection 10-1.37 Brewery, Craft or Pub; Brewery, Micro, only within 660 feet of the interstate corridors; and, Subsection 10-1.38 Distillery; Distillery, Alcoholic Beverage, only within 660 feet of the interstate corridors; and, Article XI - Business District B-2 (General), Section 11-1 Use Regulations, by adding Subsection 11-1.52 Brewery, only within 660 feet of the interstate corridors; Subsection 11-1.53 Brewery, Craft or Pub; Brewery, Micro, only within 660 feet of the interstate corridors; and, Subsection 11-1.54 Distillery; Distillery, Alcoholic Beverage, only within 660 feet of the interstate corridors. He explained that Council has the liberty to take action at this meeting or the Council can wait until the Town Council meeting on Monday, February 12, 2018. Mayor Crewe reiterated that the Council does not have to act, but the Planning Commission has made their recommendation. Councilman Hundley thanked the Planning Commission and Town staff for their hard work regarding this issue. He noted that he would not be attending the Council meeting on Monday, but he is in full support of the recommendation and would make the motion to adopt the ordinance. Mayor Crewe continued to explain to the Council that they can wait until Monday's meeting to take the ordinance into consideration or they can proceed. A motion was made by Councilman Hundley and seconded by Vice-Mayor King to suspend the rules and adopt Ordinance No. 1334, an ordinance amending and reenacting Ordinance No. 640, generally known as the Zoning Ordinance, to amend Article X – Business District B-1, Subsection 10-1 Use Regulations, by adding Subsection 10-1.36 Brewery, only within 660 feet of the interstate corridors; Subsection 10-1.37 Brewery, Craft or Pub; Brewery, Micro, only within 660 feet of the interstate corridors; and, Subsection 10-1.38 Distillery; Distillery, Alcoholic Beverage, only within 660 feet of the interstate corridors; and, Article XI - Business District B-2 (General), Section 11-1 Use Regulations, by adding Subsection 11-1.52 Brewery, only within 660 feet of the interstate corridors; Subsection 11-1.53 Brewery, Craft or Pub; Brewery, Micro, only within 660 feet of the interstate corridors; and, Subsection 11-1.54 Distillery; Distillery, Alcoholic Beverage, only within 660 feet of the interstate corridors. Mayor Crewe inquired if there was any discussion on the motion to adopt the ordinance on first and final reading. Councilwoman Taylor inquired if Mayor Crewe could clarify where distilleries are currently allowed. Mayor Crewe explained the current zoning districts which allow distilleries. He inquired if there is any further discussion to adopt the ordinance. There being none, the motion was approved with the following voting in favor and there being no opposition:

FOR: Trenton G. Crewe, Jr., Jacqueline K. King, Thomas F. Hundley, Joseph E. Hand, Jr., Beth A. Taylor

AGAINST: None

ABSTENTIONS: None

Ordinance No. 1334 was adopted on first and final reading.

RE: ADJOURNMENT

There being no further business to be discussed, a motion was duly made, seconded and carried to adjourn the meeting (7:10 p.m.).

Trenton G. Crewe, Jr., Mayor
Wytheville Town Council

M. Bradley Tate, Chairman
Wytheville Planning Commission

Sharon G. Corvin, CMC, Town Clerk