



AGENDA
Wytheville Planning Commission
Thursday, May 10, 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 of April 12, 2018
- D. **PUBLIC HEARING**
 - 1. Consider a revision to the Town of Wytheville Zoning Ordinance, Article XXI, Regulating Outdoor Advertising in Sight of Public Streets in the Town of Wytheville, Article III, Table of Permitted Size, Number, Height and Location of Signs
- E. **RECOMMENDATION TO TOWN COUNCIL**
 - 1. Consider a revision to the Town of Wytheville Zoning Ordinance, Article XXI, Regulating Outdoor Advertising in Sight of Public Streets in the Town of Wytheville, Article III, Table of Permitted Size, Number, Height and Location of Signs
- F. **CITIZENS' PERIOD**
- G. **SPECIAL EXCEPTION PERMIT REQUEST RECOMMENDATION**
 - 1. 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
- H. **SUBDIVISION REQUEST**
 - 1. Request of Country Club Heights, LLC for the preliminary approval of the subdivision of property located on the west side of Dodgion Street, between Old Stage Road and West Lee Highway, in R-1 Residential and R-2C Residential Districts

I. **OTHER BUSINESS**

1. Further discussion of Ager Park as a potential site for a dog park
2. Further discussion of the concept of smaller homes/smaller lots in town
3. 2018 Rural Planning Caucus

J. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, APRIL 12, 2018, AT 6:00 P.M.**

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

Others present: Vice-Mayor Jacqueline K. King, 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, Assistant Director of Planning and Development Brian Freeman, Dawn Taylor, Dot Alexander, Sigrid Rogers, Jennifer Morin, Paul Morin, Danny Gordon, Lee Johnson, Kaitlin Taylor, Frank Emerson, Robert Gordon, Teresa Campbell, Denise Davis, Mark Sechrest, Millicent Rothrock with *The Wytheville Enterprise*

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 work session and the regular meeting of March 8, 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 Dr. Suarez and seconded by Mr. Hand to approve the consent agenda consisting of the minutes of the work session and the regular meeting of March 8, 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 results: For: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Kevin L. Varney, Joseph E. Hand, Jr., Kenny W. Ervin. Against: None. Abstention: Cathy D. Pattison. Ms. Pattison noted she abstained since she was absent at the March meeting.

RE: PUBLIC HEARING – LORETTO HISTORIC MANSION, LLC, SPECIAL EXCEPTION PERMIT

Chairman Tate advised that the meeting constituted a public hearing (due notice having been given) 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. Assistant Town Manager Moore stated that he would like to note that Dr. and Mrs. Morin have presented their application, and they have some information that they would like to present to the Planning Commission. He remarked that he would suggest the Planning Commission allow the Morins to make their presentation and then receive comments from the public relative to that proposal. He commented that this will give everyone an overview of what the Morins are proposing prior to any discussion about it. Assistant Town Manager Moore explained to the Planning Commission that special exception permits are exactly what the name implies, which is that they are allowing a use in the district where that use would normally not be permitted, but they are uses that are permitted elsewhere within the Zoning Ordinance. He continued to explain to the Planning Commission the definition of a special exception permit. Assistant Town Manager Moore advised that he would like to note that Town Manager Sutherland did receive three comments relative to this request over the course of the past couple of weeks. He noted that one is in the form of an email that the Commissioners have attached in their packets, another comment is a note that Chuck and Lee Johnson wrote indicating that they supported the project and the third comment is from Ms. Dawn Taylor who is an adjacent neighbor who is expressing sincere concerns about the request. Chairman Tate stated that he would ask Dr. Paul Morin to please come forward to the podium for his presentation at this time.

Dr. Paul Morin was recognized and stated that he would like to thank the Planning Commission for allowing him to speak. He noted that they are very excited about their proposal for a new type of business in Wytheville. Dr. Morin explained that he feels for the business that he is proposing for the Loretto Historic Mansion, LLC site, it is an ideal place to host meetings, conferences and outdoor events. He noted that Loretto has been a private residence since its original construction in 1852 by William Alexander Stewart, who is the brother of the famous Calvary man, Jeb Stewart. Dr. Morin continued to explain the history of Loretto to the Planning Commission members. He commented that the proposal is that Loretto Historic Mansion, LLC can share the unique setting with the public by making it available for meetings and corporate conferences, educational seminars, house and garden tours, music recitals and special outdoor events. Dr. Morin depicted on a map the proposed accommodations for parking, etc. of the Loretto property and the “green” fence to help as a barrier to the neighboring properties. He

continued to explain his proposal for the Loretto Historic Mansion, LLC to the Planning Commission members. Dr. Morin inquired if any of the Commissioners had any questions or comments. Chairman Tate inquired of Dr. Morin about the "green" fence he spoke of in his description. Dr. Morin stated that he was talking about trees. He noted that when he moved to Loretto in 1993, he planted evergreen trees along Loretto Drive, and a "green" fence has been established now. Vice-Chairman Litton inquired of Dr. Morin if the 70 parking spaces shown on the map will be a grassed area or will a new parking lot be constructed. Dr. Morin stated that he did not think it would be necessary to construct a paved parking area because people parked in the grass once before for a wedding and people did not mind. He continued to explain his thoughts regarding parking to the Commissioners. Chairman Tate inquired if there were any further questions for Dr. Morin. There being none, he thanked Dr. Morin for his presentation.

Ms. Dawn Taylor was recognized and stated that she lives at 250 Loretto Drive. She noted that she understands the idea of trying to turn the Loretto Mansion into an event venue, and she can see why the Morins may want to do so. Ms. Taylor explained, however, for her, it is going to degrade her enjoyment of her property. She commented that the reason that she and her sons chose to live in the Loretto Subdivision is because it is a residential area. Ms. Taylor remarked that the subdivision is one of the prettiest in Wytheville. She commented that she has been aware of events taking place at the Loretto Mansion, which did affect her and the enjoyment of her home. Ms. Taylor explained that during an event, there were cars parked all along the road in front of her home, on the west side of the Loretto Mansion, in the dentist office parking lot and in the vacant lot on the grass next to her home. She remarked that this concerns her because it is very visible to her. Ms. Taylor commented that she did not purchase her home thinking this would be acceptable. She continued to explain her thoughts behind her opposition with the granting of this special exception permit request to the Planning Commission. Ms. Taylor commented that delivery trucks are parking in front of her home with orange cones surrounding them because the driveway that leads to the mansion is a small path only big enough for smaller vehicles. She remarked, therefore, this definitely has an impact on the subdivision. Chairman Tate inquired if any of the Planning Commissioners had any comments or questions for Ms. Taylor. He thanked Ms. Taylor for addressing the Commission members.

Mr. Robert Gordon was recognized and stated that he lived at 780 Loretto Drive. He explained that he supports the comments that Ms. Taylor made. Mr. Gordon commented that he moved to the Loretto Subdivision two years ago. He noted that one of the reasons he located and chose the subdivision was because of the beauty of it being a residential zoning district. Mr. Gordon remarked that he also believes that property values will be affected. He continued to express his thoughts regarding his opposition of the proposed special exception permit request. Mr. Gordon thanked the Planning Commission for allowing him to speak. Mr. Varney inquired of Mr. Gordon as to what his greatest concern is regarding the proposed request. Mr. Gordon stated that his greatest concern is his property value, but, also, he is concerned about the noise, parking along the street, parking in the bank and dentist office lots and people crossing the street, etc. Chairman Tate thanked Mr. Gordon for speaking.

Ms. Denise Davis was recognized and stated that she lives at 575 Loretto Drive. She explained that she has never attended an event at the mansion, but she likes the idea of having a venue at this historic location. She noted that her daughter is looking at wedding venues, and Loretto is a location that she has considered because the property is very nice outside. Ms. Davis continued to express her thoughts regarding the special exception permit request. She noted that she is not stating that she is for or against the request, and she likes hearing everyone's concerns, but, for her, she thinks it would be a plus to have this venue. Chairman Tate thanked Ms. Davis for addressing the Planning Commission.

Ms. Lee Johnson was recognized and stated that she and her husband are in support of the Loretto Historic Mansion, LLC being used as a venue for all of the things that Dr. Morin discussed earlier in the meeting. She noted that she has a particular interest in Loretto. Ms. Johnson explained that her grandfather, Patterson Fitzgerald Campbell, was born in the Loretto mansion. She commented that her grandfather's brother, Stewart Campbell, Sr., also, was born there and lived in the mansion. Ms. Johnson continued to explain her background with the mansion, and that her family is hoping to hold their family reunion for an early evening dinner at the mansion in June 2018. She remarked that she went through the mansion a few weeks ago, and noted that the Morins have done a lovely job restoring the home. Ms. Johnson commented that she would love the idea of residents from Wytheville and people from other areas to be able to share in this beautiful antebellum home and its history. She noted that Wythe County is rich with history and it needs to be shared and embraced. Ms. Johnson thanked the Planning Commission for allowing her to speak. Chairman Tate thanked Ms. Johnson for addressing the Commissioners.

Chairman Tate inquired if there were any other citizens who wished to address the Planning Commission regarding the Loretto Historic Mansion, LLC special exception permit request

during the public hearing. There being no further questions or comments, Chairman Tate declared the public hearing closed and proceeded with the agenda.

RE: RECOMMENDATION TO TOWN COUNCIL – LORETTO HISTORIC MANSION, LLC, SPECIAL EXCEPTION PERMIT

Chairman Tate advised the next agenda item is for the Planning Commission to make a recommendation to the Town Council regarding 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. Mr. Hand stated that it was very nice to see so many citizens attending the public hearing. He noted that he feels pulled and drawn from both sides. Mr. Hand explained that the reason the Town has property zoned certain ways is to protect the citizens who own the land next door and the applicant's land, as well. He continued to express his thoughts regarding the special exception permit request of Loretto Historic Mansion, LLC. Mr. Hand explained that he loves the idea, however, he will not be able to support the request based on the location of the mansion and that it is located in an R-1 Residential Zoning District, and, also, one of the most restrictive subdivisions in Wytheville. He noted that he has worked in real estate for approximately 18 years, and he does believe that it affects values when uses are mixed. Mr. Hand remarked that the mix of residential use and commercial use is not a good mix. He reiterated that, based on the information he has, he will not be able to make a recommendation to the Town Council that the special exception permit request by the Loretto Historic Mansion, LLC, be approved. He continued to explain the concerns he has regarding this request.

Mr. Ervin explained that if events are planning to be large, then parking will need to be established. He commented, however, for meetings, conferences, educational seminars, indoor recitals, etc., if the number of attendants could be limited, he would be in favor of the request. Mr. Ervin remarked that large events would be hard to accommodate without parking.

Chairman Tate stated that his main issue with the request is parking at the bank and dentist office. He noted that one option would be to utilize the 13+ acres of land and create a parking lot in the field. Chairman Tate remarked that in doing so, this may sway some people in favor of the request, if all the parking were located on the property of the Loretto Historic Mansion, LLC, and not in the street and across the road at the bank and dentist office.

Dr. Suarez stated that one concern he has is in regard to parking, as well. He noted that he can imagine that delivery trucks will want to deliver to the closest location possible. He reiterated that this is his concern.

Mr. Varney stated that the Loretto Mansion is a beautiful place, and this is a great idea, however, he thinks it would be very hard to control the parking. He noted that he has built two homes in the Loretto Subdivision, and he would ask himself how would he view it. He commented that it would be a concern of his if he lived in the subdivision. Mr. Varney continued to explain his view regarding the request. He explained that he would have to support the homeowners of the subdivision who showed up to the Planning Commission meeting to voice their concerns. He advised that he could not recommend this request to the Wytheville Town Council.

Ms. Cathy Pattison stated that she loves the idea that Dr. Morin has for the mansion, however, she did campaign in the subdivision area last week. She noted that two main issues the neighborhood has regarding this request is parking and noise. Ms. Pattison explained that property values and the safety of pedestrians attending the events are another issue. She stated that if Dr. Morin can address and make some changes, which could include parking on the Loretto Mansion property only, this idea might work. Ms. Pattison advised that, at this time, she could not support the request.

Vice-Chairman Litton stated that one of his main concerns is that the Loretto Historic Mansion, LLC's address is Loretto Drive. He remarked that if someone is attending an event from out of town, then they would enter in their GPS the Loretto Drive address, which would send them down Loretto Drive. Vice-Chairman Litton remarked that someone not from here would not realize that the driveway entrance is actually located on Peppers Ferry Road, therefore, attendees could come down Loretto Drive not knowing how to get to the mansion and park along the roadway. He explained that he could potentially see the request being approved, if the request was rewritten and scaled back. Vice-Chairman Litton noted that there are no restrictions, currently, in the request, and there could be 300 people at the location each day as long as the permit is valid. He advised that he thinks one stipulation that needs to be added is no parking along Loretto Drive because the road is very narrow with the island. He noted that there are a lot of concerns.

Dr. Morin stated that if the Planning Commission would prefer that people only park on the Loretto property, then that is not an issue. He remarked that it was not an issue for the smaller events. Dr. Morin continued to address the comments and questions of the citizens and Commissioners regarding the special exception permit request. He noted that he did not believe that these activities would affect people's property values. He also noted that Ms. Taylor already has a dental office next door to her home.

Mr. Hand remarked that he disagreed with Dr. Morin, and that he does believe that property values will decrease. He noted that if a business is located next to a residence, it could hurt the property value. Mr. Hand commented that the Loretto Mansion is a house, but it would also be a business, and it could hurt the property values of the houses located in the subdivision. A discussion ensued between Dr. Morin and Mr. Hand regarding the property values of the neighborhood. Mr. Hand explained that a special exception permit is very hard to get approved because it is breaking the rules of the Town's Zoning Ordinance. He commented that regarding the parking situation, Dr. Morin could install a parking lot at the front of his home without asking permission because beginning at the road and 600 feet back, the property of Loretto is zoned B-1 Business. He reiterated that if the Morins wanted to install a parking lot in the front of the property, it would not require a special exception permit because it is zoned correctly. Mr. Hand explained that beyond the 600 feet of property to the front of the home is zoned R-1 Residential. A discussion continued regarding the special exception permit request for the Loretto Historic Mansion, LLC.

Chairman Tate stated that he had a comment. He noted that he thinks the parking could be addressed to have the parking onsite. Chairman Tate inquired of Dr. Morin what could be done about the noise issues that may arise. He inquired if Dr. Morin had any comments regarding the noise issues that may arise. Dr. Morin addressed the noise issue. He noted that, obviously, they are not designing the Loretto Historic Mansion, LLC to be a party house, but, rather, a classic venue for classic events. Dr. Morin continued to address the noise issues that may arise. He noted that they could also limit the number of attendants to an event, if needed. Vice-Chairman Litton inquired of Dr. Morin what the limited number would be. Dr. Morin stated that they could limit the number to 175 and below.

Mr. Varney stated that he keeps wavering back and forth. He noted that with the request coming from Dr. Morin, and knowing personally how Dr. Morin does things, he feels that Dr. Morin would have every intention of doing this right. He continued to explain his thoughts regarding the Loretto Historic Mansion, LLC special exception permit request. He commented that he has to take the Loretto subdivision homeowners into consideration and their thoughts. Mr. Varney expressed that he would have to have their blessing, in his opinion. He inquired of the Loretto subdivision property owners, especially those who addressed the Commission, if there would be perimeters that could be set to where they would be willing to embrace the request. Ms. Taylor stated that she would like to address the fact that the dentist office located next door to her only operates Monday through Friday, and they open at 7:00 a.m. and close at 5:00 p.m. She noted that she has never seen the parking lot full of cars. She continued to express her thoughts regarding the special exception permit request. Ms. Taylor inquired of the Commissioners if they would like to have 175 people in their backyard or frontyard on the weekends. She noted that she thinks the request is totally unfair. Ms. Taylor remarked that the homeowners of the Loretto subdivision have hundreds of thousands of dollars invested in their homes, and she would like to continue to upgrade her home. She stated that there is nothing that the Morins can do to their request to make her change her mind about it, simply because it is directly in front of her home.

Chairman Tate stated that he has a general question, if Assistant Town Manager Moore could answer the question. He inquired if someone has a wedding at a private residence, are they required to contact the Town before doing so. Assistant Town Manager Moore stated that the Town has never had that question, but, normally, if an event like this takes place at a private residence, as long as it does not impact the neighborhood, traffic, etc., it would be like hosting any social event at your home where friends are invited over. Chairman Tate inquired as to what is going to keep Dr. Morin from continuing to do what he is doing now such as scheduling weddings, etc. Assistant Town Manager Moore stated that this is an excellent question. He explained that if this were to become a constant activity, and if Dr. Morin was receiving payment for the events, this would be considered a business. Assistant Town Manager Moore continued to express his thoughts regarding Chairman Tate's inquiry. Town Attorney Menerick reiterated what Assistant Town Manager Moore stated regarding private functions at homes, which do not involve compensation. Chairman Tate thanked Assistant Town Manager Moore and Town Attorney Menerick for their comments. He inquired of Dr. Morin if this definitely would be a business to gain profit. Dr. Morin stated that is correct. Discussion ensued regarding the mansion and the reason they purchased the mansion, etc. He noted that when the Loretto Homeowners Association needs to hold a meeting, they want to use the mansion, but for this request, there is opposition.

Mr. Robert Gordon stated that he has never attended an event at the Loretto Mansion, therefore, he is not in the group that Dr. Morin discussed. He continued to express his thoughts and disfavor regarding the special exception permit request. Mr. Gordon explained that he could not answer a hypothetical question for Mr. Varney without knowing what the provisions or stipulations may be for the request.

Mr. Hand stated that he has a personal experience with this type of request. He noted that he lives in an old house built in 1816, and he has held several events at his home. He continued to note the events that have been held at his home free of charge. Mr. Hand remarked that some of the events were problematic due to people not leaving before 11:30 p.m., not picking up their tables and chairs, etc. He noted that he cannot hold events at his home and charge people, and he has had a lot of people ask to have events there. Mr. Hand reiterated that he cannot hold events at his home because it is not zoned correctly. He explained that he cannot support this special exception permit. Mr. Hand continued to express his view regarding the special exception permit request.

Ms. Jennifer Morin was recognized and stated that, originally, the concept for Loretto Historic Mansion, LLC, was more of a conference or meeting center and not a wedding or reunion venue. She continued to explain to the Planning Commissioners the original concept of the mansion. Ms. Morin noted that she does not think that the mansion could accommodate more than 40 people indoors and they could limit it to small, indoor conferences with 40 people or less. She advised that this would be her only submission at this point to try to keep Loretto going as a semipublic venue. She thanked the Planning Commission for allowing her to speak.

Chairman Tate remarked that he feels this is favorable if the number of people at an event was limited to 40 people and all of the vehicles were parked on the grounds of Loretto. He continued to express his thoughts regarding the request. Chairman Tate inquired of Assistant Town Manager Moore if the request were amended to limit the number of people attending events, if this would require another public hearing. Assistant Town Manager Moore noted that another public hearing would not be necessary. He stated that his suggestion would be for Ms. Taylor to at least be able to comment on the issue of it being restrictive enough, etc.

Mr. Varney remarked that this is one of the reasons he inquired of Ms. Taylor and Mr. Gordon if there would be any way that the request would be acceptable to them. He noted that he feels that some of the ideas of the request are good, but he also understands their concerns. He remarked that the community has to hear their concerns. Mr. Varney reiterated that he would be open to the idea, if the parking were controlled and contained to the mansion site and not in other areas of the Loretto subdivision. He noted that he would also be in favor if the noise could be controlled in an acceptable way. Mr. Varney continued to express his thoughts regarding the request and what would be acceptable to him. Dr. Suarez stated that he thinks Ms. Morin is suggesting to limit the activities to small, indoor conferences, which would limit the number of attendees to 40 or less. He inquired of Ms. Morin if this is correct. Ms. Morin stated that is correct. Mr. Hand commented that the problem will still be that the 40 or less people attending the small indoor event will take a break and wander outside to walk the grounds, which are beautiful. He remarked that there will then be 40 or less people walking around outside in the yard in the middle of the week and/or on a Saturday. Mr. Hand commented that if Ms. Taylor and Mr. Gordon state that they accept this proposal, then he will support the request, however, he must hear both of them state that they support it with or without stipulations.

Mr. Danny Gordon stated that for 12 years he was Chairman for the Board of Zoning Appeals. He noted that when there was an issue this important and controversial, he always suggested that the Board visit the site and look for themselves. Mr. Gordon remarked that he has been in the beautiful mansion and on the grounds. He explained that if the Planning Commission were to go out to the site and see what Dr. Morin is explaining and then walk around with some of the neighbors, he thinks there would be a better perspective. Mr. Gordon continued to express his thoughts regarding the special exception permit request. Mr. Hand commented that the Planning Commissioners receive their packets one week in advance for this reason. He noted that he has already visited the site and has been in the house, therefore, for him, it is his job as a Planning Commissioner to have already been to the site. Mr. Gordon stated that is correct, and inquired if all of the other Commissioners already been to the site. Ms. Pattison remarked that she has been on the grounds, also, but not inside. Dr. Suarez stated that he has been on the grounds, as well, but not inside. Mr. Ervin remarked that he has also been on the grounds. Mr. Gordon commented that even if some of the Commissioners have been there once, it would not hurt to go again and have Dr. Morin explain to them what would take place in the different areas of the grounds and house. He remarked that, as a citizen, this is a great opportunity, but he sees why the residents who live in the Loretto subdivision would not want this request granted. Mr. Gordon noted that he understands that, but as a Planning Commission, they represent the entire town and should take the time to go visit as a group, ask questions and have Ms. Taylor and Mr. Gordon with them. He continued to express his thoughts regarding the request. Chairman Tate thanked Mr. Danny Gordon for his comments.

Mr. Ervin stated that he did not think that there is one Commissioner who does not admire what the Morins want to do and would love to see it come to fruition. He noted, however, as the proposal is written, the Planning Commission cannot support the request. Mr. Ervin commented that possibly the request can be adjusted, resubmitted, etc., and then see how Ms. Taylor and Mr. Gordon feel afterward. He continued to express his thoughts regarding the request.

Vice-Mayor Jacqueline K. King stated that she lives across from the Wytheville Golf and Country Club, and she is not sure if there will be bands performing at the Loretto Mansion, but, if so, when the Club has bands performing during events, it shakes her house because they open the doors and windows. She reiterated that if her doors and windows are open, then it shakes their home. Chairman Tate thanked Vice-Mayor King for her comments.

Chairman Tate inquired if the Planning Commission would like to make sure they are clear on the stipulations before voting. Assistant Town Manager Moore explained that what he thinks the Morins have proposed is a deduction of the proposal that they originally proposed, therefore, there does not have to be another public hearing relative to that. He stated that he would suggest the Commissioners asking what the adjacent neighborhood feels about the request and do they feel like the request is appropriate. Assistant Town Manager Moore commented that if the neighbors do feel it is appropriate, then the Planning Commission may want to continue the discussion until the next meeting. Vice-Chairman Litton commented that he does not feel like the Commission should rush to get the recommendation to the Council. He continued to express his thoughts regarding the recommendation. He noted that to him, the neighbors take precedence, especially Ms. Taylor. Mr. Varney stated that he agrees with Vice-Chairman Litton. He noted that he respects all the Morins have done to the home, etc., therefore, he does not want that to go unrecognized because they are not doing this just to make money. Mr. Varney noted that as the request stands, he cannot support it as it was presented at this meeting. Dr. Suarez remarked that he did speak to a close neighbor of the Loretto Historic Mansion, LLC, and the individual did not have a problem with the request. Mr. Hand inquired of Assistant Town Manager Moore if all of the adjoining property owners were contacted by mail regarding the public hearing. Assistant Town Manager Moore explained to Mr. Hand that certified mailings go to each of the adjacent property owners and it is advertised in the local newspaper regarding the public hearing. Vice-Chairman Litton inquired if there were any comments from residents who live on the western side of the Loretto property. Assistant Town Manager Moore explained that there have been no comments other than the comments heard at this meeting.

Chairman Tate inquired of Ms. Taylor and Mr. Gordon if they still had the same opinion even if the Morins were to change to indoor only events. Ms. Taylor stated that is correct. Mr. Gordon remarked that he could not answer that question until he sees the revised request.

Dr. Beth Taylor stated that she is a resident of the Loretto Subdivision. She noted that she only wanted to address the noise issue. She remarked that her family can hear the noise from Withers Park and other areas on weekends, etc. Dr. Taylor commented that even with the windows closed, she can hear noise in her home, therefore, in her opinion, she does not feel the noise should be an issue. Mr. Hand inquired of Dr. Taylor if she is having a family picnic outside of her home on a Saturday evening and the Chautauqua Festival is not taking place or anything in Withers Park, but there is an event taking place around the corner from her home, if it would concern her. He inquired if Dr. Taylor could hear the events that have taken place at the Loretto Historic Mansion, LLC. Dr. Taylor stated that to her knowledge, she has not heard any of the events.

Assistant Town Manager Moore explained to the Planning Commissioners that another public hearing is not necessary. Chairman Tate inquired if there were any further comments. There being none, he inquired if there is a motion regarding the special exception permit request of the Loretto Historic Mansion, LLC. A motion was made by Vice-Chairman Litton and seconded by Dr. Suarez to have the Loretto Historic Mansion, LLC rewrite the special exception permit request and resubmit it to the Wytheville Planning Commission for review at the next meeting. Chairman Tate inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting results: For: M. Bradley Tate, Bradford M. Litton, Terrance E. Suarez, Kenny W. Ervin. Against: Cathy D. Pattison, Joseph E. Hand, Jr.

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 regarding another topic, therefore, he would proceed with the agenda.

RE: RECESS

The Wytheville Planning Commission took a brief recess. (7:12 p.m.)

RE: RECONVENE

The Wytheville Planning Commission reconvened. (7:15 p.m.)

RE: SIGN ORDINANCE REVISION

Chairman Tate advised the next agenda item is to set a public hearing to consider a revision to the Town of Wytheville Zoning Ordinance, Article XXI, Regulating Outdoor Advertising in Sight of Public Streets in the Town of Wytheville, Article III, Table of Permitted Size, Number, Height and Location of Signs. Assistant Town Manager Moore explained the proposed revision to the Planning Commissioners. A motion was made by Mr. Hand and seconded by Mr. Varney to set a public hearing for the May 10, 2018, Planning Commission meeting, at 6:00 p.m. in the Council Chambers, to consider a revision to the Town of Wytheville Zoning Ordinance, Article XXI, Regulating Outdoor Advertising in Sight of Public Streets in the Town of Wytheville, Article III, Table of Permitted Size, Number, Height and Location of Signs. 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, Cathy D. Pattison, Terrance E. Suarez, Kevin L. Varney, Joseph E. Hand, Jr., Kenny W. Ervin. Against: None.

RE: ANNUAL REVIEW OF SPECIAL EXCEPTION PERMITS

Chairman Tate advised that the next agenda item is the annual review of special exception permits for: 1) Thomas and Tina Cline; 2) Commonwealth of Virginia, Department of General Services, Surplus; 3) Brad Litton; 4) Wytheville (Wytheville) WMC, LLC (Petco); 5) Chris Umberger. Assistant Town Manager Moore noted that as the Planning Commission can see, it appears that all of these are all in reasonable compliance. Assistant Town Manager Moore expressed that Town staff has not received, to his knowledge, any complaints from any of the adjacent neighbors or anyone relative to those special exception permits. He noted there are photographs for the specific properties that can be reviewed. Assistant Town Manager Moore remarked that unless the Commissioners have any questions or concerns, he would note that everything complies relative to the special exception permits. Chairman Tate inquired if there was any further discussion concerning the special exception permits. There being none, he proceeded with the agenda.

RE: DOG PARKS

Chairman Tate advised that the next agenda item is the continued discussion regarding dog parks. Assistant Town Manager Moore updated the Planning Commission with information he received from the Town of Blacksburg regarding their dog park. He noted that the Commissioners have a map of the proposed dog park site at Ager Park in front of them. Assistant Town Manager Moore explained that the ballfield at Ager Park has restrooms that are open during the summer months. Mr. Hand inquired if a portable toilet would be a possibility. Assistant Town Manager Moore explained that it is a possibility, and it would just be a budgetary issue. Discussion ensued regarding the proposed dog park site. It was the consensus of the Planning Commission to schedule a special meeting on Thursday, May 3, 2018, at 1:00 p.m., at the proposed site at Ager Park to walk the property. Chairman Tate inquired if there was any further discussion concerning the proposed dog park. There being none, he proceeded with the agenda.

RE: LAND USE DESIGNATIONS

Chairman Tate advised that the next agenda item is a discussion regarding how rezonings may affect land use designations. Assistant Town Manager Moore explained to the Planning Commission that he researched the project, and the Commissioner of the Revenue stated that it would impact property value. He noted that if the properties were rezoned to business land use, the Commissioner's office would consider it commercial property. Assistant Town Manager Moore expressed that commercial properties would be appraised at approximately \$50,000 per acre. He noted that a significant increase would occur in the properties. Mr. Hand inquired of Assistant Town Manager Moore if the properties were in land use, if it would affect them. Assistant Town Manager Moore stated it would affect them. A discussion ensued regarding how the properties would be affected if the property is in land use. The Commissioners continued to discuss how the property needs to be considered to be zoned for the future. It was the consensus of the Planning Commission to not rezone the properties at this time. Chairman Tate inquired if there was any further discussion concerning the rezonings. There being none, he proceeded with the agenda.

RE: SMALLER HOMES/SMALLER LOTS

Chairman Tate advised that the next agenda item is further review of the concept of smaller homes/smaller lots in town. Assistant Town Manager Moore stated that the Commission had asked him to discuss this with Mr. Andy Kegley of the H.O.P.E, Incorporated. He noted that he did so, and Mr. Kegley suggested that some local contractors be invited to a work session to see if they would be interested in this concept of smaller dwellings, etc. Assistant Town Manager Moore suggested scheduling a work session to discuss this topic further. Mr. Varney noted that in his opinion, he feels that there is a need for smaller homes in Wytheville. He continued to express his thoughts regarding smaller homes/smaller lots. Mr. Varney commented that he feels it is good for everybody. He noted that he thinks the Commission needs to be open to the concept. Discussion ensued regarding the concept of smaller homes. Mr. Hand inquired if the entire zoning of R-3 Residential could be changed. Assistant Town Manager Moore remarked that it is a possibility. Discussion continued regarding smaller homes in an R-3 Residential Zoning District. Mr. Hand inquired if there have been any requests for smaller homes. Assistant Town Manager Moore stated that there has only been one request. He inquired of Mr. Hand if, professionally, he thinks there is a market for a 750 to 800 square foot house. Mr. Hand stated that he thinks there is a market for it and explained that including the lot, etc., a person could build a home for under \$100,000 on a \$10,000 lot. The Planning Commission continued to discuss the idea. Assistant Town Manager Moore stated that Town staff would compose something that encompasses the ideas the Planning Commission has discussed. Mr. Brian Freeman remarked that the Planning Department could create a GIS map of all lots under 9,000 square feet located in an R-3 Residential Zoning District. Mr. Hand commented that the map would be good to see. Vice-Chairman Litton inquired of the process to property owners if the Planning Commission were to change the Zoning Ordinance for R-3 Residential Zones. Town Clerk Corvin advised that all of the property owners in the R-3 Residential Zoning District would receive certified mailings, and this would be a very large, expensive task. Discussion continued regarding the possibility of a rezoning to allow smaller homes.

RE: GROUP HOMES IN RESIDENTIAL NEIGHBORHOODS

Assistant Town Manager Moore advised that the Planning Commissioners have in front of them an excerpt from the Virginia State Code 15.2-2291. He noted that it states that the State Code allows group homes in residential neighborhoods, if they qualify. Assistant Town Manager Moore continued to explain that there are two group homes purchased in the Century Court area. He noted that he wanted to make the Commissioners aware of this because the Town has received numerous phone calls regarding this. Discussion ensued regarding this issue, and Assistant Town Manager Moore noted that the State law allows the group homes in residential areas.

RE: ADJOURNMENT

There being no further business, a motion was duly made, seconded and carried to adjourn the meeting (8:18 p.m.).

M. Bradley Tate, Chairman

Sharon G. Corvin, CMC, Town Clerk