

Note from the Clerk: These minutes are written as the agenda was presented. Some votes may appear out of order.

SMYTH COUNTY PLANNING COMMISSION
Thursday, July 25, 2024

The Smyth County Planning Commission met in their regular meeting on Thursday, July 25, 2024, at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Graham Davidson Jr, Vice-Chairman, Chilhowie District; Robert Campbell, North Fork District; Lea Meadows, Park District; and Paul Shepherd, Rye Valley District.
Commissioners Absent: Hazel Wagoner, Chairperson, Atkins District; Tony Dean, Royal Oak District; and David Spence, Saltville District.

Staff Present: Becca Creasy and Clegg Williams

6:31 PM Mr. Davidson called the meeting to order.

Adoption of Agenda: Mr. Campbell made a motion to approve the agenda as presented which was seconded by Mr. Shepherd, with the following vote recorded.

Vote: 4 yeas Davidson Jr., Campbell, Meadows, and Shepherd
 3 absent Wagoner, Dean, and Spence

Minutes: Ms. Meadows made a motion to approve the minutes of the Thursday, May 23, 2024, meeting. It was seconded by Mr. Shepherd, with the following vote recorded.

Vote: 4 yeas Davidson Jr., Campbell, Meadows, and Shepherd
 3 absent Wagoner, Dean, and Spence

Other Business: Ms. Creasy provided the members with a written update from the Laurel Creek Energy Storage Facility.

Citizens Time: No citizens were present.

Commissioners Questions/Comments: None

6:35 PM With no further discussion, Ms. Meadows made a motion to recess the meeting for a joint public hearing with the Board of Supervisors. It was seconded by Mr. Shepherd, and unanimously approved.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

Board Members Present: Charles Atkins, Chairman, Atkins District; Mike Sturgill, Vice-Chairman, Chilhowie District; Roscoe Call, Saltville District; Courtney Widener, Royal Oak District; and Jason Parris, Rye Valley District. **Board Members Absent:** Kris Ratliff, Park District, and Rick Billings, North Fork District

Commissioners Present: Graham Davidson Jr, Vice-Chairman, Chilhowie District; Robert Campbell, North Fork District; Lea Meadows, Park District; and Paul Shepherd, Rye Valley District.
Commissioners Absent: Hazel Wagoner, Chairperson, Atkins District; Tony Dean, Royal Oak District; and David Spence, Saltville District.

Staff Present: Clegg Williams, Assistant County Administrator – Development; Gabe Dempsey, Director of Information Systems; Kendra Hayden, Economic Development; Becca Creasy, Zoning Administrator

Others: Representatives from the Smyth County Sheriff's Office and Smyth County News and Messenger, and approximately eight citizens were present.

7/25/2024 7:03 PM Mr. Atkins, Chairman of the Board of Supervisors, and Mr. Davidson, Vice-Chairman of the Planning Commission called the joint public hearing to order.

7/25/2024 7:03 PM Mr. Williams read the legal ad.

**BEFORE THE SMYTH COUNTY BOARD OF SUPERVISORS AND
SMYTH COUNTY PLANNING COMMISSION**

The Smyth County Board of Supervisors and the Smyth County Planning Commission will conduct a joint public hearing on Thursday, July 25, 2024, at 7:00 P.M. or as soon after 7:00 P.M. as the application described below may be heard in the Smyth County Office Building at 121 Bagley Circle in Marion, Virginia, for the Planning Commission to consider whether or not to recommend the approval of the following application and the Board of Supervisors to consider whether or not to accept the Planning Commission's recommendation to the Zoning Ordinance of Smyth County, Virginia:

1) *William R. Varner has forwarded an application requesting a Special Use Permit for a Campground or RV Park on Saltville Hwy, north of Nuttywood Lane and across from 1857 Riverdale Lane in Saltville. The property is identified as Tax Map No. 29-A-82B and zoned Agricultural/Rural.*

2) *Mrytle Properties LLC has forwarded an application requesting an amendment to the official zoning map at Chilhowie, Virginia, to rezone approximately 15 acres from Agricultural/Rural to Industrial. The Smyth County Comprehensive Plan does not identify a density range, and the general usage of this portion of the property has most recently been agricultural. The property is located beside 289 Lee Hwy, Chilhowie, Virginia 24319.*

Any person may appear and state his/her views on this matter at this public hearing, subject to the rules of procedure of the Board of Supervisors and Planning Commission of Smyth County, Virginia.

Copies of the application and their maps or drawings are on file in the offices of the Zoning Administrator and the County Administrator of Smyth County. They may be reviewed upon request at the address above during regular business hours, Monday through Friday.

In compliance with the Americans with Disabilities Act, persons requiring special assistance to attend and participate in this hearing should contact Clegg Williams, ADA Coordinator, at (276) 706-8315 at least 48 hours before the hearing.

Smyth County fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information or to obtain a Title VI Discrimination Complaint Form, contact (276) 783-3298 or at <https://www.smythcounty.org>.

Done by order of the Board of Supervisors and the Planning Commission.

Shawn Utt, County Administrator
Hazel Wagoner, Chairperson of the Planning Commission

7/25/2024 7:05 PM Mr. Parris made a motion to waive the rules of procedure during public meetings; it was seconded by Mr. Sturgill and unanimously carried.

7/25/2024 7:05 PM Mr. Williams presented William Varner's special use permit application for a campground/RV park located across from 1857 Riverdale Lane, Saltville, Tax Map Number 29-A-82B.

7/25/2024 7:08 PM Mr. Varner provided background on his property purchase in 2014, the costs already incurred for property improvements including guardrails and his intention to create a quiet, family-friendly