



**Smyth County
Planning Commission**
121 Bagley Circle, Suite 120
Marion, Virginia 24354

Clerk's Direct Phone: (276) 706-8316
Fax: (276) 783-9314

*Atkins District
Chilhowie District
North Fork District
Park District
Royal Oak District
Rye Valley District
Saltville District
Zoning Administrator
Zoning Administrator, Clerk*

*Hazel L. Wagoner
Graham S. Davidson Jr.
Robert Campbell
Lea Meadows
Anthony "Tony" Ray Dean
Paul D. Shepherd
David L. Spence
Clegg Williams
Becca Creasy*

AGENDA

Thursday, February 22, 2024

6:30 p.m.

Should additional information become available, we will provide it to you as quickly as possible.

1. Call Meeting to Order
2. Adopt Agenda
3. Adopt Minutes of January 25, 2024, meeting
4. Zoning Administrator updates
5. Citizens Time
6. Other Business; if any
7. Questions/Comments from Commissioners
8. Recess

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

7:00 p.m.

9. Chairman of the Board and Chairman of the Planning Commission call the joint public hearing to order.
10. Hill Studio presentation: Smyth County Comprehensive Plan – PlanSmyth2044
https://www.smythcounty.org/government/boards_committees/planning_commission.php
11. Adjourn public hearing.
12. Reconvene Planning Commission meeting to deliberate Comprehensive Plan.
13. Adjournment.



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

SMYTH COUNTY PLANNING COMMISSION
Thursday, January 25, 2024

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

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

Staff Present: Clegg Williams

At approximately 6:30 p.m. Mrs. Wagoner called the meeting to order.

Adoption of Agenda: Mrs. Wagoner opened the floor for motions to approve the agenda as presented. Mr. Spence made a motion which was seconded by Ms. Meadows, and unanimously carried.

Election of Officers:

Mrs. Wagoner made a motion to nominate Clegg Williams as the Temporary Chairman and was seconded by Mr. Spence and unanimously carried.

Chairman: Mr. Williams then opened the floor for nominations of Chairman for calendar year 2024. Mr. Spence nominated Mrs. Wagoner for Chairperson; it was seconded by Mr. Davidson. With no other nominations, Mrs. Wagoner was elected to serve as Chairperson for 2024, with the following vote recorded.

Vote: 6 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd and Spence
 1 abstain Wagoner

Vice-Chairman: Mrs. Wagoner opened the floor for nominations of Vice-Chairman for calendar year 2024. Mr. Spence nominated Mr. Davidson Jr. for Vice-Chairman; it was seconded by Mr. Dean. With no other nominations, Mr. Davidson Jr. was elected to serve as Vice-Chairman for 2024, with the following vote recorded.

Vote: 6 yeas Campbell, Dean, Meadows, Shepherd, Spence and Wagoner
 1 abstain Davidson Jr.

Secretary: Mrs. Wagoner opened the floor for nominations of Secretary for calendar year 2024. Mr. Spence nominated Mr. Dean; it was seconded by Mr. Davidson Jr. With no other nominations, Mr. Davidson Jr. was elected to serve as Secretary for 2024, with the following vote recorded.

Vote: 6 yeas Campbell, Davidson Jr., Meadows Shepherd, Spence and Wagoner
 1 abstain Dean

Clerk: Mrs. Wagoner opened the floor for nominations of Clerk for calendar year 2024. Mr. Spence nominated Becca Creasy, with the recommendation of Kelsey Marchant and Clegg Williams as alternates. It was seconded by Mr. Davidson Jr. With no other nominations, Ms. Creasy was elected to serve as Clerk, and Ms. Marchant and Mr. Williams as her alternates, for 2024.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

Set Calendar for 2024: Mr. Spence made the motion to set the meetings for the fourth Thursday at 6:00 or 6:30 p.m., except for November and December due to Thanksgiving and Christmas. November's meeting is set tentatively for Thursday, November 21st; December's meeting is set tentatively for Thursday, December 19th. Mr. Shepherd seconded the motion, and the following vote was recorded.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

Minutes: Mr. Spence made the motion to approve the minutes of the Thursday, November 16, 2023, meeting. Mr. Davidson Jr. seconded the motion, and the following vote was recorded.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

Adopt Operating Procedures: Mr. Spence made a motion to adopt the operating procedures as presented. Ms. Meadows seconded the motion, and the following vote was recorded.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

Adopt Annual Report for 2023: Mr. Davidson Jr. made a motion to adopt the annual report as presented. Mr. Spence seconded the motion and unanimously passed.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

Ordinance Committee Appointments: Mrs. Wagoner asked for volunteers to serve on the Ordinance Committee for 2024. Mr. Campbell, Ms. Meadows, and Mrs. Wagoner volunteered to serve for 2024.

Citizens' Time: No citizens were present.

Other Business: Mr. Dean recommended resending conflict of interest forms.

Questions/Comments for the Commissioners: None.

Recess: At approximately 6:45 p.m., Mrs. Wagoner recessed the Planning Commission's meeting until their 7:00 p.m. public hearing.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

1/25/2024 8:24 PM Chairperson Wagoner reconvened the Planning Commission meeting and opened the floor for comments and questions.

1/25/2024 8:25 PM After discussion, Mr. Spence made a motion to recommend the Board of Supervisors approve Mr. Charles Bridgers request for a map amendment to rezone his property

from Residential to Agriculture/Rural. The property is identified as tax map number 65-A-48K and is located across from 2121/beside 2082 Scratch Gravel Road, Marion. The motion was seconded by Ms. Meadows and unanimously passed.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

1/25/2024 8:25 PM Mr. Spence made a motion to recommend the Board of Supervisors approve DeBusk Farms LLC's special use permit for a Recreational Vehicle Park on property identified as tax map number 41-A-109B, located between 1528 and 1366 Buckeye Hollow Road, Saltville, with the condition it expires in six (6) years. The motion was seconded by Mr. Campbell and unanimously passed.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

1/25/2024 8:26 PM Mr. Spence made a motion to recommend the Board of Supervisors deny the special use permit requested by Mr. James Craig Harper for a service business on property identified as tax map number 41A-4-2, located beside 174 South Wood Lane, Saltville. The motion was seconded by Mr. Campbell and unanimously passed.

Vote: 7 yeas Campbell, Davidson Jr., Dean, Meadows, Shepherd, Spence and Wagoner

1/25/2024 8:31 PM After further discussion, Mr. Davidson Jr. made a motion to recommend the Board of Supervisors schedule a public hearing to consider a map amendment to rezone Mr. Harper's property from Agricultural/Rural to Commercial. The motion was seconded by Mr. Spence, and the following vote was recorded.

Vote: 5 yeas Davidson Jr., Meadows, Shepherd, Spence, and Wagoner
0 nays
2 abstains Campbell and Dean

1/25/2024 8:35 PM Mr. Spence made a motion to adjourn which was seconded by Mr. Davidson Jr. and unanimously passed.

Tony Dean, Secretary