

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, March 28, 2024

The Smyth County Planning Commission met in their regular meeting on Thursday, March 28, 2024, at 6:30 P.M. in the Smyth County Office Building.

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

Staff Present: Becca Creasy, Kelsey Marchant, and Clegg Williams

At approximately 6:31 p.m., Chairperson Hazel Wagoner called the meeting to order.

Adoption of Agenda: Mrs. Wagoner opened the floor for motions to adopt the agenda as presented. Graham Davidson made a motion which was seconded by David Spence, with the following vote recorded.

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

Minutes: Mr. Davidson made the motion to approve the minutes of the Thursday, February 22, 2024, meeting. Mr. Spence seconded the motion, and the following vote was recorded.

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

Zoning Administrator Update: Becca Creasy informed the Commission of the upcoming joint public hearing to rezone James Craig Harper's property from Agriculture/Rural to Commercial. She also indicated that they were planning on making an update to the Zoning Ordinance by changing lot size requirements.

Citizens Time: No citizens were present.

Old Business – Comprehensive Plan: Mrs. Wagoner opened the floor for discussion about their decision to table the comprehensive plan at their last meeting. The Commissioners read through the plan and noted a few minor edits. Mrs. Wagoner then opened the floor for a motion to adopt the Comprehensive Plan. Mr. Spence made a motion to adopt the Comprehensive Plan with the suggested edits which was seconded by Mr. Shepherd. The following vote was recorded.

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

BZA Recommendation: Becca Creasy reminded the PC members of the right to forward a recommendation to the BZA; however, they are not required to. She explained the County is under contract to purchase a tract of land the current Camp Convenience Station is located upon. Considering the seller is not willing to sell the additional land needed to meet the minimum lot size requirements for lots without public water and sewer, the County is applying for a variance to be exempt. Mrs. Wagoner opened the floor for a recommendation. Mr. Spence made a motion to

recommend the Board of Zoning Appeals approve the variance request as presented. Mr. Shepherd seconded the motion, and the following vote was recorded.

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

Questions/Comments from Commissioners: None.

Recess: At approximately 7:00 p.m., Mrs. Wagoner recessed the Planning Commission's meeting for their joint public hearing with the Board of Supervisors.

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; Rick Billings, North Fork District and Jason Parris, Rye Valley District

Board Members Absent: Kris Ratliff, Park District and Courtney Widener, Royal Oak District

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

Staff Present: Shawn Utt, County Administrator; Clegg Williams, Assistant County Administrator - Development; Becca Creasy, Kelsey Marchant, and Auna Louthian, Administrative Assistants

Others: Smyth County Sheriff's Office representative and approximately ten citizens were present

3/28/2024 7:02 PM Charles Atkins, Chairman of the Board of Supervisors, and Hazel Wagoner, Chairperson of the Planning Commission, called the joint public hearing to order.

3/28/2024 7:04 PM Clegg 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, March 28, 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, 121 Bagley Circle, Marion, Virginia, for the Planning Commission to consider whether to recommend the approval, and the Board of Supervisors to consider whether to accept the Planning Commission's recommendation on the following application to the Zoning Ordinance of Smyth County, Virginia:

Pursuant to Section 9-2.1, the Board of Supervisors of Smyth County, Virginia, proposes to amend the official Zoning Map of Smyth County, Virginia, by rezoning parcels identified as Tax Map Nos. 41A-4-1 and 41A-4-2 being at the intersection of Valley Road, Hwy 107 and South Wood Lane in Saltville from Agricultural/Rural to Commercial.

At these public hearings, subject to the rules of procedure of the Board of Supervisors and Planning Commission of Smyth County, Virginia, any person may appear and state his/her views thereon.