

*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, February 22, 2024**

The Smyth County Planning Commission met in their regular meeting on Thursday, February 22, 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; Lea Meadows, Park District; David Spence, Saltville District; Paul Shepherd, Rye Valley District; and Robert Campbell, North Fork District.

**Commissioners Absent:** Tony Dean, Royal Oak District

**Staff Present:** Becca Creasy and Kelsey Marchant

At approximately 6:42 p.m., Chairperson Hazel Wagoner called the meeting to order.

**Adoption of Agenda:** Mrs. Wagoner opened the floor for motions to approve the agenda as presented. Lea Meadows made a motion which was seconded by Graham Davidson Jr., with the following vote recorded.

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

**Minutes:** Ms. Meadows made the motion to approve the minutes of the Thursday, January 25, 2024, meeting. David Spence seconded the motion, and the following vote was recorded.

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

**Zoning Administrator Update:** Becca Creasy informed the Commission of passing her Certified Zoning Official (CZO) exam through Virginia Association Zoning Officials (VAZO) and the Board's appointment of her as Zoning Administrator in January. She then introduced alternate clerk, Kelsey Marchant, to the Commission. Lastly, she informed the Commission of the Board's decisions based on their recommendations from their previous meeting. She said the Board followed their recommendation for two applications: DeBusk Farms special use permit request for a *Recreational Vehicle Park* and Charles Bridges request for a map amendment to rezone his property from *Residential* to *Agricultural/Rural*. The Board decided to table James Craig Harper's special use permit request for a service business and directed staff to set a public hearing to take comments on rezoning the properties from *Agricultural/Rural* to *Commercial*.

**Citizens Time:** No citizens were present.

**Other Business:** None.

**Questions/Comments for the Commissioners:** None.

**Recess:** At approximately 6:55 p.m., Mrs. Wagoner recessed the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors.

**JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS**

**2/22/2024 7:10 PM** Charles Atkins, Chairman of the Board of Supervisors, and Hazel Wagoner, Chairperson of the Planning Commission, called the joint public hearing to order.

**2/22/2024 7:11 PM** Chairman Charles Atkins opened the floor for motions to waive the rules and reading of the legal ad. Mike Sturgill, Chilhowie District, made a motion which was seconded by Roscoe Call, Saltville District. The vote was unanimously carried.

**2/22/2024 7:12 PM** Clegg Williams introduced David Hill and Matthew Lindsey of Hill Studios.

**2/22/2024 7:12 PM** Mr. Hill and Mr. Lindsey gave a presentation highlighting the proposed Smyth County Comprehensive Plan – PlanSmyth2044.

**2/22/2024 7:38 PM** With no comments or questions from the Board and the Commission, the joint public hearing adjourned.

**2/22/2024 7:40 PM** Chairperson Hazel Wagoner reconvened the Planning Commission's meeting to make recommendations on the Comprehensive Plan.

**2/22/2024 7:40 PM Comprehensive Plan** Lea Meadows, Park District, made a motion to table the Comprehensive Plan until their next meeting for further review. The motion was seconded by David Spence, Saltville District, and the following vote was recorded.

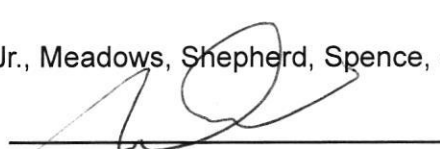
Vote: 6 yeas	Campbell, Davidson Jr., Meadows, Shepherd, Spence, and Wagoner
1 absent	Dean

**2/22/2024 7:41 PM** The Planning Commission complimented Hill Studios for their time and presentation.

**2/22/2024 7:41 PM** Mr. Williams asked the Planning Commission to submit any comments and questions as soon as possible.

**2/22/2024 7:44 PM** Mrs. Wagoner called for a motion to adjourn. Mr. Spence made a motion to adjourn which was seconded by Mr. Davidson Jr., Chilhowie District, and the following vote was recorded.

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

  
\_\_\_\_\_  
Tony Dean, Secretary

*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.

Copies of the application(s) along with their maps/drawings are on file in the Office of the County Administrator of Smyth County and may be seen upon request. Copies are also maintained by the County Zoning Administrator at the address given above and may be viewed upon request 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 prior to 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

**3/28/2024 7:04 PM** Mr. Atkins opened the floor for a motion to waive reading the rules for public hearings. Rick Billings made a motion to waive reading the rules; it was seconded by Jason Parris and unanimously carried.

**3/28/2024 7:06 PM** Mr. Williams provided a synopsis of the events leading to tonight's meeting. He indicated that, at the January 25, 2024, meeting, the Planning Commission recommended the Board deny James Craig Harper's Special Use Permit request for a Service Business on his property located at the intersection of Hwy 107, Valley Road and South Wood Lane and consider rezoning the property to commercial. The Board directed staff to schedule a public hearing to take public comments on rezoning the Harper properties to Commercial.

**3/28/2024 7:07 PM** Mr. Williams opened the floor for Mr. Harper to speak. Mr. Harper declined, stating he would like to hold his time for rebuttal.

**3/28/2024 7:07 PM** Jim Carter, 130 Valley Road, Saltville, spoke in support of rezoning Mr. Harper's property, if stipulations are placed – fencing, limitation on number of vehicles, what will be removed after rezoning, and forbid farming on the property. Mr. Williams explained that farming is not allowed in the Commercial District.

**3/28/2024 7:08 PM** Nannie Woodward, 174 Southwood Lane, Saltville asked about the ownership of the property, as she knew Mr. Harper did not own the property. Mr. Williams clarified that Mr. Harper maintains a life estate on the property. She echoed Mr. Carter's concerns. Mr. Williams stated that only the special use permit would allow for stipulations; rezoning does not, and further explained a few uses allowed by right in the Commercial District, and the definition of a junkyard - up to three unlicensed and inoperable vehicles.

**3/28/2024 7:11 PM** Mike Morgan, 175 Southwood Lane, Saltville stated his biggest concern was that of a private driveway being used commercially. Mr. Williams indicated that Mr. Harper will be required to have an entrance approved by VDOT.



**3/28/2024 7:12 PM** With no other citizens signed up or requesting to speak, Mike Sturgill asked Mr. Harper if he would have an entrance off Valley Road to which Mr. Harper indicated that he would ask VDOT.

**3/28/2024 7:13 PM** Roscoe Call asked Mr. Williams to further explain how automobile graveyard is defined to which Mr. Williams replied accordingly.

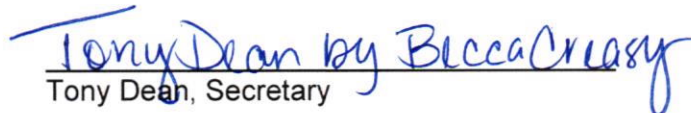
**3/28/2024 7:15 PM** With no further discussion or comments, Mr. Atkins and Mrs. Wagoner closed the joint public hearing.

**3/28/2024 7:15 PM** Mrs. Wagoner reconvened the Planning Commission meeting to deliberate the map amendment.

**3/28/2024 7:16 PM** With no further comments, Graham Davidson, Jr. made a motion to recommend the Board approve rezoning the properties at the intersection of Hwy 107, Valley Road and South Wood Lane (Tax Map Nos. 41A-4-1 and 41A-4-2) from Agricultural/Rural to Commercial. The motion was seconded by David Spence and the following vote was recorded.

Vote:	6 yeas	Campbell, Davidson, Meadows, Shepherd, Spence, and Wagoner
	0 nays	
	1 abstain	Dean

**3/28/2024 7:17 PM** Mr. Spence made a motion to adjourn the Planning Commission meeting. The motion was seconded by Mr. Davidson Jr and the vote was unanimously approved.

  
Tony Dean, Secretary

*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, May 23, 2024**

The Smyth County Planning Commission met in their regular meeting on Thursday, May 23, 2024, at 6:00 P.M. in the Smyth County Office Building.

**Commissioners Present:** Hazel Wagoner, Chairperson (arrived 6:05), Atkins District; Graham Davidson, Jr., Vice-Chairman, Chilhowie District; Tony Dean, Royal Oak District; David Spence, Saltville District; Paul Shepherd, Rye Valley District; and Robert Campbell (arrived 6:10), North Fork District.

**Commissioners Absent:** Lea Meadows, Park District

**Staff Present:** Clegg Williams

At approximately 6:00 p.m., Vice-Chairperson Graham Davidson Jr. called the meeting to order.

**Adoption of Agenda:** Mr. Davidson opened the floor for motions to approve the agenda as presented. Mr. Spence made a motion which was seconded by Tony Dean, with the following vote recorded.

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

**Minutes:** Mr. Spence made the motion to approve the minutes of the Thursday, March 28, 2024, meeting. Mr. Dean seconded the motion, and the following vote was recorded.

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

**Zoning Administrator Updates:** Mr. Williams informed the Commissioners of the Board's approval to rezone Craig Harper's property from A/R to C. He also reminded the Commissioners who want an ID badge to visit courthouse security anytime during normal hours.

**Citizens Time:** No citizens were present.

**Other Business:** None.

**Commissioners Questions/Comments:** Commissioners would like an update from Laurel Creek Energy Storage, LLC regarding the battery storage facility Special Use Permit approved in November of 2023.

**Adjournment:** With no comments or questions Mr. Davidson adjourned the meeting at approximately 6:15 p.m.

  
Tony Dean, Secretary

*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) *Myrtle 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

campground, with no loud noise, foul language, or alcohol. He noted the concerns related to the floodplain and understands his responsibility as the property owner to ensure compliance with local ordinances.

**7/25/2024 7:15 PM** Neighbors Ralph Frye, 1969 Saltville Highway, Saltville; and Donna and Andy Wolfe, 2007 Saltville Highway, Saltville, spoke in opposition of the campground. They voiced concerns about litter, potential overcrowding, sewage management, environmental impacts to both land and water, and potential negative impact on neighbors.

**7/25/2024 7:26 PM** Mr. Varner responded to the concerns, explaining the efforts made to clean and maintain the property, the importance of flood safety, and his plans for the campground.

**7/25/2024 7:34 PM** Discussion ensued about the conditions and regulations that could be placed on the Special Use Permit to address the concerns raised.

**7/25/2024 7:37 PM** Mr. Williams clarified that Mr. Varner's need for a Special Use Permit was due to his plans to rent these spaces.

**7/25/2024 7:38 PM** Discussion continued about the nearest dump stations and minimal lighting to preserve peace in the neighborhood.

**7/25/2024 7:41 PM** Mr. Atkins closed Mr. Varner's special use permit public hearing and Mr. Williams proceeded to the next application from Myrtle Properties, LLC, to rezone approximately 15 acres in Chilhowie, Virginia identified as a portion of tax map number 54-A-28 from Agricultural/Rural to Commercial, amending their original request to be rezoned Industrial. A letter from Myrtle Properties was read into record.

**7/25/2024 7:43 PM** Mr. Williams then read a letter into the record from Joyce McGhee, 145 Middle Fork Road, Chilhowie, expressing concerns about the impact on traffic and environment.

**7/25/2024 7:45 PM** Heather Luttrell on behalf of Myrtle Properties, LLC spoke (via zoom) about the benefits of the proposed rezoning including solving blight and reducing traffic compared to other possible developments. She was asked what type of business; she responded she was under a confidentiality agreement, but that it would be a trailer modification and steel fabrication business.

**7/25/2024 7:47 PM** Thomas McGee, of 145 Middle Fork Road, Chilhowie; Robert Hicks, of 195 Seven Mile Ford Road, Marion; and Steve Smith, of 260 Seven Mile Ford Road all spoke in opposition voicing their concerns of losing agricultural land, fears of more noise and dust being added to what is already being discharged by current industries in the area.

**7/25/2024 8:00 PM** Kendra Hayden addressed the transparency of the Economic Development Authority (EDA) and the limitations on sharing certain details. She reiterated that the request was for rezoning to Commercial, not Industrial, and no manufacturing or wood production would be involved.

**7/25/2024 8:06 PM** Discussion continued including the hours of operation and type of activities involved in the proposed business. Mr. Atkins acknowledged the concerns but emphasized that the current discussion is for rezoning the 15 acres.

**7/25/2024 8:07 PM** Mr. Atkins closed the public hearing, and the Board adjourned. Mr. Davidson reconvened the Planning Commission's meeting to discuss the public hearing.

**7/25/2024 8:11 PM** Discussions resumed on Mr. Varner's SUP request, with emphasis on clear rules and regulations for campers, environmental concerns, trash management, limiting the duration of camping stays and floodplain management.

**7/25/2024 8:21 PM William R. Varner – recommendation on proposed Special Use Permit for a Campground or Recreational Vehicle Park** After a lengthy discussion, Lea Meadows made a motion to recommend the Board of Supervisors approve William R. Varner's Special Use Permit for a Campground or Recreational Vehicle Park on property identified as tax map number 29-A-82B, located across from 1857 Riverdale Lane on Saltville Hwy in Saltville, with the following conditions:

- Install appropriate trash containers.
- Empty trash containers daily.
- To comply with floodplain requirements
- The maximum length of camping shall not exceed two weeks,
- Keep documentation of visitors.
- Verify the camper's contact information to address any illegal activities at the Campground and disclose floodplain requirements.

**7/25/2024 8:28 PM** Discussion continued, and questions arose as members discussed an expiration date for Mr. Varner's SUP to ensure compliance and gauge the neighbors. Ms. Meadows amended her motion to include:

- One-year expiration so the SUP can be reviewed (Mr. Varner shall reapply if he wishes to continue operating his campground)
- No invasive lighting shall be installed.

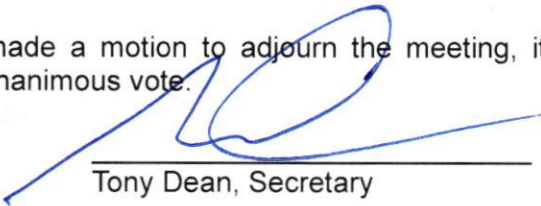
Vote: 4 yeas                  Campbell, Davidson, Meadows, and Shepherd  
0 nays  
3 absent                  Dean, Spence, and Wagoner

**7/25/2024 8:47 PM Myrtle Properties LLC – recommendation on map amendment to rezone 15 acres from to C** After discussion, Lea Meadows made a motion to recommend the Board of Supervisors approve Myrtle Properties' request for a map amendment to rezone approximately 15 acres to Commercial. The property is identified as a portion of tax map number 54-A-28 and is located at 289 Lee Hwy in Chilhowie. The motion was seconded by Mr. Shepherd and the following vote was recorded.

Vote: 3 yeas                  Davidson, Meadows, and Shepherd  
0 nays  
1 abstain                  Campbell  
3 absent                  Dean, Spence, and Wagoner

**7/25/2024 8:50 PM** Ms. Meadows recommended reviewing the comprehensive plan future land use map to assess areas surrounding schools.

**7/25/2024 8:50 PM** Mr. Campbell made a motion to adjourn the meeting, it was seconded by Ms. Meadows, and it was followed by a unanimous vote.

  
\_\_\_\_\_  
Tony Dean, Secretary

*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, September 26, 2024**

The Smyth County Planning Commission met in their regular meeting on Thursday, September 26, 2024, at 6:30 P.M. in the Smyth County Office Building.

**Commissioners Present:** Hazel Wagoner, Chairperson, Atkins District (arrived 6:40) Graham Davidson Jr, Vice-Chairman, Chilhowie District; Tony Dean, Royal Oak District; Lea Meadows, Park District; Paul Shepherd, Rye Valley District; and, David Spence, Saltville District. **Absent:** Robert Campbell, North Fork District

**Staff Present:** Becca Creasy

**6:31 PM Adoption of Agenda:** Graham Davidson Jr. called the meeting to order and opened the floor for a motion to adopt the agenda. David Spence made a motion to approve which was seconded by Tony Dean and unanimously passed.

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

**Minutes:** David Spence made a motion to approve the minutes of the Thursday, July 25, 2024, meeting which was seconded by Lea Meadows and unanimously approved.

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

**Other Business:** None.

**Citizens Time:** No citizens were present.

**Zoning Administrator Updates:** Becca Creasy shared the Board's affirmative votes on last month's *Campground or RV Park* special use permit request from William Varner (with conditions) and Myrtle Properties map amendment request to rezone 15 acres from Industrial to Commercial.

**Commissioners' Questions/Comments:** Ms. Meadows highlighted sections of the Zoning Ordinance pertaining to light and air and voiced her concerns regarding citizen comments made during Myrtle Properties map amendment request in July.

**6:55 PM** With no further discussion, Mr. Spence made a motion to recess the meeting for a joint public hearing with the Board of Supervisors which 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; Rick Billings, North Fork District; Roscoe Call, Saltville District; Courtney Widener, Royal Oak District; and Jason Parris, Rye Valley District. **Absent:** Kris Ratliff, Park District

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

**Staff Present:** Shawn Utt, County Administrator; Clegg Williams, Assistant County Administrator – Development; Lisa Richardson, Assistant County Administrator - Finance; Becca Creasy, Zoning Administrator, and Auna Louthian, Executive Administrative Assistant

**Others:** Representatives from the Smyth County Sheriff's Office and Smyth County News and Messenger

**9/26/2024 7:09 PM** Charlie Atkins, Chairman of the Board of Supervisors, and Hazel Wagoner, Chairperson of the Planning Commission called the joint public hearing to order.



9/26/2024 7:10 PM Clegg Williams read the legal ad into the record.

#### NOTICE OF PUBLIC HEARING

In compliance with the Code of Virginia of 1950, and amendments thereto, the Smyth County Board of Supervisors and the Smyth County Planning Commission will conduct a public hearing to consider Amendments to the Smyth County Code of Ordinances as described below. The Board of Supervisors and the Smyth County Planning Commission shall hear comments from citizens concerning these amendments to the Smyth County Code of Ordinances:

To consider amendments to the Zoning Ordinance to add solid waste to *Section 4-8 Public Utilities* and exempting them from the regulations of the Ordinance; and amend *Section 8-6.2 Filing Fees* by adopting a zoning permit fee and increasing the fees for Special Use Permits and amendments to the Ordinance.

The public hearing shall be held on Thursday, September 26, 2024, beginning at 7:00 p.m., or as soon thereafter as may be heard, in the Board Room of the Smyth County Office Building, 121 Bagley Circle, Marion Virginia, to receive comments on the above-described amendments.

All interested persons may express their views by emailing [bcreasy@smythcounty.org](mailto:bcreasy@smythcounty.org) before the public hearing. Written comments may also be mailed or delivered to County Administrator, 121 Bagley Circle, Suite 100, Marion VA 24354, or faxed to (276) 783-9314. All emails, written comments and faxes must be received by 2:00pm on Thursday, September 26, 2024.

A copy of the proposed amendments being considered is on file in the County Administrator's and Zoning Administrator's offices located at 121 Bagley Circle, Marion Virginia or online at [www.smythcounty.org](http://www.smythcounty.org) for public review.

In compliance with the provisions of the Americans with Disabilities Act, persons requiring special assistance to attend and participate in these public hearings should contact Clegg Williams, ADA Coordinator at (276) 706-8315, at least twenty-four (24) hours before the public hearings.

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>.

BY ORDER OF THE  
SMYTH COUNTY BOARD OF SUPERVISORS  
AND THE  
PLANNING COMMISSION  
Shawn M. Utt, County Administrator  
Hazel Wagoner, Chairperson of the Planning Commission

9/26/2024 7:12 PM Mr. Williams read the first proposed amendment to Section 4-8 of the Zoning Ordinance, by adding Solid Waste as an exemption in the regulations. Mr. Williams's reasoning for the proposal is because several County owned convenience stations will need to be moved and those lots do not need to meet the minimum lot size requirements.

9/26/2024 4:14 PM Jason Parris asked if the wording needed to include "County Owned." Mr. Williams concurred.

9/26/2024 7:14 PM Becca Creasy asked for clarification of what they want to add. Mr. Williams clarified that it would start out, "Any County owned public facility, including *solid waste*, and any public utility used solely for distribution..." Mr. Atkins agreed with the wording. Mr. Williams concluded the first proposal and turned the meeting over to Ms. Creasy.

9/26/2024 7:15 PM Becca Creasy discussed the second proposed amendment to Section 8-6.2 of the Zoning Ordinance, which aims to establish a zoning fee and increase fees for special use permits and zoning amendments. Currently, the County does not charge for zoning permits, and the existing \$250 application fee only partially covers advertising costs, straining the department's budget.

In her first proposal, she suggested a \$50 fee for all zoning permits and raising the fees for special use permits and zoning amendments to \$500. In her second proposal, she recommended splitting the advertising costs between applicants, while

maintaining the \$250 fee for special use permits and zoning amendments, though this may pose challenges compared to the first option. Zoning permit fees for agricultural use would be waived, as they are exempt from the building code but must still comply with zoning setbacks.

**9/26/2024 7:24 PM** Mr. Widener inquired whether the ad would reflect two different fees or a flat fee. Ms. Creasy responded that she proposes a flat fee of \$500, which would cover both the advertising costs and the application fee, eliminating the need for multiple fees.

**9/26/2024 7:26 PM** With no citizens present, Mr. Atkins and Mrs. Wagoner closed the public hearing. Mrs. Wagoner then reconvened the Planning Commission's meeting to deliberate tonight's hearing.

**9/26/2024 7:26 PM** **Section 4-8 – adopt Solid Waste exempt from regulations** David Spence made a motion to recommend the Board of Supervisors approve the amendment to Section 4-8 as follows. The motion was seconded by Lea Meadows and unanimously passed.

Vote: 6 yeas Davidson, Dean, Meadows, Shepherd, Spence, and Wagoner  
1 absent Campbell

**a. Section 4-8 – Add Solid Waste and exempt from regulations**

**Section 4-8. Public Utilities.**

~~Any public utility~~ County owned, public facilities, including solid waste, and any public utility used solely for local distribution such as water, sewer, cable TV, electric, telephone and natural gas lines shall not be subject to restrictions in this Ordinance. Major public utility installations such as electric generating and booster stations, high voltage electric towers, and communications towers are subject to compliance with Article III - District Regulations.

**9/26/2024 7:26 PM** **Section 8-6.2 – adopt zoning fee and increase SUP and amendment fees recommendation** Lea Meadows made a motion to recommend the Board of Supervisors approve the fees as presented in Option 1 as shown below. The motion was seconded by David Spence and unanimously passed.

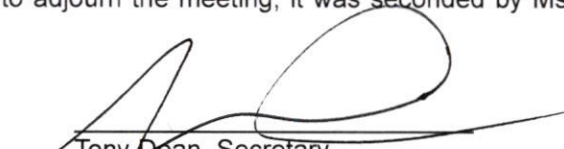
Vote: 6 yeas Davidson, Dean, Meadows, Shepherd, Spence, and Wagoner  
1 absent Campbell

**b. Section 8-6.2 – adopt zoning fee and increase SUP and amendment fees**

**8-6.2. Filing Fees.** Filing fees for the above applications shall be based upon reasonable costs to pay for the expenses involved. The fees shall be as follows:

Zoning permit	<del>No Fee</del> <u>\$50.00</u>
Zoning amendment (text change)	<del>\$250.00</del> <u>\$500.00</u>
Rezoning (change to zoning map)	<del>\$250.00</del> <u>\$500.00</u>
Special use permit	<del>\$250.00</del> <u>\$500.00</u>
Variance	<del>\$250.00</del> <u>\$500.00</u>
Appeal	<del>\$250.00</del> <u>\$500.00</u>
<u>Agricultural</u>	<u>No Fee</u>

**9/26/2024 7:30 PM** Mr. Davidson made a motion to adjourn the meeting, it was seconded by Ms. Meadows, and it was followed by a unanimous vote.

  
Tony Dean, Secretary



*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, October 24, 2024**

The Smyth County Planning Commission met in their regular meeting on Thursday, October 24, 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; Robert Campbell, North Fork District; Tony Dean, Royal Oak District; Lea Meadows, Park District; Paul Shepherd, Rye Valley District; and David Spence, Saltville District.

**Staff Present:** Clegg Williams and Kelsey Marchant

**6:32 PM Adoption of Agenda:** Hazel Wagoner called the meeting to order. David Spence made a motion to approve the agenda which was seconded by Graham Davidson and unanimously passed with a 7-0 vote.

**Minutes:** Mr. Spence made a motion to approve the minutes of the Thursday, September 26, 2024, meeting which was seconded by Lea Meadows and unanimously passed with a 7-0 vote.

**Other Business:** A handout regarding an update about the Laurel Creek Storage Energy Facility was given to the commissioners.

**Citizens Time:** No citizens were present.

**Zoning Administrator Updates:** Clegg Williams informed the commissioners of the Board's approval of their recommendations to amend the Zoning Ordinance pertaining to zoning fees and the exemption for county owned solid waste facilities from the requirements of the Zoning Ordinance.

**Commissioners' Questions/Comments:** No questions or comments.

**6:37 PM** With no further discussion, Mr. Spence made a motion to recess until their joint public hearing with the Board of Supervisors which was seconded by Mr. Dean, and unanimously passed with a 7-0 vote.

### **JOINT PUBLIC HEARING WITH BOARD OF SUPERVIORS**

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

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

**Staff Present:** Shawn Utt, County Administrator; Clegg Williams, Assistant County Administrator – Development; Lisa Richardson, Assistant County Administrator – Operations; Becca Creasy, Zoning Administrator; and Kelsey Marchant, Administrative Assistant for Building and Zoning.

**10/24/2024 7:04 PM** Charlie Atkins, Chairman of the Board of Supervisors, and Hazel Wagoner, Chairperson of the Planning Commission, called the joint public meeting to order.

**10/24/2024 7:04 PM** Clegg Williams read the legal ad into the record.

#### NOTICE OF PUBLIC HEARING

Pursuant to Sections 15.2-2204, 15.2-2225 and 15.2-2229 of the Code of Virginia, 1950 as amended, the Smyth County Board of Supervisors and the Smyth County Planning Commission will conduct a joint public hearing on Thursday, October 24, 2024, at 7:00 P.M., or soon thereafter, to receive public input on an amendment to the Smyth County Future Land Use Map – Pages 186-187 of the Comprehensive Plan.

The amendment is sought by the Virginia Outdoor Foundation on behalf of Greg and Kyli Waddle, to re-classify multiple properties on River Road, Colecrest Drive, and Flatwood Acres Road in Chilhowie (Tax Map Nos. 64-A-5A, 64-A-6, 64-A-7, 64-A-20) as *Agriculture* rather than *Village Residential* and *Commercial/Industrial* in the comprehensive plan and future land use map. The Waddle's have applied with the Virginia Outdoor Foundation to preserve these properties through a Conservation Easement and requests the Future Land Use Map support their application.

The public hearing will be held at the Board of Supervisors Meeting Room in the Smyth County Office Building located at 121 Bagley Circle, Marion, Virginia 24354. The draft amendment to the map is available for inspection in the Smyth County Administrator's Office at the address given above during normal business hours and online at Smyth County's website: [www.smythcounty.org](http://www.smythcounty.org). All are encouraged to view the proposed amendment to the land use map and attend the public hearing. At the hearing, persons may make comments regarding the proposed Comprehensive Plan amendment, subject to the rules of procedures of the Smyth County Board of Supervisors and the Planning Commission of Smyth County. If you have any questions, please contact Becca Creasy, Zoning Administrator, by telephone at (276) 706-8316 or by e-mail at [bcreasy@smythcounty.org](mailto:bcreasy@smythcounty.org).

In compliance with the Americans with Disabilities Act, persons requiring special assistance to attend and participate in this hearing should contact the Smyth County Administrator's office at (276) 783-3298 at least forty-eight (48) hours prior to 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>.

BY ORDER OF THE  
SMYTH COUNTY BOARD OF SUPERVISORS  
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Shawn M. Utt, County Administrator  
Hazel Wagoner, Chairperson of the Planning Commission

**10/24/2024 7:07 PM** Mr. Williams opened the meeting, explaining that the Waddles' property is designated for *Commercial/Industrial* and *Village Residential* use in the comprehensive plan's Future Land Use map, but they wish to amend it to *Agriculture*. He then introduced Tommy Oravetz of the Virginia Outdoor Foundation (VOF), who represents the property owners, Greg and Kyli Waddle

**10/24/2024 7:09 PM** Mr. Oravetz described the property as 800+ acres with karst features across both Smyth and Washington counties and the Waddles' intended to preserve it through a conservation easement.

**10/24/2024 7:11 PM** Rick Billings and Kris Ratliff confirmed the property's current use as agriculture and that it can only be used for agricultural purposes. Mr. Oravetz added that, while agricultural use is preferred, future generations aren't obligated to farm it. Mike Sturgill asked Mr. Williams if there were any public utilities on the property. Mr. Williams presented a map of the area showing where the public utilities are in relation to the properties.

**10/24/2024 7:17 PM** In response to Roscoe Call, Mr. Williams confirmed there would be no impact on the County land use tax. Mr. Oravetz said that most counties will keep it permanently in land use, because of the restrictions. He also clarified that the Waddles' two parcels adjoining Colecrest Subdivision are not included in the easement.

**10/24/2024 7:19 PM** Questions were raised by Tony Dean and Mr. Atkins about financial incentives and benefits to the owners. Mr. Oravetz explained that the Waddles would receive a federal income tax deduction and a state tax credit based on the devaluation of the property from the easement, but future owners would not, and that VOF's goal is to preserve large tracts of land.

**10/24/2024 7:21 PM** Mr. Ratliff inquired about the permanence of the conservation easement with Mr. Oravetz confirming the easement cannot be removed without an application, however it was rare that they ever get approval.

**10/24/2024 7:30 PM** There was much discussion as Mr. Williams reviewed the county's future land use map, indicating current designations for Village/Residential and Commercial/Industrial uses, as well as a map reflecting all the tracts of land in Smyth County currently in conservation easements. Comments were made that it would be hard to develop a cliff side, and that the easement made sense; however, there was concern that future development would be limited.

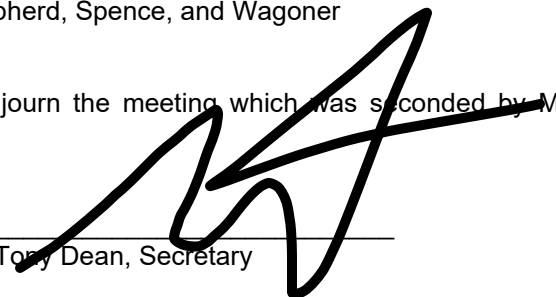
**10/24/2024 7:40 PM** Graham Davidson Jr. left the meeting to attend a prior commitment.

**10/24/2024 7:44 PM** With no further discussion and no citizens present, Mr. Atkins adjourned the public hearing with the Board of Supervisors. Mrs. Wagoner reconvened the Planning Commission's regular meeting.

**10/24/2024 7:45 PM** Virginia Outdoor Foundation, on behalf of Greg and Kyli Waddle, Comprehensive Plan Amendment to Future Land Use Map Lea Meadows made a motion to recommend the Board of Supervisors approve amending the Future Land Use Map in the Comprehensive Plan to identify the following parcels as Agriculture instead of Commercial/Industrial and Village Residential: 64-A-20, 64-A-5A, 64-A-6, and 64-A-7. The motion was seconded by David Spence and unanimously passed with the following vote:

Vote:	6 yeas	Campbell, Dean, Meadows, Shepherd, Spence, and Wagoner
	1 absent	Davidson

**10/24/2024 7:46 PM** Mr. Spence made a motion to adjourn the meeting which was seconded by Mr. Shepherd and unanimously passed with a 6-0-1 vote.



\_\_\_\_\_  
Tony Dean, Secretary

*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, December 19, 2024**

The Smyth County Planning Commission met in their regular meeting on Thursday, December 19, 2024, at 6:00 P.M. in the Smyth County Office Building.

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

**Commissioners Absent:** David Spence, Saltville District

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

**6:04 PM Adoption of Agenda:** Hazel Wagoner called the meeting to order. Tony Dean made a motion to approve the agenda which was seconded by Paul Shepherd and the following vote was recorded.

Vote:	6 Yeas	Campbell, Davidson Jr., Dean, Meadows, Shepherd, Wagoner
	1 Absent	Spence

**Minutes:** Mr. Shepherd made a motion to approve the minutes of Thursday, October 24, 2024, public hearing which was seconded by Lea Meadows and the following vote was recorded.

Vote:	6 Yeas	Campbell, Davidson Jr., Dean, Meadows, Shepherd, Wagoner
	1 Absent	Spence

**Other Business:** Clegg Williams shared a letter forwarded to the Planning Commission regarding anonymous zoning complaints. Mr. Dean made a motion to recommend the matter be forwarded to the Ordinance Committee for review. It was seconded by Mr. Shepherd and the following vote was recorded

Vote:	6 Yeas	Campbell, Davidson Jr., Dean, Meadows, Shepherd, Wagoner
	1 Absent	Spence

**Citizens Time:** No citizens were present.

**12/19/2024 6:10 PM Virginia Outdoor Foundation, on behalf of Greg and Kyli Waddle, Comprehensive Plan Amendment to Future Land Use Map:** Mr. Williams continued the meeting, informing the Commissioners of the Board's decision to remand their recommendation to approve amending the comprehensive plan and its future land use map to identify the following parcels as Agriculture instead of Commercial/Industrial and Village Residential: 64-A-20, 64-A-5A, 64-A-6, and 64-A-7 in support of the Waddle's application for a conservation easement. For reference, Mr. Williams presented a topographic map of the property, displaying water and sewer lines, current zoning classifications, and the future land use maps based on the previous, and the current comprehensive plan.

**12/19/2024 6:21 PM** Mr. Dean inquired if there had been changes to the comprehensive plan in the past. Mr. Williams said that, to his memory and apart from the required five-year review, there had only been one amendment for an applicant requesting support through the County's Comprehensive Plan.

**12/19/2024 6:23 PM** Mr. Dean inquired about what would happen to the Conservation Easement application if it didn't receive support through the comprehensive plan. Mr. Williams said that, effectively, the conservation easement would not be approved. Ms. Creasy described the process of obtaining support for conservation easements and showed a map

highlighting portions of Smyth County that have existing conservation easements. She explained as indicated on the future land use map, portions of the Waddle property were identified as commercial and residential/rural, and that their request does not meet the requirements for her to write the letter of support. The Waddles want to amend this, so it meets their request.

**12/19/2024 6:26 PM** Mr. Waddle explained that farming the land is their primary livelihood, and their goal is to conserve the property. They are seeking to place the land in a conservation easement because they believe it is unsuitable for development due to numerous sinkholes and the presence of a cliffside. To support their request, Mr. Waddle and Mr. Oravetz provided additional materials, including photographs of the cliffside property, for the Planning Commission's review. In response to Ms. Meadows' inquiry about how much of the property in Smyth County they intended to place in the easement, Mr. Oravetz stated that 600 acres were proposed. He also noted that 200 acres had already been approved in Washington County.

Mr. Oravetz stated they had been in the process of placing the property in a conservation easement before the current comprehensive plan was approved. They were unaware that it had indicated the areas to be commercial or rural/residential.

**12/19/2024 6:37 PM** Graham Davidson, Jr., asked how many acres were zoned commercial. Mr. Williams indicated, roughly, 112 acres. Mr. Williams pointed out the contours on the map, describing the cliff on the north side of River Road, indicating it may not make much sense to be commercial, but his biggest concern was the property further back and how it could be used for residential.

**12/19/2024 6:45 PM** Mr. Williams again explained that once conservation easements are recorded, they are perpetual agreements that are nearly impossible to reverse. He asked Mr. Oravetz to elaborate about the process to which Mr. Oravetz confirmed that it is a lengthy process and that it was a 20:1 ratio – for every one acre released from the easement, the applicant is required to place another 20 acres in an easement.

**12/19/2024 6:47 PM** Robert Campbell asked about portions of the property being classified as prime farmland. Mr. Williams acknowledged that a portion of the property was designated as prime agricultural but due to water and sewer availability, the future land use map now identifies the property as rural/residential. Mr. Campbell expressed disbelief that prime farmland in Smyth County, including areas near St. John's Crossing, had been developed into housing. Mr. Williams followed up stating that that subdivision was nearly denied because it was classified as prime farmland at that time.

**12/19/2024 6:50 PM** Mrs. Wagoner asked if the 112 acres off River Road could remain commercial while placing the rest of the property in the easement. Mr. Oravetz indicated that the Virginia Outdoor Foundation and the Waddles would have to renegotiate.

**12/19/2024 6:52 PM** Virginia Outdoor Foundation, on behalf of Greg and Kyli Waddle, Comprehensive Plan Amendment to Future Land Use Map Mr. Dean made a motion to recommend the Board of Supervisors approve amending the Future Land Use Map in the Comprehensive Plan to identify the following parcels as Agricultural instead of Commercial/Industrial and Village Residential: 64-A-20, 64-A-5A, 64-A-6, and 64-A-7. The motion was seconded by Ms. Meadows and the following vote was recorded.

Vote:	4 Yeas	Campbell, Dean, Meadows, and Wagoner
	2 Nays	Davidson Jr. and Shepherd
	1 Absent	Spence

**12/19/2024 6:53 PM** Those in support of the amendment favored preserving the land as prime farmland to promote agriculture. Mr. Campbell emphasized property owners' rights and noted that conservation easements are widely supported across political parties and lawmakers.


**12/19/2024 6:55 PM** Mr. Davidson explained his opposition to the amendment stating the land could be graded and developed, especially for commercial development and although water and sewer are not currently available in that area, it is readily accessible and could be extended for future development.

**12/19/2024 6:57 PM** Mrs. Wagoner asked if there were any other comments prior to adjourning. While there were none from the Commissioners, Ms. Creasy suggested drafting a resolution to recognize Commissioner David Spence for his years of service on the Planning Commission. The Commissioners agreed to the resolution.

**12/19/2024 6:58 PM** Mrs. Wagoner asked for a motion to adjourn the meeting. Ms. Meadows made a motion to adjourn, and it was seconded by Mr. Shepherd. The following vote was recorded.

Vote: 6 Yeas  
1 Absent

Campbell, Davidson Jr., Dean, Meadows, Shepherd, and Wagoner  
Spence

  
\_\_\_\_\_  
Tony Dean, Secretary