

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

SMYTH COUNTY PLANNING COMMISSION **Thursday, July 27, 2023**

The Smyth County Planning Commission met in their regular meeting on Thursday, July 27, 2023, 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, Lea Meadows, Park District; Tony Dean, Royal Oak District; Paul Shepherd, Rye Valley District; and David Spence, Saltville District

Commissioners Absent: None

Staff Present: Becca Creasy

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 to approve the agenda which was seconded by Mr. Dean, with the following vote recorded.

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

Minutes: Mr. Spence made a motion to approve the minutes of the Thursday, May 25, 2023, meeting. Ms. Meadows seconded the motion, and the following vote was recorded.

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

Citizen's Time: None present.

Other Business: Ms. Creasy updated the Commission on Veda Odle's appeal to the BZA outcome. The BZA affirmed Mr. Williams's decision not to revoke Mr. de Camara's special use permit for an airport.

Questions/Comments for the Commissioners: None.

Recess: At approximately 6:43 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

Board Members Present: Charles Atkins, Chairman, Atkins District; Lori Deel, Vice-Chairperson (electronically), Rye Valley District; Roscoe Call, Saltville District (electronically); Phil Stevenson, North Fork District; and Courtney Widener, Royal Oak District

Board Members Absent: Kris Ratliff, Park 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

Commissioners Absent: None

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

Others: Stephanie Porter Nichols of Smyth County News, representative from Smyth County Sheriff's Office and approximately ten citizens were present

7/26/2023 7:04 PM Charles Atkins, Chairman of the Board of Supervisors, and Hazel Wagoner, Chair of the Planning Commission, called the joint public hearing to order.

7/27/2023 7:06 PM Clegg Williams read the legal ad for the special use permits public hearings.

**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 27, 2023, at 7:00 P.M. or as soon after 7:00 P.M. as the following application(s) may be heard, in the Smyth County Office Building, 121 Bagley Circle, Marion, Virginia, to consider the following application(s) to the Zoning Ordinance of Smyth County, Virginia:

A special use permit application from Hobert M. Widener to expand a non-conforming use (Automotive Sales and Service) at 296 Belle Hollow Road in Chilhowie, Virginia, further identified as Tax Map No. 77-A-70C and zoned Agricultural/Rural.

An application from Clean Footprint, LLC for a Special Use Permit to construct a Large-Scale Solar Energy Facility. The property is owned by David Spence et als located at 1341 Cedar Branch Road in Saltville. The proposed site is approximately 76 acres, identified as a portion of Tax Map No. 29-A-99, and is zoned Agricultural/Rural.

At this public hearing, 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 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 M. Utt, County Administrator
Hazel Wagoner, Chairperson of the Planning Commission

7/27/2023 7:07 PM Shawn Utt read the rules of procedure for public hearings.

7/27/2023 7:08 PM Mr. Williams presented an application from Hobert Widener for a Special Use Permit for an Automotive Sales and Service business. He stated Mr. Widener was approved for a SUP in October 2008 and would like to expand by adding approximately a 30'x 50' addition to his garage. To do so, he applied for another SUP. His property is addressed as