

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, January 28, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, January 28, 2021, at 6:00 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District, Tony Dean, Royal Oak District, Paul Shepherd, Rye Valley District, Robert Campbell, North Fork District, Hazel Wagoner, Atkins District (via phone)

Commissioners Absent: Graham Davidson, Jr., Vice-Chairman Chilhowie District, David Spence, Saltville District.

Staff Present: Sarah Parris

At approximately 6:00 p.m. Mr. Pugh called the meeting to order.

Joel Pugh read the procedure for members participating via electronically. Hazel Wagoner joined via phone.

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

Vote: 5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
0 nays	
2 absent	Davidson, Jr., Spence

Election of Officers:

Mr. Dean made a motion to nominate Sarah Parris as the Temporary Chairman and was seconded by Mr. Campbell and unanimously carried.

Chairman: Ms. Parris then opened the floor for nominations of Chairman for calendar year 2021. Mr. Dean nominated Mr. Pugh for Chairman; it was seconded by Mr. Campbell. With no other nominations, Mr. Pugh was elected to serve as Chairman for 2021, with the following vote recorded.

Vote: 4 yeas	Dean, Wagoner, Shepherd, Campbell
0 nays	
1 abstain	Pugh
2 absent	Davidson, Jr., Spence

Vice Chairman: Mr. Pugh opened the floor for nominations of Vice-Chairman for calendar year 2021. Mr. Shepherd nominated Mr. Davidson, Jr. for Vice Chairman; it was seconded by Mr. Campbell. With no other nominations, Mr. Davidson, Jr. was elected to serve as Vice Chairman for 2021, with the following vote recorded.

Vote: 5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
0 nays	
2 absent	Davidson, Jr., Spence

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Secretary: Mr. Pugh opened the floor for nominations of Secretary for calendar year 2021. Mr. Campbell nominated Ms. Wagoner; it was seconded by Mr. Shepherd. With no other nominations, Ms. Wagoner was elected to serve as Secretary for 2021, with the following vote recorded.

Vote:	4 yeas	Pugh, Shepherd, Dean, Campbell
	0 nays	
	1 abstain	Wagoner
	2 absent	Spence, Davidson, Jr.

Clerk: Mr. Pugh opened the floor for nomination of Clerk for calendar year 2021. Mr. Shepherd nominated Sarah Parris; it was seconded by Mr. Dean. With no other nominations, Ms. Parris was elected to serve as Clerk for 2021. The following vote was recorded.

Vote:	5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
	0 nays	
	2 absent	Davidson, Jr., Spence

Set Calendar for 2021: Mr. Dean made the motion to set the meetings for the fourth Thursday at 6:00 or 6:30 p.m. with the exception of November and December due to Thanksgiving and Christmas holiday. November's meeting is set tentatively for Thursday, November 18th and December's meeting is set tentatively for Thursday, December 30th. Mr. Shepherd seconded the motion and the following vote was recorded.

Vote:	5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
	0 nays	
	2 absent	Davidson, Jr., Spence

Minutes: Mr. Campbell made a motion to approve the minutes of the Thursday, November 19, 2020, meeting. Ms. Wagoner seconded the motion and the following vote was recorded.

Vote:	5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
	0 nays	
	2 absent	Davidson, Jr., Spence

Adopt Operating Procedures: Mr. Shepherd made a motion to adopt the operating procedures as presented. Mr. Campbell seconded the motion and the following vote was recorded.

Vote:	5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
	0 nays	
	2 absent	Davidson, Jr., Spence

Adopt Annual Report for 2020: Mr. Campbell made a motion to adopt the annual report as presented. Mr. Shepherd seconded the motion and the following vote was recorded.

Vote:	5 yeas	Dean, Wagoner, Shepherd, Campbell, Pugh
	0 nays	
	2 absent	Davidson, Jr., Spence

Citizens' Time: No citizens were present.

Other Business: Ms. Parris discussed an upcoming application for the February meeting. Mr. Pugh recommended the Ordinance Committee appointments be tabled until the February meeting.

Questions/Comments for the Commissioners: Planning Commissioners' terms were discussed. Ms. Parris will have a list for the next meeting.

Adjournment: At approximately 6:45 p.m. Mr. Dean made motion to adjourn the Planning Commission's meeting and was seconded by Ms. Wagoner. All were in favor.

Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION
Thursday, October 28, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, October 28, 2021 at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; Tony Dean, Royal Oak District; David Spence, Saltville District, Robert Campbell, North Fork District (joined via phone at 6:32 p.m.)

Commissioners Absent: None

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:30 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Ms. Wagoner. The following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence
0 nays
1 absent Campbell

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Mr. Shepherd made a motion to approve the minutes for the September 23, 2021 meeting. Mr. Spence seconded the motion. The following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence
0 nays
1 absent Campbell

Comprehensive Plan Request for Proposal (RFP): Mr. Williams reported he has received proposals from two firms. A joint committee consisting of three planning commissioners and three board of supervisors will be interviewing the firms. Mr. Williams requested Mr. Pugh appoint three Planning Commissioners to serve on the committee with three Board of Supervisors. Mr. Pugh appointed Ms. Wagoner, Mr. Spence, and himself to serve on the committee. Interviews are planned for the first or second week in November 2021.

Variance Request for Michael Beverly: Michael K. Beverly has submitted a variance request for an addition to an existing business. The property is addressed as 2828 Highway 107 in Saltville. The proposed addition will be approximately 40'x60' and approximately 0' from the lot line; therefore, Mr. Beverly is requesting a variance to the side lot setback of 15'. Mr. Davidson questioned the safety of the adjoining building and its proximity to the proposed addition (e.g., fire separation). Mr. Williams stated if the proposal is approved, the owner must to comply with building code requirements. Mr. Spence made a motion to recommend the Board of Zoning Appeals approve the variance as presented. Mr. Shepherd seconded the motion. The following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Planning Commissioners Terms: Mr. Williams updated the commissioners on their terms and are as follows; Ms. Wagoner, Mr. Pugh, and Mr. Dean's term expires on January 31, 2022. Mr. Spence, Mr. Shepherd, Mr. Davidson, and Mr. Campbell's term expires on January 31, 2023.

Citizens' Time: No citizens spoke

Questions/Comments for the Commissioners: Mr. Spence asked for solar panel discussion to be added to the agenda for the next Planning Commission meeting.

Recess: At approximately 6:53 p.m. Mr. Spence made the motion to recess the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors and was seconded by Mr. Shepherd. All were in favor.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

Board Members Present: Charlie Atkins, Chairman, Atkins District; Lori Deel, Vice- Chairman Rye Valley District; Michael Sturgill, Chilhowie District; Roscoe Call, Saltville District; Kris Ratliff, Park District; Phil Stevenson, North Fork District

Board Members Absent: Judy Wyant, Royal Oak District

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

Commissioners Absent: None

Staff Present: Lisa Richardson, Assistant County Administrator; Clegg Williams, Zoning Administrator; Scot Farthing, County Attorney; Sarah Parris, Paula Harvey, and Kendra Hayden Administrative Assistants. Two citizens were present.

10/28/2021 7:00 PM Charles Atkins, Chairman of the Board of Supervisors, and Joel Pugh, Chairman of the Planning Commission, called the joint public hearing to order.

10/28/2021 7:01 PM Ms. Deel made the motion to add Public Nuisance to the agenda for the Board of Supervisors meeting after the joint public hearing. It was seconded by Mr. Ratliff. The following vote was recorded:

Vote: 6 yeas Atkins, Deel, Sturgill, Call, Ratliff, Stevenson
0 nays
1 absent Wyant

10/28/2021 7:02 PM Mr. Atkins asked for a motion to waive the reading of the rules for the public hearing. Mr. Ratliff made the motion and was seconded by Mr. Call. The following vote was recorded:

Vote: 6 yeas Atkins, Deel, Sturgill, Call, Ratliff, Stevenson
0 nays
1 absent Wyant

10/28/2021 7:02 PM Mr. Williams read the advertisement as placed in the Smyth County News and Messenger.

**NOTICE OF PUBLIC HEARING
BEFORE THE SMYTH COUNTY BOARD OF SUPERVISORS
AND SMYTH COUNTY PLANNING COMMISSION
ON AMENDMENTS TO THE SMYTH COUNTY ZONING ORDINANCE**

The Smyth County Board of Supervisors and the Smyth County Planning Commission will conduct a joint public hearing on Thursday, October 28, 2021 at 7:00 p.m., or as soon thereafter, as may be heard, in the Smyth County Administration Building, 121 Bagley Circle, Marion, Virginia, to consider the following: Adoption of amendments to the Smyth County Zoning Ordinance located in Appendix A of the Smyth County Code. The following proposed changes will be considered:

- ***New definition of Airport in Article X - Definitions***
- ***Proposed Airports be permitted by special use permit applications in the following districts listed in Article III - District Regulations: § 3-1.2 - Agricultural District; § 3-2.2 - Agricultural/Rural District; § 3-3.2 - Residential District; § 3-4.2 - Commercial District; § 3-5.2 - Industrial District***

At this public hearing, subject to the rules of procedure of the Board of Supervisors of Smyth County, Virginia, any person may appear and state his/her views thereon. 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. A copy of this proposed amendment is on file in the Office of the County Administrator of Smyth County at the address given above, and may be viewed during regular business hours Monday through Friday and at www.smythcounty.org.

Done by order of the Board of Supervisors of Smyth County, Virginia
Shawn Utt, County Administrator and the Smyth County Planning Commission
Joel Pugh, Chair.

10/28/2021 7:04 PM Mr. Bob De Camara 1640 Red Stone Road; Chilhowie, VA stated he supported the proposed amendment. Mr. Williams read a letter from Curtis Pennington, Smyth-Wythe Airport Commission Chair. Mr. Pennington indicated that the commission has no objection to the proposed amendment. He added an additional airstrip maybe beneficial in the event of emergencies.

10/28/2021 7:08 PM Chairman of the Board, Charlie Atkins and Chairman of the Planning Commission closed the joint public hearing.

10/28/2021 7:09 PM Chairman, Joel Pugh reconvened the Planning Commission for a recommendation on proposed changes to the zoning ordinance.

10/28/2021 7:09 PM Mr. Spence made the motion to recommend the Board of Supervisors approve the proposed amendments to the Smyth County Zoning Ordinance as presented. Mr. Dean seconded the motion and the following vote was recorded:

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

10/28/2021 7:10 PM Mr. Davidson made the motion to adjourn the Planning Commission meeting and was seconded by Mr. Dean. All were in favor.

_____, Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION
Thursday, November 18, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday November 18, 2021 at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Tony Dean, Royal Oak District

Commissioners Absent: Paul Shepherd, Rye Valley District; David Spence, Saltville District; Robert Campbell, North Fork District

Staff Present: Clegg Williams and Sarah Parris

At 6:34 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: 6:35 PM Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Dean made a motion which was seconded by Mr. Davidson. The following vote was recorded.

Vote: 4 yeas Pugh, Davidson, Jr., Wagoner, Dean
0 nays
3 absent Shepherd, Spence, Campbell

Minutes: 6:35 PM Mr. Pugh opened the floor for a motion to approve the minutes as presented. Ms. Wagoner made a motion to approve the minutes for the October 28, 2021 meeting. Mr. Davidson seconded the motion. The following vote was recorded.

Vote: 4 yeas Pugh, Davidson, Jr., Wagoner, Dean
0 nays
3 absent Shepherd, Spence, Campbell

Comprehensive Plan (RFP) - Update: 6:36 PM Mr. Williams reported the interviews for the two firms is scheduled on December 1, 2021 at 2:00 pm and 3:00 p.m. The interview committee will consist of Lori Deel, Roscoe Call, Kris Ratliff, Joel Pugh, Hazel Wagoner, and David Spence.

Variance Request for Michael Beverly - Update: 6:37 PM Mr. Williams reported the Board of Zoning unanimously approved the variance for Michael K. Beverly. Mr. Beverly will need to apply for building and zoning permits to start his project.

Electronic Generating or Booster Facilities: 6:38 PM Mr. Pugh asked for this agenda item to be tabled until the next meeting. All were in favor.

Citizens' Time: 6:38 PM No citizens spoke

Other Business/Questions/Comments for the Commissioners: 6:39 PM No other business or comments

Recess: At approximately 6:39 p.m. Mr. Pugh asked for a motion to recess. Mr. Davidson made the motion to recess the Planning Commission's meeting until their 7:00 p.m. public hearing and was seconded by Mr. Dean. All were in favor.

PUBLIC HEARING

At 7:00 PM Joel Pugh, Chairman of the Planning Commission called the public hearing to order.

7:01 PM Mr. Williams read the advertisement as placed in the Smyth County News and Messenger.

**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, November 18, 2021, at 7:00 P.M. or as soon after 7:00 P.M. as an application may be heard, in the Smyth County Office Building, 121 Bagley Circle, Marion, Virginia, to consider the following application to the Zoning Ordinance of Smyth County, Virginia:

An application from Roger Blevins for a Special Use Permit for an accessory building above 150 square feet in size, without a main building. The property was addressed as 398 Sugar Street, Marion Virginia, identified as Tax Map Number 67-A-50J and 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. Copies are also maintained by the County Zoning Administrator at the address given above, and may be viewed 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.

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

Shawn Utt, County Administrator
Joel Pugh, Chairman of the Planning Commission

7:02 PM Mr. Williams presented an application for Roger Blevins. Mr. Blevins would like to construct an accessory building on a tract of land that has no principal building. As required by Section 3-2.2 (y) he applied for a special use permit. Notice of the public hearing was advertised in the Smyth County News on November 6th and 13th. Additionally, notification was sent to each of Mr. Blevins' adjoining property owners by first class mail. Mr. Williams reported he did not receive any comments or questions regarding the proposal. He also highlighted Section 3-2.2 and Article 6 which contains the provisions for Special Use Permits and noted the 2013 Comprehensive Plan identifies the property as Rural Residential on the Future Land Use Map.

7:03 PM Roger Blevins 386 Sugar Street, Marion Virginia requested approval for his application. He indicated the 24' x 48' building would be used for storage.

7:04 PM Mr. Dean made the motion to recommend the Board of Supervisors approve Roger Blevins for a special use permit to construct an accessory building above 150 square feet in size, without a main building on a tract of land. Mr. Davidson seconded the motion. The following vote was recorded.

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Vote: 4 yeas Pugh, Davidson, Jr., Wagoner, Dean
0 nays
3 absent Shepherd, Spence, Campbell

7:04 PM Mr. Pugh asked for a motion to adjourn. Mr. Davidson made the motion to adjourn the public hearing and was seconded by Ms. Wagoner. All were in favor.

_____, Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, February 25, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, February 25, 2021, at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District, Graham Davidson, Jr., Vice-Chairman Chilhowie District, Hazel Wagoner, Atkins District, Paul Shepherd, Rye Valley District, David Spence, Saltville District

Commissioners Absent: Tony Dean, Royal Oak District, Robert Campbell, North Fork District

Staff Present: Clegg Williams, Sarah Parris, and Curtis Crawford

At approximately 6:30 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Mr. Davidson and the following vote was recorded.

Vote:	5 yeas	Spence, Wagoner, Shepherd, Davidson, Jr, Pugh
	0 nays	
	2 absent	Dean, Campbell

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Mr. Shepherd made a motion to approve the minutes of the Thursday, January 28, 2021 meeting. Mr. Spence seconded the motion and the following vote was recorded.

Vote:	5 yeas	Spence, Wagoner, Shepherd, Davidson, Jr, Pugh
	0 nays	
	2 absent	Dean, Campbell

Citizens' Time: No citizens were present.

Other Business: Mr. Pugh appointed David Spence, Paul Shepherd, and Tony Dean to serve on the Ordinance Committee. No vote was required.

Questions/Comments for the Commissioners: None

Recess: At approximately 6:36 p.m. Ms. Wagoner made the motion to recess the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors and was seconded by Mr. Spence. All were in favor.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS


Board Members Present: Charlie Atkins, Chairman, Atkins District; Lori Deel, Vice-Chairman Rye Valley District, Judy Wyant, Royal Oak District, Michael Sturgill, Chilhowie District, Roscoe Call, Saltville District, Kris Ratliff, Park District


Board Members Absent: Phil Stevenson, North Fork District

Commissioners Present: Joel Pugh, Chairman, Park District, Graham Davidson, Jr, Vice-Chairman, Chilhowie District, Hazel Wagoner, Atkins District, Paul Shepherd, Rye Valley District, David Spence, Saltville District

Commissioners Absent: Tony Dean, Royal Oak District, Robert Campbell, North Fork District

Staff Present: Shawn Utt, County Administrator; Lisa Richardson, Assistant County Administrator, Clegg Williams, Zoning Administrator; Curtis Crawford, Emergency Management, Sarah Parris, and Christy Bise, Administrative Assistants. Approximately two citizens were present.

 02/25/2021 7:00 PM Charles Atkins, Chairman of the Board of Supervisors, and Joel Pugh, Chairman of the Planning Commission, called the joint public hearing to order.

 02/25/2021 7:02 PM Clegg Williams read the advertisement as placed in the Smyth County News and Messenger.

**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, February 25, 2021, at 7:00 P.M. or as soon after 7:00 P.M. as an application may be heard, in the Smyth County Office Building, 121 Bagley Circle, Marion, Virginia, to consider the following application to the Zoning Ordinance of Smyth County, Virginia:

A recommendation from the Smyth County Board of Supervisors to consider rezoning a property in Sugar Grove, Virginia, addressed as 4956 Sugar Grove Highway, known as Shirley's Market, owned by AB Mullins Enterprises, LLC, and consisting of approximately .9 acres from Agricultural/Rural to Commercial. The Smyth County Comprehensive Plan does not identify a density range and the property is currently being used as a convenience store. It is further identified as Tax Map Nos. 71A-2-3, 71A-2-4, 71A-2-5, 71A-2-6, 71A-2-7, 71A-2-8, 71A-2-9, and 71A-2-10 and can be found in Grid No. 6435 of the State Plane Grid Index.


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


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


Shawn Utt, County Administrator
Joel Pugh, Chairman of the Planning Commission

 02/25/2021 7:04 PM Mr. Williams outlined the proposal to rezone AB Mullins Enterprises; LLC (also known as Shirley's Market). The property is located at 4956 Sugar Grove Highway in Sugar Grove. The proposal is to rezone from Agricultural/ Rural to Commercial. He also highlighted the code sections from the zoning ordinance and comprehensive plan for future land use.


 02/25/2021 7:05 PM Mr. Bobby Mullins, owner of Shirley's Market introduced himself to the Board and Commissioners. Mr. Mullins asked if they had and questions regarding the rezoning proposal. No questions were asked.

 02/25/2021 7:05 PM Mr. Atkins and Mr. Pugh closed the public hearing and Mr. Atkins recessed the Board of Supervisors.

 02/25/2021 7:05 PM Mr. Pugh reconvened the Planning Commission meeting to deliberate the proposal.

 02/25/2021 7:06 PM Mr. Davidson made the motion to recommend rezoning AB Mullins Enterprises, LLC (known as Shirley's Market) from Agricultural/ Rural to Commercial. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 5 yeas Spence, Wagoner, Shepherd, Davidson, Jr, Pugh
0 nays
2 absent Dean, Campbell

 02/25/2021 7:07 PM Ms. Wagoner made the motion to adjourn the Planning Commission's meeting was seconded by Mr. Davidson. All were in favor.

Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, March 25, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, March 25, 2021, at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; Tony Dean, Royal Oak District

Commissioners Absent: David Spence, Saltville District; Robert Campbell, North Fork District

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:30 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Ms. Wagoner made a motion which was seconded by Mr. Davidson and the following vote was recorded.

Vote:	5 yeas	Pugh, Davidson, Jr, Wagoner, Shepherd, Dean
	0 nays	
	2 absent	Spence, Campbell

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Mr. Shepherd made a motion to approve the minutes of the Thursday, February 25, 2021 meeting. Ms. Wagoner seconded the motion and the following vote was recorded.

Vote:	5 yeas	Pugh, Davidson, Jr, Wagoner, Shepherd, Dean
	0 nays	
	2 absent	Spence, Campbell

Citizens' Time: No citizens were present.

Other Business: None.

Questions/Comments for the Commissioners: None

Recess: At approximately 6:35 p.m. Mr. Davidson made the motion to recess the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors and was seconded by Ms. Wagoner. All were in favor.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

Board Members Present: Charlie Atkins, Chairman, Atkins District; Lori Deel, Vice-Chairman Rye Valley District; Judy Wyant, Royal Oak District; Michael Sturgill, Chilhowie District; Roscoe Call, Saltville District; Kris Ratliff, Park District; Phil Stevenson, North Fork District

Board Members Absent: None

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; Tony Dean, Royal Oak District

Commissioners Absent: David Spence, Saltville District; Robert Campbell, North Fork District

Staff Present: Shawn Utt, County Administrator; Lisa Richardson, Assistant County Administrator; Clegg Williams, Zoning Administrator; Sarah Parris and Christy Bise, Administrative Assistants. Approximately ten citizens were present.



3/25/2021 7:00 PM Charles Atkins, Chairman of the Board of Supervisors, and Joel Pugh, Chairman of the Planning Commission, called the joint public hearing to order.



3/25/2021 7:01 PM Clegg Williams read the advertisement as placed in the Smyth County News and Messenger.

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 25, 2021, at 7:00 P.M. or as soon after 7:00 P.M. as an application 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:

An application from Gregory Gordon for a Special Use Permit for a restaurant. The property is located beside 902 Allison Gap Road, Saltville Virginia, identified as Tax Map Number 28A3-4-1 and zoned Agricultural/Rural.

An application from David Peake for a Special Use Permit for two multi-family dwelling units. The property is located beside 210 Walton Road, Marion Virginia, identified as Tax Map Numbers 46B-3-63, 46B-3-64, 46B-3-65, 46B-3-66, 46B-3-67, 46B-3-68, 46B-3-69, 46B-3-70 and zoned Residential.


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


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


Shawn Utt, County Administrator
Joel Pugh, Chairman of the Planning Commission


 3/25/2021 7:03 PM Mr. Atkins asked for a motion to waive the reading of the rules. Mr. Call made the motion to waive the rules and was seconded by Mr. Sturgill. The following vote was recorded.


Vote: 7 yeas Atkins, Deel, Wyant, Sturgill, Call, Ratliff, Stevenson
0 nays
0 absent


 3/25/2021 7:04 PM Mr. Williams outlined the proposal for an application from Gregory Gordon requesting a special use permit for a restaurant. He also highlighted the code sections from the zoning ordinance and comprehensive plan for future land use. He stated he had not received any comments regarding the application.


 3/25/2021 7:05 PM Gregory Ralph Gordon 145 Pump Log Hollow Road; Saltville presented his proposal for his restaurant. Mr. Gordon stated he owns most of the adjoining properties surrounding the proposed property. He would like to offer another dining option in the area and add a business to better the Allison Gap community. The proposal will be take-out and delivery service only. Mr. Roscoe Call spoke regarding the proposal. He stated Mr. Gordon has improved the property by cleaning and repainting. He was in favor of this proposal and thinks it will be well received.


 3/25/2021 7:10 PM Mr. Williams outlined the proposal for an application from David Peake requesting a special use permit for two multi-family dwelling units. He highlighted the code sections from the zoning ordinance and comprehensive plan for future land use. He stated he had received comments on the application via phone and by letter. In addition, he stated he received an approved entrance permit from VDOT.


 3/25/2021 7:12 PM Mr. Williams read a letter from Sharon Debord, an adjoining property owner, 118 Hockett Street; Marion. Ms. Debord is concerned about the ten-foot strip of land between her property and the possibility of it being disturbed. She requested a stipulation be added that it not be disturbed.

 3/25/2021 7:16 PM David Peake 600 Leslie Street; Marion presented his proposal for his multi-family dwelling units. Mr. Peake stated he has removed ten manufactured homes from the property, which had been a nuisance in the past. He is proposing two buildings with four units in each building, totaling 8 units. He would like to rent to Emory & Henry students.

 3/25/2021 7:19 PM Brian Vernon 213 Walton Road; Marion is an adjoining property owner. He spoke about his concerns with this new development. Mr. Vernon is concerned about the increased traffic, safety of the neighborhood children, issues with renters, privacy and he stated the entrance to the property is in a blind spot of the road.

 3/25/2021 7:22 PM Kathy Fowler 217 Walton Road; Marion is an adjoining property owner. She spoke about her concerns with this new development. Ms. Fowler stated the neighborhood is quiet and she is concerned about the noise, traffic, and safety of the neighborhood children.


 3/25/2021 7:24 PM Brook Vernon 213 Walton Road; Marion is an adjoining property owner. She spoke about her concerns with this new development. Ms. Vernon is concerned about the increased traffic, the speed limit, safety of the neighborhood children, and privacy. She also questioned the need for this additional housing.


 3/25/2021 7:26 PM Mr. Stevenson stated zoning was put in place to protect homes in residential areas.


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 3/25/2021 7:27 PM Mr. Call stated he had a conversation with an adjoining property owner and they were concerned about the traffic, noise, and the potential issues with renters.


 3/25/2021 7:28 PM Ms. Deel stated she had rented from Mr. Peake in the past and he kept his property clean and in good repair. She also stated the need for the apartments for professional students at Emory & Henry.


 3/25/2021 7:29 PM Mr. Pugh asked Mr. Peake about the number of units and if he would be willing to construct duplexes with two units each. Mr. Peake stated he would have to check.


 3/25/2021 7:32 PM Dustin Stamper 104 Helms Street; Marion spoke with concerns for the safety of the neighborhood children, noise, and the blind spot at the entrance to the property.

 3/25/2021 7:34 PM Mr. Stevenson asked Mr. Williams if two single family dwelling homes could be constructed on the property? Mr. Williams stated they could.


 3/25/2021 7:42 PM Ms. Wagoner questioned the location of the entrance onto Walton Road.

 3/25/2021 7:48 PM Mr. Atkins and Mr. Pugh closed the public hearing and Mr. Atkins recessed the Board of Supervisors.


 3/25/2021 7:48 PM Mr. Pugh reconvened Planning Commission meeting to deliberate the applications.

 3/25/2021 7:49 PM Ms. Wagoner made the motion to recommend to the Board of Supervisors that they approve Gregory Gordon's proposal as presented. Mr. Davidson seconded the motion and the following vote was recorded.

Vote:	5 yeas	Pugh, Davidson, Jr, Wagoner, Shepherd, Dean
	0 nays	
	2 absent	Spence, Campbell

 3/25/2021 7:50 PM David Peake's proposal was discussed with concerns regarding the number of dwellings, increase in vehicles/traffic, and number of tenants. Instead of the proposed eight units, Ms. Wagoner made a motion to recommend approval of two duplexes. With no second, the motion was not considered. Mr. Dean made the motion to recommend to the Board of Supervisors that they deny Mr. Peake's proposal as presented and was seconded by Mr. Davidson. The following vote was recorded.

Vote:	3 yeas	Davidson, Jr, Shepherd, Dean
	2 nays	Pugh, Wagoner
	2 absent	Spence, Campbell

 3/25/2021 8:01 PM Mr. Davidson made the motion to adjourn and was seconded by Ms. Wagoner. All were in favor.

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, April 22, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, April 22, 2021, at 6:00 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; Tony Dean, Royal Oak District; David Spence, Saltville District; Robert Campbell, North Fork District (arrived at 6:05 p.m.)

Commissioners Absent: None

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:00 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Ms. Wagoner and the following vote was recorded.

Vote: 6 yeas	Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence
0 nays	
1 absent	Campbell

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Ms. Wagoner made a motion to approve the minutes of the Thursday, March 25, 2021 meeting. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas	Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence, Campbell
0 nays	
0 absent	

David Peake – Special Use Permit: Mr. Williams reviewed Mr. Peake's proposal. He explained the previous recommendation from the Planning Commission and the Board of Supervisors decision on the proposal:

- The Planning Commission met on March 25, 2021. The commissioners recommended to deny Mr. Peake's proposal as presented with the following vote:

3 yeas	Davidson, Jr, Shepherd, Dean
2 nays	Pugh, Wagoner
2 absent	Spence, Campbell
- The Board of Supervisors met on April 13, 2021. The motion was made to accept the recommendation from the Planning Commission, but the motion failed with a 2-4 vote. An alternate motion was presented to send the proposal back to the Planning Commission for reconsideration to add conditions on the special use permit to allow for development of the property. The following vote was rendered:

5 yeas	Atkins, Deel, Sturgill, Ratliff, Wyant
2 nays	Stevenson, Call

Bryan and Brooke Vernon are adjoining property owners. They spoke about their concerns with this new development. Mrs. Vernon is concerned about the safety of the children, speed limit, and light placement on the property. They requested the speed limit be decreased to 15 mph, a *Watch for Children* sign(s), fire hydrant(s), and speed bump(s) be installed.

David Peake presented a new proposal for the construction of two duplexes with one bedroom in each unit.

After discussion, Mr. Spence made the motion to recommend approval to the Board of Supervisors with the following stipulations:

- The construction be limited to two duplexes or one structure with four units with a maximum of one bedroom in each unit,
- The entrance off Walton Road be placed at the west end of the property,
- The parking lot must be paved or concreted and guttering added for drainage,
- The ten-foot strip of land behind the property must not be disturbed and a 6-foot privacy fence be placed along the entire length of the property in the back, and
- A request be made to VDOT to conduct a study of the road to incorporate a reduce speed limit, speed bump(s), and install "*Watch for Children*" signs

Ms. Wagoner seconded the motion and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Variance Request for Robert & Patsy Cregger: Mr. Williams presented Mr. and Mrs. Cregger's application for a variance request for a carport they recently installed. The property is addressed as 102 Crisp Road in Marion. The carport is approximately 14 feet from the center of the road and our front yard setback is 40 feet from the center of the road. As a result of the 1932 Byrd Act, Crisp Road is a 30-foot prescriptive easement.

Mr. and Mrs. Cregger spoke. The carport was placed as a smoke barrier from the neighbor's wood stove.

Mr. Davidson made the motion to recommend approval for Mr. and Mrs. Cregger's variance to the Board of Zoning Appeals. It was seconded by Mr. Spence and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Recess: At approximately 6:55 p.m. Mr. Pugh recessed the Planning Commission's meeting in order to relocate the meeting to the Smyth County School Board Meeting Room.

Reconvene: At approximately 7:02 p.m. Mr. Pugh reconvened the Planning Commission Meeting.

Variance Request for Mark Roberts & James Perry: Mr. Williams presented Mr. Roberts' and Mr. Perry's variance request. Mr. Roberts and Mr. Perry recently purchased approximately 1.5-acre tract of land in Saltville that had five (5) homes. One of the homes (addressed 218 Midway Street)

has been removed. They would like to divide the property in to four (4) tracts. Three of the proposed tracts do not meet one or both of our minimum lot size requirements. They have requested a variance for the three (3) tracts. The properties are addressed 35, 39, & 43 Old Quarry Road, Saltville, zoned Agricultural/Rural (A/R) and has access to public water. As such, the minimum lot size requirement is 15,000 square feet and an average lot width of 100 feet.

Mr. Campbell made the motion to recommend approval for Mr. Roberts' and Mr. Perry's variance request to the Board of Zoning Appeals. It was seconded by Mr. Spence and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Citizens' Time: No citizens were present.

Other Business: None.

Questions/Comments for the Commissioners: None

Adjournment: At 7:25 p.m. Mr. Shepherd made the motion to adjourn the meeting and was seconded by Mr. Davidson. All were in favor.

Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, May 27, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, May 27, 2021, at 6:30 P.M. in the Smyth County Office Building.

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

Commissioners Absent: None

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:30 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Ms. Wagoner and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Ms. Wagoner made a motion to approve the minutes for the Thursday, April 22, 2021 meeting. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr, Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Citizens' Time: No citizens were present.

Other Business: Mr. Williams gave an update regarding the May 4, 2021 Board of Zoning meeting. He informed the commission that both variances had been approved by the BZA. He also distributed a response from VDOT regarding a Special Use Permit on Walton Road in Marion.

Questions/Comments for the Commissioners: None

Recess: At approximately 6:45 p.m. Mr. Spence made the motion to recess the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors and was seconded by Ms. Wagoner. All were in favor.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

Board Members Present: Charlie Atkins, Chairman, Atkins District; Judy Wyant, Royal Oak District; Michael Sturgill, Chilhowie District; Roscoe Call, Saltville District; Kris Ratliff, Park District; Phil Stevenson, North Fork District

Board Members Absent: Lori Deel, Vice- Chairman Rye Valley District

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

Commissioners Absent: None

Staff Present: Shawn Utt, County Administrator; Lisa Richardson, Assistant County Administrator; Clegg Williams, Zoning Administrator; Sarah Parris and Paula Harvey, Administrative Assistants. Approximately ten citizens were present.

5/27/2021 7:05 PM Charles Atkins, Chairman of the Board of Supervisors, and Joel Pugh, Chairman of the Planning Commission, called the joint public hearing to order.

5/27/2021 7:06 PM Shawn Utt read the rules for the joint public hearing.

5/27/2021 7:09 PM Clegg Williams read the advertisement as placed in the Smyth County News and Messenger.

**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, May 27, 2021, at 7:00 P.M. or as soon after 7:00 P.M. as an application may be heard, in the Smyth County Office Building, 121 Bagley Circle, Marion, Virginia, to consider the following application to the Zoning Ordinance of Smyth County, Virginia:

An application from James Craig Harper for a Special Use Permit for a Service Business. The property is located beside 174 South Wood Lane, Saltville Virginia, identified as Tax Map Number 41A-4-2 and 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. Copies are also maintained by the County Zoning Administrator at the address given above, and may be viewed 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.

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

Shawn Utt, County Administrator
Joel Pugh, Chairman of the Planning Commission

5/27/2021 7:11 PM Mr. Williams outlined the proposal for an application from James Craig Harper requesting a special use permit for a service (towing) business. He also highlighted the code sections from the zoning ordinance and comprehensive plan for future land use. He stated he had not received any comments regarding the application.

5/27/2021 7:13 PM James Craig Harper 160 Harper Lane, Saltville presented his proposal for a service business. Mr. Harper explained the business would consist of a maximum of eight vehicles. The vehicles would be stored in a 100'x100' fenced lot until they are processed. He stated that he planned to add a screen and possibly plant shrubs along the fence, facing Southwood Lane. He proposed a 30'x50' post steel building to house his towing equipment. He explained that he is wanting to expand his territory by locating in the Chilhowie call area and run calls on I-81. He stated a service person will be at the business Monday-Friday, 8:00 am -5:00 pm.

Roscoe Call asked about the maximum of eight vehicles. Mr. Harper stated that would be all he would need to store on the subject property. If he exceeded that amount, he stated he could move vehicles to his other facility. Mr. Call asked about the upkeep of South Wood Lane. The adjoining property owners stated it was a shared effort by the owners on South Wood Lane.

5/27/2021 7:20 PM Chairman Atkins asked for citizens who wished to speak regarding the proposal. The following citizens spoke:

- Jim Carter – 130 Valley Road, Saltville – Mr. Carter stated he owned the property across from the proposed business. He stated he did not want a junkyard and feared this proposal would decrease his property value.
- Dottie Cater – 130 Valley Road, Saltville – Mrs. Carter stated she was against business on this property and said the increased traffic would be dangerous.
- Alan Dinsmore – 176 South Wood Lane, Saltville – Mr. Dinsmore stated he did not want a junkyard and trash. He mentioned a blind spot at the entrance of the property.
- Michael Morgan – 175 South Wood Lane, Saltville – Mr. Morgan stated he had known Mr. Harper for a long time and he had nothing against Mr. Harper, but he could not agree with a business on this property, because it would be too dangerous for the adjoining property owners.
- Nanine Woodward – 174 South Wood Lane, Saltville – Mrs. Woodward stated this is not what she had envisioned for this property, and she can deal with the livestock currently on the property, but not a service business.
- Bill Woodward – 174 South Wood Lane, Saltville – Mr. Woodward stated if the proposal were approved, stipulations would need to be placed for the adjoining property owner's protection.

Phil Stevenson spoke in favor of the adjoining property owners.

5/27/2021 7:50 PM Chairman of the Board, Charlie Atkins closed the joint public hearing

5/27/2021 7:50 PM Chairman of the Planning Commission, Joel Pugh recessed the Planning Commission in order for the Board of Supervisors to meet briefly.

5/27/2021 7:58 PM Commissioner, Joel Pugh reconvened the Planning Commission for a recommendation on a special use permit for James Craig Harper.

5/27/2021 7:59 PM Mr. Pugh asked for discussion on the proposal. Mr. Dean questioned the comprehensive plan and future land use for this property.

5/27/2021 8:01 PM Mrs. Woodward asked who would police the number of vehicles kept on the property. Mr. Williams and Mr. Farthing explained a notice of violation would be sent to the owner and if they do not comply, a civil suit will be filed.

5/27/2021 8:07 PM Mr. Campbell stated there is an opportunity to structure this proposal and he would like the best outcome within the framework of the special use permit.

5/27/2021 8:15 PM After more discussion, Mr. Pugh called for a motion from the commissioners

5/27/2021 8:20 PM Commissioner Wagoner made a motion to recommend approval to the Board of Supervisors with the following stipulations:

1. No more than eight vehicles be stored on the property and they be kept in a 100'x100' area which is surrounded by a 7' tall, screened chain link fence,
2. The entrance to the property be located on Highway 107,
3. A 30'x50' steel post building be allowed to house towing equipment, and;
4. Until the fence is built, the Special Use Permit will not be issued.

Mr. Davidson seconded the motion and the following vote was recorded.

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

The motion failed.

5/27/2021 8:25 PM Commissioner Spence made the motion to recommend denial to the Board of Supervisors and the following vote was recorded.

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

The motion failed.

5/27/2021 8:30 PM Mr. Spence made the motion to adjourn the Planning Commission meeting and was seconded by Mr. Shepherd. All were in favor.

Hazel Wagoner, Secretary

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 22, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, July 22, 2021, at 6:00 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; Tony Dean, Royal Oak District; David Spence, Saltville District

Commissioners Absent: Robert Campbell, North Fork District

Staff Present: Clegg Williams and Emily Moore

At approximately 6:00 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Mr. Davidson and the following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence
0 nays
1 absent Campbell

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Ms. Wagoner made a motion to approve the minutes for the Thursday, May 27, 2021 meeting. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence
0 nays
1 absent Campbell

Citizens' Time: No citizens were present.

Other Business: The commissioners requested an update on the Peake Special Use Permit on Walton Road. Mr. Williams informed the commission that Mr. and Mrs. Peake recently contacted the office to ask for copies of the Board's memo and VDOT's response. Mr. Williams indicated that there are several active single-family dwelling permits, as well as an increase in the issuance of manufactured home permits. Mr. Williams also stated that there are proposed commercial and industrial projects that should be announced soon.

Questions/Comments for the Commissioners: None

Adjournment: At approximately 6:20 p.m. Mr. Spence made the motion to adjourn the Planning Commission's meeting and was seconded by Ms. Wagoner. All were in favor.

Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, September 23 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, September 23, 2021, at 6:00 P.M. in the Smyth County Office Building.

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

Commissioners Absent: None

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:00 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda with the addition of Change to Zoning Ordinance Discussion. Mr. Spence made a motion which was seconded by Ms. Wagoner and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Mr. Davidson made a motion to approve the minutes for the Thursday, July 22, 2021 meeting. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Citizens' Time: Two citizens spoke about an issue they encountered with the zoning ordinance. Sharon Hayden and Bob de Camara of 1640 Redstone Road; Chilhowie, Virginia recently purchased a farm addressed as 592 South Fork Road; Marion, Virginia. They would like to develop a 60'x2400' grass landing strip for personal aircraft. Mr. de Camara stated it would boost tourism and could be used in the event of emergency situations. He has filled out the paperwork with the Federal Aviation Administration (FAA).

Change to the Zoning Ordinance: Mr. Williams presented a memo from the Board of Supervisors requesting the Planning Commission consider amending the zoning ordinance to include "Airports". After discussion the following motion was rendered:

David Spence made a motion to schedule a joint public hearing to consider the following recommended changes to the Zoning Ordinance:

- Add a definition of Airport in Article X – Definitions: *Airport. Any area of land or water used or intended for landing or takeoff of aircraft including appurtenant area used or intended for airport buildings, facilities, as well as right of way together with the buildings and facilities*
- Proposed Airports be permitted by special use permit applications in the following districts listed in Article III - District Regulations: § 3-1.2 - Agricultural District; § 3-2.2 -

Agricultural/Rural District; § 3-3.2 - Residential District; § 3-4.2 - Commercial District; § 3-5.2 - Industrial District

the motion was seconded by Ms. Wagoner and the following vote was recorded:

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Comprehensive Plan RFP: Mr. Williams updated the commissioners about the Comprehensive Plan RFP. The request for proposals was advertised in the Roanoke Times and Bristol Herald Courier on August 29, 2021 and September 5, 2021. The deadline for submission is September 30, 2021.

Questions/Comments for the Commissioners: Mr. Dean asked for an update on Planning Commissioner's terms. Ms. Parris will have this information at the next meeting.

Adjournment: At approximately 6:24 p.m. Mr. Davidson made the motion to adjourn the Planning Commission's meeting and was seconded by Mr. Spence. All were in favor.

Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION

Thursday, October 28, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday, October 28, 2021 at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; Tony Dean, Royal Oak District; David Spence, Saltville District, Robert Campbell, North Fork District (joined via phone at 6:32 p.m.)

Commissioners Absent: None

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:30 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Ms. Wagoner. The following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence
0 nays
1 absent Campbell

Minutes: Mr. Pugh opened the floor for a motion to approve the minutes as presented. Mr. Shepherd made a motion to approve the minutes for the September 23, 2021 meeting. Mr. Spence seconded the motion. The following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence
0 nays
1 absent Campbell

Comprehensive Plan Request for Proposal (RFP): Mr. Williams reported he has received proposals from two firms. A joint committee consisting of three planning commissioners and three board of supervisors will be interviewing the firms. Mr. Williams requested Mr. Pugh appoint three Planning Commissioners to serve on the committee with three Board of Supervisors. Mr. Pugh appointed Ms. Wagoner, Mr. Spence, and himself to serve on the committee. Interviews are planned for the first or second week in November 2021.

Variance Request for Michael Beverly: Michael K. Beverly has submitted a variance request for an addition to an existing business. The property is addressed as 2828 Highway 107 in Saltville. The proposed addition will be approximately 40'x60' and approximately 0' from the lot line; therefore, Mr. Beverly is requesting a variance to the side lot setback of 15'. Mr. Davidson questioned the safety of the adjoining building and its proximity to the proposed addition (e.g., fire separation). Mr. Williams stated if the proposal is approved, the owner must to comply with building code requirements. Mr. Spence made a motion to recommend the Board of Zoning Appeals approve the variance as presented. Mr. Shepherd seconded the motion. The following vote was recorded.

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

Planning Commissioners Terms: Mr. Williams updated the commissioners on their terms and are as follows; Ms. Wagoner, Mr. Pugh, and Mr. Dean's term expires on January 31, 2022. Mr. Spence, Mr. Shepherd, Mr. Davidson, and Mr. Campbell's term expires on January 31, 2023.

Citizens' Time: No citizens spoke

Questions/Comments for the Commissioners: Mr. Spence asked for solar panel discussion to be added to the agenda for the next Planning Commission meeting.

Recess: At approximately 6:53 p.m. Mr. Spence made the motion to recess the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors and was seconded by Mr. Shepherd. All were in favor.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

Board Members Present: Charlie Atkins, Chairman, Atkins District; Lori Deel, Vice- Chairman Rye Valley District; Michael Sturgill, Chilhowie District; Roscoe Call, Saltville District; Kris Ratliff, Park District; Phil Stevenson, North Fork District

Board Members Absent: Judy Wyant, Royal Oak District

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

Commissioners Absent: None

Staff Present: Lisa Richardson, Assistant County Administrator; Clegg Williams, Zoning Administrator; Scot Farthing, County Attorney; Sarah Parris, Paula Harvey, and Kendra Hayden Administrative Assistants. Two citizens were present.

10/28/2021 7:00 PM Charles Atkins, Chairman of the Board of Supervisors, and Joel Pugh, Chairman of the Planning Commission, called the joint public hearing to order.

10/28/2021 7:01 PM Ms. Deel made the motion to add Public Nuisance to the agenda for the Board of Supervisors meeting after the joint public hearing. It was seconded by Mr. Ratliff. The following vote was recorded:

Vote: 6 yeas Atkins, Deel, Sturgill, Call, Ratliff, Stevenson
0 nays
1 absent Wyant

10/28/2021 7:02 PM Mr. Atkins asked for a motion to waive the reading of the rules for the public hearing. Mr. Ratliff made the motion and was seconded by Mr. Call. The following vote was recorded:

Vote: 6 yeas Atkins, Deel, Sturgill, Call, Ratliff, Stevenson
0 nays
1 absent Wyant

10/28/2021 7:02 PM Mr. Williams read the advertisement as placed in the Smyth County News and Messenger.

**NOTICE OF PUBLIC HEARING
BEFORE THE SMYTH COUNTY BOARD OF SUPERVISORS
AND SMYTH COUNTY PLANNING COMMISSION
ON AMENDMENTS TO THE SMYTH COUNTY ZONING ORDINANCE**

The Smyth County Board of Supervisors and the Smyth County Planning Commission will conduct a joint public hearing on Thursday, October 28, 2021 at 7:00 p.m., or as soon thereafter, as may be heard, in the Smyth County Administration Building, 121 Bagley Circle, Marion, Virginia, to consider the following: Adoption of amendments to the Smyth County Zoning Ordinance located in Appendix A of the Smyth County Code. The following proposed changes will be considered:

- ***New definition of Airport in Article X – Definitions***
- ***Proposed Airports be permitted by special use permit applications in the following districts listed in Article III - District Regulations: § 3-1.2 – Agricultural District; § 3-2.2 – Agricultural/Rural District; § 3-3.2 – Residential District; § 3-4.2 – Commercial District; § 3-5.2 – Industrial District***

At this public hearing, subject to the rules of procedure of the Board of Supervisors of Smyth County, Virginia, any person may appear and state his/her views thereon. 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. A copy of this proposed amendment is on file in the Office of the County Administrator of Smyth County at the address given above, and may be viewed during regular business hours Monday through Friday and at www.smythcounty.org.

Done by order of the Board of Supervisors of Smyth County, Virginia
Shawn Utt, County Administrator and the Smyth County Planning Commission
Joel Pugh, Chair.

10/28/2021 7:04 PM Mr. Bob De Camara 1640 Red Stone Road; Chilhowie, VA stated he supported the proposed amendment. Mr. Williams read a letter from Curtis Pennington, Smyth-Wythe Airport Commission Chair. Mr. Pennington indicated that the commission has no objection to the proposed amendment. He added an additional airstrip maybe beneficial in the event of emergencies.

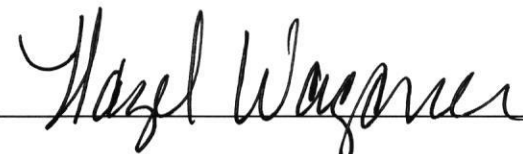
10/28/2021 7:08 PM Chairman of the Board, Charlie Atkins and Chairman of the Planning Commission closed the joint public hearing.

10/28/2021 7:09 PM Chairman, Joel Pugh reconvened the Planning Commission for a recommendation on proposed changes to the zoning ordinance.

10/28/2021 7:09 PM Mr. Spence made the motion to recommend the Board of Supervisors approve the proposed amendments to the Smyth County Zoning Ordinance as presented. Mr. Dean seconded the motion and the following vote was recorded:

Vote: 7 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Dean, Spence, Campbell
0 nays
0 absent

10/28/2021 7:10 PM Mr. Davidson made the motion to adjourn the Planning Commission meeting and was seconded by Mr. Dean. All were in favor.

 _____, Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION
Thursday, November 18, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday November 18, 2021 at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice-Chairman Chilhowie District; Hazel Wagoner, Atkins District; Tony Dean, Royal Oak District

Commissioners Absent: Paul Shepherd, Rye Valley District; David Spence, Saltville District; Robert Campbell, North Fork District

Staff Present: Clegg Williams and Sarah Parris

At 6:34 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: 6:35 PM Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Dean made a motion which was seconded by Mr. Davidson. The following vote was recorded.

Vote: 4 yeas Pugh, Davidson, Jr., Wagoner, Dean
0 nays
3 absent Shepherd, Spence, Campbell

Minutes: 6:35 PM Mr. Pugh opened the floor for a motion to approve the minutes as presented. Ms. Wagoner made a motion to approve the minutes for the October 28, 2021 meeting. Mr. Davidson seconded the motion. The following vote was recorded.

Vote: 4 yeas Pugh, Davidson, Jr., Wagoner, Dean
0 nays
3 absent Shepherd, Spence, Campbell

Comprehensive Plan (RFP) - Update: 6:36 PM Mr. Williams reported the interviews for the two firms is scheduled on December 1, 2021 at 2:00 pm and 3:00 p.m. The interview committee will consist of Lori Deel, Roscoe Call, Kris Ratliff, Joel Pugh, Hazel Wagoner, and David Spence.

Variance Request for Michael Beverly - Update: 6:37 PM Mr. Williams reported the Board of Zoning unanimously approved the variance for Michael K. Beverly. Mr. Beverly will need to apply for building and zoning permits to start his project.

Electronic Generating or Booster Facilities: 6:38 PM Mr. Pugh asked for this agenda item to be tabled until the next meeting. All were in favor.

Citizens' Time: 6:38 PM No citizens spoke

Other Business/Questions/Comments for the Commissioners: 6:39 PM No other business or comments

Recess: At approximately 6:39 p.m. Mr. Pugh asked for a motion to recess. Mr. Davidson made the motion to recess the Planning Commission's meeting until their 7:00 p.m. public hearing and was seconded by Mr. Dean. All were in favor.

PUBLIC HEARING

At 7:00 PM Joel Pugh, Chairman of the Planning Commission called the public hearing to order.

7:01 PM Mr. Williams read the advertisement as placed in the Smyth County News and Messenger.

**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, November 18, 2021, at 7:00 P.M. or as soon after 7:00 P.M. as an application may be heard, in the Smyth County Office Building, 121 Bagley Circle, Marion, Virginia, to consider the following application to the Zoning Ordinance of Smyth County, Virginia:

An application from Roger Blevins for a Special Use Permit for an accessory building above 150 square feet in size, without a main building. The property was addressed as 398 Sugar Street, Marion Virginia, identified as Tax Map Number 67-A-50J and 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. Copies are also maintained by the County Zoning Administrator at the address given above, and may be viewed 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.

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

Shawn Utt, County Administrator
Joel Pugh, Chairman of the Planning Commission

7:02 PM Mr. Williams presented an application for Roger Blevins. Mr. Blevins would like to construct an accessory building on a tract of land that has no principal building. As required by Section 3-2.2 (y) he applied for a special use permit. Notice of the public hearing was advertised in the Smyth County News on November 6th and 13th. Additionally, notification was sent to each of Mr. Blevins' adjoining property owners by first class mail. Mr. Williams reported he did not receive any comments or questions regarding the proposal. He also highlighted Section 3-2.2 and Article 6 which contains the provisions for Special Use Permits and noted the 2013 Comprehensive Plan identifies the property as Rural Residential on the Future Land Use Map.

7:03 PM Roger Blevins 386 Sugar Street, Marion Virginia requested approval for his application. He indicated the 24' x 48' building would be used for storage.

7:04 PM Mr. Dean made the motion to recommend the Board of Supervisors approve Roger Blevins for a special use permit to construct an accessory building above 150 square feet in size, without a main building on a tract of land. Mr. Davidson seconded the motion. The following vote was recorded.

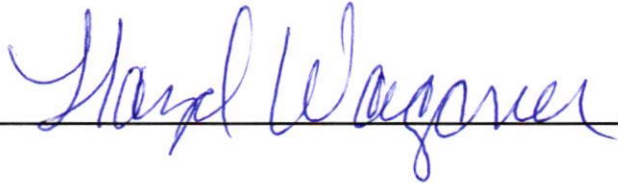
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Vote: 4 yeas Pugh, Davidson, Jr., Wagoner, Dean
0 nays
3 absent Shepherd, Spence, Campbell

7:04 PM Mr. Pugh asked for a motion to adjourn. Mr. Davidson made the motion to adjourn the public hearing and was seconded by Ms. Wagoner. All were in favor.



Hazel Wagoner, Secretary

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

SMYTH COUNTY PLANNING COMMISSION
Thursday, December 30, 2021

The Smyth County Planning Commission met in their regular meeting on Thursday December 30, 2021, at 6:30 P.M. in the Smyth County Office Building.

Planning Commissioners (PC) Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice- Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; David Spence, Saltville District; Robert Campbell, North Fork District

Planning Commissioners (PC) Absent: Tony Dean, Royal Oak District

Staff Present: Clegg Williams and Sarah Parris

At 6:30 p.m. Mr. Pugh called the meeting to order.

Adoption of Agenda: **6:31 PM** Mr. Pugh opened the floor for a motion to approve the agenda as presented. Mr. Spence made a motion which was seconded by Mr. Davidson. The following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Spence, Campbell
0 nays
1 absent Dean

Minutes: **6:32 PM** Mr. Pugh opened the floor for a motion to approve the minutes as presented. Mr. Davidson made a motion to approve the minutes for the November 18, 2021, meeting. Ms. Wagoner seconded the motion. The following vote was recorded.

Vote: 6 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Spence, Campbell
0 nays
1 absent Dean

Comprehensive Plan (RFP) - Update: **6:33 PM** Mr. Williams reported a firm has been selected. Hill Studio has presented a contract and budget for approval. He recommended the committee remain the same throughout the process.

Citizens' Time: **6:35 PM** No citizens spoke

Other Business/Questions/Comments for the Commissioners: **6:36 PM** Mr. Williams said he did not anticipate any applications for January and considering the terms of three members will expire January 31, 2022, Mr. Williams recommended the organizational meeting be postponed until February 25, 2022. After discussion, it was decided to move the organizational meeting to February.

Recess: At approximately 6:40 p.m. Mr. Pugh asked for a motion to recess. Mr. Spence made the motion to recess the Planning Commission's meeting until their 7:00 p.m. public hearing and was seconded by Mr. Davidson. All were in favor.

JOINT PUBLIC HEARING WITH BOARD OF SUPERVISORS

Board of Supervisors (BOS) Members Present: Charlie Atkins, Chairman, Atkins District; Lori Deel, Vice- Chairman Rye Valley District; Michael Sturgill, Chilhowie District; Roscoe Call, Saltville District; Kris Ratliff, Park District

Board of Supervisors (BOS) Members Absent: Phil Stevenson, North Fork District; Judy Wyant, Royal Oak District

Planning Commissioners (PC) Present: Joel Pugh, Chairman, Park District; Graham Davidson, Jr., Vice- Chairman Chilhowie District; Hazel Wagoner, Atkins District; Paul Shepherd, Rye Valley District; David Spence, Saltville District; Robert Campbell, North Fork District

Planning Commissioners (PC) Absent: Tony Dean, Royal Oak District

Staff Present: Shawn Utt, County Administrator; Clegg Williams, Zoning Administrator; Sarah Parris and Paula Harvey, Administrative Assistants. Approximately ten citizens were present.



12/30/2021 7:00 PM Charlie Atkins, Chairman of the Board called the Board of Supervisors meeting to order and Joel Pugh, Chairman of the Planning Commission called the Planning Commission to order for a joint public hearing.



12/30/2021 7:01 PM Mr. Williams read the advertisement as placed in the Smyth County News and Messenger.

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, December 30, 2021, at 7:00 P.M. or as soon after 7:00 P.M. as an application may be heard, in the Smyth County Office Building, 121 Bagley Circle, Marion, Virginia, to consider the following application to the Zoning Ordinance of Smyth County, Virginia:

An application from Robert de Camara for a Special Use Permit to establish an airport. The property was addressed as 592 South Fork Road, Marion Virginia, identified as Tax Map Number 67-A-45 and 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. Copies are also maintained by the County Zoning Administrator at the address given above and may be viewed 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.


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


Shawn Utt, County Administrator
Joel Pugh, Chairman of the Planning Commission




12/30/2021 7:02 PM Mr. Atkins, BOS Atkins District Representative asked for a motion to waive the reading of the rules of the public hearing. Mr. Call, BOS Saltville District Representative made the motion and was seconded by Mr. Ratliff, BOS Park District Representative. The following vote was recorded.


Vote: 5 yeas Atkins, Deel, Sturgill, Call, Ratliff
0 nays
2 absent Wyant, Stevenson


 12/30/2021 7:02 PM Mr. Williams presented an application for Robert de Camara. Mr. de Camara is requesting to establish a grass airstrip on a tract of land formerly addressed as 592 South Fork Road. The property is zoned agricultural/rural and is further identified as tax map number 67-A-45. In accordance with State Code 15.2-2204, notice of the hearing was advertised in the Smyth County News on December 18 and 25, 2021. In addition, notification was sent to each of the adjoining property owners by first class mail. Mr. Williams highlighted Section 3-2.2 (fff) which allows *airports* in the Agricultural/Rural district by issuance of a special use permit and Article 6 which contains the provisions for Special Use Permits. He also noted the 2013 Comprehensive Plan identifies this property as Rural Residential on the Future Land Use Map.


 12/30/2021 7:03 PM Robert de Camara of 1640 Redstone Road, Chilhowie presented his application. Mr. de Camara proposed a private grass airstrip that will not be a commercial airport. He stated with the airstrip being private, anyone wanting to land would have to get approval from him as the owner. Mr. de Camara presented a Federal Aviation Administration (FAA) report and letters of support for his airstrip from the following: 1) Rebecca Harris who lives near another grass airstrip in the county, she stated the planes were not a nuisance to surrounding homes or livestock. 2) John Goodwin who leases the adjoining farm to the proposed airstrip, wrote a letter indicating the airstrip would have no effect on his livestock. As a Visual Flight Rules (VFR) airstrip, Mr. de Camara stated that he is limited to daylight and fair-weather flights.

 12/30/2021 7:06 PM Veda Odle of 506 South Fork Road, Marion. Ms. Odle stated the following concerns: 1) A flight pattern that crosses over her home. 2) Disruption to her when a plane is taking off and landing, especially if she is outside. 3) No provisions have been put in place to provide privacy to her property. 4) Fears of decreasing her property value. 5) She feels it would not be an enhancement to the Adwolfe area. 6) The height of future structures allowed on her property may be affected. 7) She would not be able to operate a drone to check on livestock effectively. 8) Planting future trees near to airstrip would be affected. 9) She stated concerns about storage of fuel and equipment on the airstrip. 10) She questioned if EPA standards are being met or reviewed. 11) Noise may be an issue, causing decreased productivity of her livestock, and 12) Decrease peace and enjoyment at her home.


She also stated the airstrip is a hobby for Mr. de Camara and her farm is a livelihood and she had enjoyed her farm for twenty-six years and would like to continue.


 12/30/2021 7:15 PM Curtis Pennington of 148 Hiler Bridge Road, Chilhowie. Mr. Pennington is the Smyth-Wythe Airport Commission Chairman. Mr. Pennington stated the FAA rules states a plane can land anywhere with the owner's permission and Virginia has no regulations. He has been operating Catron Field near Whitetop Road in Chilhowie since 1985 and has never received a complaint of noise or disturbance of the livestock. He also stated no fuel is stored at this airstrip.


 12/30/2021 7:18 PM Brain Burkett of Mountain Empire Airport stated when you are landing a plane, your focus should be on the airplane instrument panel and the runway, in reference to Ms. Odle's concern about privacy. He also noted several aircraft fly in the area and he felt the proposed airstrip would be an advantage to the county.


 12/30/2021 7:18 PM. Sharon Hayden of 1604 Redstone Road, Chilhowie pointed out a revised site plan had been submitted that relocated the airstrip in such a way as to ensure it doesn't cross any


structures. As a point of reference, she indicated the flags placed on the property represented the proposed location of the runway.


 12/30/2021 7:20 PM Mr. Ratliff, BOS Park District Representative asked if the plane would land and take off in both directions. Mr. de Camara stated it would be dictated by the prevailing winds, but typically, they would land on the South end of the runway. He added that it typically takes 500 feet to land and take off.


 12/30/2021 7:22 PM Ms. Deel, BOS Rye Valley District Representative asked the length of airstrip. Mr. de Camara stated it is proposed to be 2400 feet.

 12/30/2021 7:23 PM Mr. Atkins, BOS Atkins District Representative asked if someone builds on the adjoining property, are there any height regulations from FAA. Mr. Pennington stated the FAA does not regulate private airstrips and height requirements were not regulated.


 12/30/2021 7:28 PM Ms. Deel, BOS Rye Valley District Representative asked if FAA states private airstrips are allowed, then why is there a reason for a public hearing. Mr. Williams stated there are different federal, state, and local regulations. He stated the Smyth County Zoning Ordinance is a local ordinance. Having adopted the zoning ordinance, he stated all potential land uses in Smyth County are regulated. As far as the distinction between private and commercial airstrips, we did not distinguish between the two when "airports" were added to the ordinance.

 12/30/2021 7:35 PM Mr. Call, BOS Saltville District Representative stated his family member flies a plane over his home on occasion and the noise from the aircraft is minimal and not an issue.

 12/30/2021 7:38 PM There being no further comments from the public, Mr. Atkins, Chairman of the Board and Mr. Pugh, Chairman of the Planning Commission closed the public hearing. Mr. Atkins, Chairman of the Board adjourned the Board of Supervisors portion of the meeting.

 12/30/2021 7:38 PM Mr. Pugh, PC Park District Representative reconvened the Planning Commission Meeting to deliberate. During the discussion, Ms. Odle was asked to point out her home on the map. There was a question about the position of the runway. Mr. de Camara stated the runway is by compass direction, which is 10-degree northwest of the original position of the runway in the packet. The field will be mowed for hay seasonally, but the runway will be maintained year-round. Mr. Pugh, PC Park District Representative pointed out Mr. de Camara would not be able to fly but on clear days. Mr. Burkett stated the type of plane Mr. de Camara flies is a high-performance plane and would easily clear any surrounding homes and would likely be turning before approaching Ms. Odle's home.

Because Mr. de Camara only intends to utilize the airstrip during the day and only during clear weather, there was discussion on Visual Flight Rules (VFR) airstrips.

 12/30/2021 7:48 PM Mr. Spence, PC Saltville District Representative made the motion to recommend the Board of Supervisors approve Robert de Camara's application for a special use permit to establish an airport with the condition that it be a Visual Flight Rules (VFR) grass strip only. Mr. Davidson, PC Chilhowie District Representative seconded the motion. The following vote was recorded.

Vote: 5 yeas Pugh, Davidson, Jr., Wagoner, Shepherd, Spence
0 nays
1 abstain Campbell
1 absent Dean

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12/30/2021 7:50 PM Mr. Pugh, PC Park District Representative asked for a motion to adjourn. Mr. Davidson, PC Chilhowie District Representative made the motion to adjourn the public hearing and was seconded by Ms. Wagoner, PC Atkins District Representative. All were in favor.

_____, , Secretary