

*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 22, 2015**

The Smyth County Planning Commission met in their regular meeting on Thursday, January 22, 2015, at 6:00 P.M. in the Smyth County Office Building.

**Commissioners Present:** Norman Sparks, Joel Pugh, L. V. "Pokey" Harris and Robbie Doyle

**Commissioner(s) Absent:** Wayne Venable, Hazel Wagoner and Chilhowie District Commissioner (Vacancy)

**Staff Present:** Clegg Williams and Becca Marean

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

**Adoption of Agenda:** Chairman Sparks opened the floor for motions to approve the agenda as presented. Mrs. Harris made a motion which was seconded by Mr. Doyle and voted on as follows.

Vote: 4 yays	Sparks, Pugh, Doyle, and Harris
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District

Mr. Sparks appointed Clegg Williams as temporary Chairman for the election of officers.

**Election of Officers:**

**Chairman:** Mr. Williams then opened the floor for nominations of Chairman for calendar year 2015. Mr. Pugh nominated Mr. Sparks for Chairman; it was seconded by Mrs. Harris. With no other nominations, Mr. Sparks was elected to serve as Chairman for 2015.

Vote: 3 yays	Pugh, Harris, and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District
1 abstain	Sparks

**Vice Chairman:** Mr. Sparks opened the floor for nominations of Vice-Chairman for calendar year 2015. Mrs. Harris nominated Mr. Pugh for Vice Chairman; it was seconded by Mr. Doyle. With no other nominations, Mr. Pugh was elected to serve as Vice Chairman for 2015, with the following vote recorded.

Vote: 3 yays	Sparks, Harris and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District
1 abstain	Pugh

Secretary: Mr. Sparks opened the floor for nominations of Secretary for calendar year 2015. Mr. Pugh nominated Mr. Venable; it was seconded by Mr. Doyle. With no other nominations, Mr. Venable was elected to serve as Secretary for 2015, with the following vote recorded.

Vote: 4 yays	Sparks, Pugh, Harris and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District

Clerk: Mr. Sparks opened the floor for nomination of Clerk for calendar year 2015. Mrs. Harris nominated Becca Marean; it was seconded by Mr. Doyle. With no other nominations, Ms. Marean was elected to serve as Clerk for 2015. The following vote was recorded.

Vote: 4 yays	Sparks, Pugh, Harris and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District

**Set Calendar year 2015:** Mr. Doyle motioned to set the meetings for the fourth Thursday at 6:00 p.m. with the exception of November and December due to holidays. November's meeting is set tentatively for November 19<sup>th</sup>, due to the scheduled Board meeting, and December's meeting is scheduled for December 17<sup>th</sup>. Mr. Pugh seconded the motion and the following vote was recorded.

Vote: 4 yays	Sparks, Pugh, Harris and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District

**Minutes:** Mr. Pugh made a motion to approve the minutes of the Thursday, December 18, 2014, meeting with one correction as mentioned by Mr. Sparks. Mr. Doyle seconded the motion and the following vote was recorded.

Vote: 4 yays	Sparks, Pugh, Harris and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District

**Citizens' Time:** No citizens spoke.

**Committee Appointments:** There was discussion about amendments to the Zoning Ordinance needing to be addressed. Mr. Sparks, Mr. Pugh and Mr. Doyle all agreed to serve on the Ordinance committee.

**2015 Operating Procedures:** Several changes were made to the 2015 Operating Procedures. In addition to those proposed by staff, the Commission requested additional changes be made and a final version sent to each Commissioner. Mr. Pugh made a motion to adopt the 2015 Operating Procedures with the changes recommended, which was seconded by Mr. Doyle and the following vote was recorded.

Vote: 4 yays	Sparks, Pugh, Harris and Doyle
2 absent	Wagoner and Venable
1 vacancy	Chilhowie District

**2014 Annual Report:** Mr. Pugh recommended adding the date of service for Hazel Wagoner considering Mr. Wassum served the majority of 2014. Mrs. Harris made a motion to approve the report with the addition mentioned by Mr. Pugh which was seconded by Mr. Pugh and the following vote was recorded.

Vote:	4 yays	Sparks, Pugh, Harris and Doyle
	2 absent	Wagoner and Venable
	1 vacancy	Chilhowie District

**Questions/Comments from Commissioners:** Condolences were made regarding the passing of fellow Commissioner Graham Davidson earlier in the day. Commissioners made contributions and requested Mrs. Marean to send flowers for Mr. Davidson's service. Mrs. Harris bid everyone farewell as she is moving out of state and was unable to accept reappointment as representative for Rye Valley District. Due to the lack of members present Mr. Doyle requested the Clerk contact Commissioners approximately three days prior to meetings as a reminder.

**Adjournment:** At approximately 6:50, Mr. Sparks adjourned the Planning Commission's meeting.

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Wayne Venable, 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 26, 2015**

The Smyth County Planning Commission met in their regular meeting on Thursday, March 26, 2015, at 6:30 P.M. in the Smyth County Office Building.

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Joel Pugh, Paul Shepherd, Norman Sparks, Wayne Venable and Hazel Wagoner

**Staff Present:** Clegg Williams, Becca Creasy and Michelle Clayton

At approximately 6:30 p.m. Mr. Sparks called the meeting to order and recognized new Commissioners Graham Davidson Jr. representing Chilhowie District and Paul Shepherd representing Rye Valley District.

**Adoption of Agenda:** Chairman Sparks opened the floor for motions to approve the agenda as presented. Mr. Venable made a motion which was seconded by Mr. Pugh and voted on as follows.

Vote: 7 yeas                      Davidson, Doyle, Pugh, Shepherd, Sparks, Venable and Wagoner

**Adoption of Additional Agenda:** Mr. Venable made a motion which was seconded by Mr. Pugh and voted on as follows.

Vote: 7 yeas                      Davidson, Doyle, Pugh, Shepherd, Sparks, Venable and Wagoner

**Minutes:** Mr. Venable made a motion to approve the minutes of the Thursday, January 22, 2015, meeting. Mr. Doyle seconded the motion and the following vote was recorded.

Vote: 7 yeas                      Davidson, Doyle, Pugh, Shepherd, Sparks, Venable and Wagoner

**Citizens' Time:** No citizens spoke.

**Ordinance Committee Recommendation:** Mr. Sparks advised the Planning Commission the committee's request to meet with Department of Social Services before any recommendation by the Committee will be made but the issue will be addressed soon.

**Mount Rogers Planning District Recommendation:** Mr. Venable made a motion to appoint Mr. Doyle which was seconded by Mr. Pugh and the following vote was recorded.

Vote: 7 yeas                      Davidson, Doyle, Pugh, Shepherd, Sparks, Venable and Wagoner

**Recess:** At approximately 6:40 p.m. Mr. Sparks recessed the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors.

**Public Hearing:** At 7:00 p.m. Mr. Wade Blevins, Chairman of the Board of Supervisors, and Mr. Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Mr. Michael Carter read the advertisement as placed in the Smyth County News and Messenger as well as the rules of procedure during public hearings.

**Board Members Present:** Chairman Wade Blevins, Rick Blevins, Ron C. Blevins, Howard Burton, Roscoe Call and Todd Dishner **Board Member(s) Absent:** Blake Frazier

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Joel Pugh, Paul Shepherd, Norman Sparks, Wayne Venable, and Hazel Wagoner **Commissioner(s) Absent:** None

**Staff Present:** County Administrator, Michael Carter; Assistant County Administrator, Scott Simpson; County Attorney, Michelle Clayton; Administrative Assistants Becca Creasy and Kelly Woods, Zoning Administrator Clegg Williams and Deputy Mike Hounshell. Stephanie Porter-Nichols with the Smyth County News was present. Approximately ten citizens attended the public hearing.

#### **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 26, 2015, 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 Rich Valley Agricultural and Fair Association, Inc. for a Special Use Permit to expand their activities by conducting several individual events throughout the year, including: Bull Riding, Demolition Derby, Donkey Softball Games, Go Cart Racing, Lawnmower Pull, Lawnmower Racing, Mixed Martial Arts, Musical Concerts, Tough Truck Contest, Tractor Pulls, Truck Mud Races, Truck Pulls, Wrestling and Circus. The property is located at 325 & 329 Long Hollow Road, Saltville. The property is identified as Tax Map Nos. 19-A-51, 19-A-36B and 19-A-36C, and is zoned Agricultural.*

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, persons requiring special assistance to attend and participate in this hearing should contact the Smyth County Building and Zoning Department at (276) 783-3298 ext. 8315 at least 48 hours prior to the hearing.

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

Michael L. Carter, County Administrator

Norman K. Sparks, Chairman of the Planning Commission

*Rich Valley Agricultural and Fair Association, Inc. (The Fair) — Application for Special Use Permit to expand a non-conforming use:* Mr. Williams explained The Fair's application for a Special Use Permit to expand a non-conforming use on their property identified as Tax Map

Nos. 19-A-51, 19-A-36B and 19-A-36C, located at 325 and 329 Long Hollow Road in Saltville. He stated The Fair applied for a similar application in 2010 and is now requesting additional activities be allowed. He spoke about his discussion with The Fair regarding the necessity to continue following the County's Music Festival Ordinance for musical concerts. He referenced the relevant Zoning Ordinance sections. Notice of tonight's public hearing was advertised in the Smyth County News & Messenger on March 14 and 21. Additionally, a first class mailing was sent to each of the applicant's adjoining property owners and he did not receive any comments.

Mr. Lenny Robbins was in attendance representing The Fair to address questions and concerns. He stated The Fair does not yet have any of these activities booked but would like to offer them should the opportunity arise; they are just planning ahead. He was questioned about the days and hours of operation. He stated that they only intend to offer six or seven events per year and the proposed events would be held on Friday and Saturday nights. Regarding a closing time, he said they hope to be done between 12:00 midnight and 1:00 a.m. He stated The Fair would continue to work around other activities and fairs in Smyth County and would comply with the additional requirements in the County's Music Festival Ordinance. Mr. Williams reminded the Board and Commission of the right to place conditions on the applicant should they desire to approve the request.

No one else spoke on the application.

Chairman Wade Blevins and Chairman Sparks closed the joint public hearing at 7:14 p.m.

**Public Hearing:** At 7:15 p.m. Mr. Wade Blevins, Chairman of the Board of Supervisors, and Mr. Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Mr. Michael Carter read the advertisement as placed in the Smyth County News and Messenger as well as the rules of procedure during public hearings.

**Board Members Present:** Chairman Wade Blevins, Rick Blevins, Ron C. Blevins, Howard Burton, Roscoe Call and Todd Dishner **Board Member(s) Absent:** Blake Frazier

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Joel Pugh, Paul Shepherd, Norman Sparks, Wayne Venable, and Hazel Wagoner **Commissioner(s) Absent:** None

**Staff Present:** County Administrator, Michael Carter; Assistant County Administrator, Scott Simpson; County Attorney, Michelle Clayton; Administrative Assistants Becca Creasy and Kelly Woods, Zoning Administrator Clegg Williams and Deputy Mike Hounshell. Stephanie Porter-Nichols with the Smyth County News was present. Approximately ten citizens attended the public hearing.

**Joint Public Hearing  
Competitive Power Ventures Substantial Accord Review**

Pursuant to Sections 15.2-2232 and 15.2-2204, 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 March 26, 2015 at 7:15 P.M. to consider the following application:

CPV Smyth Generation Company, LLC seeks to obtain a determination by the Planning Commission that the general location, character and extent of the power generation facility proposed at Mulberry Lane in Atkins (Tax Map 48-A-45), is in substantial accord with the adopted Comprehensive Plan of the County.

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 adopted Comprehensive Plan 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 adopted Comprehensive Plan and to attend the public hearing. At the hearing, persons may make public comments regarding the request, subject to the rules of procedures of the Smyth County Planning Commission. Questions or written comments regarding this request should be directed to Clegg Williams, Zoning Administrator, by telephone at (276) 783-3298, Ext. 8315, or by e-mail at [zoning@smythcounty.org](mailto:zoning@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.

Done by order of the Smyth County Board of Supervisors  
Michael L. Carter, County Administrator  
And the Smyth County Planning Commission  
Norman Sparks, Chairman

CPV – Letter of Substantial Accord: Mr. Williams explained this matter has been before the Planning Commission and Board of Supervisors previously. He recapped the history of CPV, the County's Comprehensive Plan and CPV's request for a Letter of Substantial Accord. Notice of tonight's public hearing was advertised in the Smyth County News & Messenger on March 14 and 21.

Mr. Stevie Steele was in attendance representing CPV to address questions and concerns. He updated CPV's activities on the wind data collected over the past year stating a draft air permit should be provided to CPV by the end of 2015. He stated everything is still on track as presented during the SUP process and there have not been any changes with the project's projected launch timeframe of 2018. He stated there have not been any environmental road blocks and the construction process will be lengthy but no other sites are being aggressively pursued in Southwest Virginia by CPV.

No one else spoke on the application.

Chairman Wade Blevins and Chairman Sparks closed the joint public hearing at 7:31 p.m.

Chairman Sparks reconvened the Commission at approximately 7:31 p.m. and opened the floor to the Commissioners for comments or questions.

**Recommendation on the request by Rich Valley Agricultural and Fair Association, Inc. request for a Special Use Permit to expand a non-conforming use:** Commissioner Joel Pugh made a motion to recommend the Board approve the Special Use Permit requested by Rich Valley Agricultural and Fair Association, Inc. to expand their non-conforming use to include the following activities: *bull riding, demolition derby, donkey softball games, go cart racing, lawnmower pulls, lawnmower races, mixed martial arts, musical concerts, tough truck contest,*

*tractor pulls, truck mud races, truck pulls, wrestling and circus events* with the following conditions: Events can only be held on Friday, Saturday and/or Sunday until midnight. The property is identified as 325 and 329 Long Hollow Road, Saltville; Tax Map Nos. 19-A-51, 19-A-36B, and 19-A-36C; and is zoned Agricultural. Commissioner Wayne Venable seconded the motion.

After consideration, the motion PASSED by the following vote:

**AYES:** Davidson, Doyle, Pugh, Shepherd, Sparks, Venable and Wagoner

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** None.

**Recommendation on Letter of Substantial Accord for CPV:** Commissioner Wayne Venable made a motion to recommend the Board approve the resolution for a Letter of Substantial Accord for CPV as presented. Commissioner Joel Pugh seconded the motion.

After consideration, the motion PASSED by the following vote:

**AYES:** Davidson, Doyle, Pugh, Shepherd, Sparks, Venable and Wagoner

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** None.

**Adjournment:** At approximately 7:48 p.m. Mr. Sparks adjourned the Planning Commission.

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Wayne Venable, 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 28, 2015**

The Smyth County Planning Commission met in their regular meeting on Thursday, May 28, 2015, at 6:00 P.M. in the Smyth County Office Building.

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Joel Pugh, Norman Sparks, Wayne Venable and Hazel Wagoner. **Commissioner(s) Absent:** Paul Shepherd

**Staff Present:** Clegg Williams, Becca Creasy and Michelle Clayton

At approximately 6:00 p.m. Chairman Norman Sparks called the meeting to order and opened the floor for motions to approve the agenda as presented. Mr. Venable made a motion which was seconded by Mr. Pugh and voted on as follows.

Vote: 6 yeas	Davidson, Doyle, Pugh, Sparks, Venable and Wagoner
1 absent	Shepherd

**Minutes:** Mr. Venable made a motion to approve the minutes of the Thursday, March 26, 2015, meeting. Mr. Davidson seconded the motion and the following vote was recorded.

Vote: 6 yeas	Davidson, Doyle, Pugh, Sparks, Venable and Wagoner
1 absent	Shepherd

**Citizens' Time:** No citizens spoke.

**Ordinance Committee Recommendation:** Mr. Sparks advised the Planning Commission the committee recommended the Planning Commission forward a recommendation to the Board of Supervisors to consider a text amendment to the Zoning Ordinance. Specifically, the Committee recommended mirroring the state code definition for "family day home" and adding an administrative process for the approval of family day homes. Mr. Venable made a motion to recommend the Board of Supervisors set a public hearing to consider this proposed text amendment. Mr. Pugh seconded the motion and the following vote was recorded.

Vote: 6 yeas	Davidson, Doyle, Pugh, Sparks, Venable and Wagoner
1 absent	Shepherd

**Other Business, if any:** Mr. Williams presented the members with an aerial of property for which the Board of Zoning Appeals has received an application for a variance to the minimum lot size requirement. After discussion, Mr. Davidson made a recommendation the BZA approve the application which was seconded by Mr. Venable and the following vote was recorded.

Vote: 6 yeas	Davidson, Doyle, Pugh, Sparks, Venable and Wagoner
1 absent	Shepherd

**Adjournment:** At approximately 6:35 p.m. Mr. Sparks adjourned the Planning Commission.

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Wayne Venable, 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 14, 2015**

The Smyth County Planning Commission met on Tuesday, July 14, 2015, at 6:30 P.M. in the Smyth County Office Building.

**Commissioners Present:** Norman Sparks, Graham Davidson Jr., Joel Pugh, Paul Shepherd, Norman Sparks, and Hazel Wagoner **Commissioners Absent:** Robbie Doyle and Wayne Venable  
**Staff Present:** Clegg Williams and Becca Creasy

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

**Adoption of Agenda:** Mr. Pugh made a motion which was seconded by Mrs. Wagoner and voted on as follows.

Vote: 5 ayes            Davidson, Pugh, Shepherd, Sparks, and Wagoner  
      2 absent            Venable and Doyle

**Minutes:** Mr. Pugh made a motion to approve the minutes of the Thursday, May 28, 2015, meeting. Mr. Davidson seconded the motion and the following vote was recorded.

Vote: 5 ayes            Davidson, Pugh, Shepherd, Sparks, and Wagoner  
      2 absent            Venable and Doyle

**Citizens' Time:** No citizens spoke.

**Recommendation on the Text Amendment to the Zoning Ordinance for Family Day Home and Child Day Center:** Commissioner Joel Pugh made a motion to recommend the Board approve the text amendment as presented and advertised. Commissioner Hazel Wagoner seconded the motion.

After consideration, the motion PASSED by the following vote:

Vote: 5 ayes            Davidson, Pugh, Shepherd, Sparks, and Wagoner  
      2 absent            Venable and Doyle

**Other Business:** Mr. Williams gave notice to the Commissioners of the County's plan to amend the Zoning Ordinance and Comprehensive Plan in the very near future. Mr. Sparks informed the Commission of Wayne Venable's resignation and it was unanimously approved to prepare a Resolution thanking him for his services.

**BZA Recommendation:** Mr. Williams explained a possible application from Bethel Baptist Church in Troutdale to the Board of Zoning Appeals requesting a variance to the front yard setback requirement of 40' from the center of the road for the addition of a covered handicap ramp. Mr. Pugh recommended the Board of Zoning Appeals approves the variance request. Mr. Shepherd seconded the motion and the following vote was recorded.

Vote: 5 ayes            Davidson, Pugh, Shepherd, Sparks, and Wagoner  
      2 absent            Venable and Doyle

**Adjournment:** At approximately 6:50 p.m. Mr. Sparks adjourned the Planning Commission.

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Norman Sparks, Chairman

*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 24, 2015**

The Smyth County Planning Commission met in their regular meeting on Thursday, September 24, 2015, at 6:00 P.M. in the Smyth County Office Building.

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Paul Shepherd, Norman Sparks, David Spence and Hazel Wagoner **Absent:** Joel Pugh

**Staff Present:** Clegg Williams and Becca Creasy

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

**Adoption of Agenda:** Chairman Sparks opened the floor for motions to approve the agenda as presented. Mr. Doyle made a motion which was seconded by Mrs. Wagoner and voted on as follows.

Vote: 6 yeas	Davidson, Doyle, Shepherd, Sparks, Spence and Wagoner
1 absent	Pugh

**Minutes:** Mr. Davidson made a motion to approve the minutes of the Thursday, July 14, 2015, meeting. Mrs. Wagoner seconded the motion and the following vote was recorded.

Vote: 6 yeas	Davidson, Doyle, Shepherd, Sparks, Spence and Wagoner
1 absent	Pugh

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

Mr. Williams introduced new Planning Commissioner David Spence representing the Saltville District.

Regarding Wayne Venable's resignation, Mr. Williams presented a resolution to be signed by the members and recommended they appoint a Secretary. Mr. Sparks made a motion to appoint Mr. Robbie Doyle, which was seconded by Mrs. Wagoner and the following vote was recorded.

Vote: 5 yeas	Davidson, Shepherd, Sparks, Spence and Wagoner
1 absent	Pugh
1 abstain	Doyle

**Recess:** At approximately 6:10 p.m. Mr. Sparks recessed the Planning Commission's meeting until their 7:00 p.m. joint public hearing with the Board of Supervisors.

**Public Hearing:** At 7:00 p.m. Mr. Wade Blevins, Chairman of the Board of Supervisors, and Mr. Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Mr. Michael Carter read the advertisement as placed in the Smyth County News and Messenger as well as the rules of procedure during public hearings.

**Board Members Present:** Chairman Wade Blevins, Rick Blevins, Ron C. Blevins, Howard Burton, Roscoe Call, Blake Frazier and Todd Dishner

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Joel Pugh, Paul Shepherd, Norman Sparks, Wayne Venable, David Spence and Hazel Wagoner

**Staff Present:** County Administrator, Michael Carter; Assistant County Administrator, Scott Simpson; Administrative Assistants Becca Creasy and Kelly Woods, Zoning Administrator Clegg Williams. Stephanie Porter-Nichols with the Smyth County News was present. Approximately ten citizens attended the public hearing.

**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, September 24, 2015, 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 Ridgeview Contractors LLC for a Special Use Permit to operate a Service Business. The property is located at 585 Fox Valley Road (Tax Map No. 55-A-14) in Marion, 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(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, persons requiring special assistance to attend and participate in this hearing should contact the Smyth County Building and Zoning Department at (276) 706-8315 at least 48 hours prior to the hearing.

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

Michael L. Carter, County Administrator  
Normal K. Sparks, Chairman of the Planning Commission

Ridgeview Contractors, LLC (Ridgeview) — Application for Special Use Permit to operate a Service Business: Mr. Williams explained Ridgeview's application for a Special Use Permit to operate a Service Business on property they are leasing from Brandi Heath identified as Tax Map No. 55-A-14, located at 585 Fox Valley Road in Marion. He referenced the relevant Zoning Ordinance sections. Notice of tonight's public hearing was advertised in the Smyth County News & Messenger on September 12 and 19. Additionally, a first class mailing was sent to each of the applicant's adjoining property owners and he did not receive any comments.

Carol Hash of Ridgeview Contractors, LLC was present to address questions and concerns. She stated the Ridgeview is contracted by VDOT for five years to provide traffic control for work on I-81. After five years their contract can be renewed yearly. They are scheduled to work Monday through Friday usually from 6 a.m. to 6 p.m., they have three full time employees, five trucks with crash cushions and two service trucks. They are also responsible for responding to

accidents along I-81 that requires traffic control 24 hours a day . The dwelling is essentially used as a dispatch and for paperwork but typically no one is there. Maintenance of vehicles is conducted elsewhere.

Marivene Slemph, Algie Crouse and Susan Massey all spoke in opposition with concerns about increased traffic of oversized vehicles and the beauty and tranquility of Fox Valley Road being disrupted by “commercial uses.”

There was discussion regarding the rodeo and service business approved by the Board for Seth and Brandi Heath on the other end of Fox Valley Road. It was explained that those applications were approved in the past and the Board and Commission could only address the application for Ridgeview. Mr. and Mrs. Heath were present and explained their service business is for snow removal along I-81, not traffic control, and the two businesses are two separate entities.

No one else spoke on the application.

Chairman Wade Blevins and Chairman Sparks closed the joint public hearing at 7:20 p.m.

Chairman Sparks reconvened the Commission at approximately 7:31 p.m. and opened the floor to the Commissioners for comments or questions.

**Recommendation on the request by Ridgeview Contractors, LLC. request for a Special Use Permit to operate a Service Business:** Commissioner Graham Davidson Jr. made a motion to recommend the Board approve the Special Use Permit requested by Ridgeview Contractors, LLC to operate a Service Business with the following restrictions: only six (6) commercial trucks with crash cushions for the business and two (2) service trucks are permitted on the premises, this does not include personal vehicles. The property is identified as 585 Fox Valley Road in Marion; Tax Map No. 55-A-14; and is zoned Agricultural/Rural. Commissioner Hazel Wagoner seconded the motion.

After consideration, the motion PASSED by the following vote:

<b>AYES:</b>	Davidson Jr., Doyle, Pugh, Shepherd, Sparks, Spence and Wagoner
<b>NAYS:</b>	None.
<b>ABSTAINERS:</b>	None.
<b>ABSENT:</b>	None.

**Adjournment:** At approximately 7:40 p.m. Mr. Sparks adjourned the Planning Commission.

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Robbie Doyle, 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 19, 2015**

The Smyth County Planning Commission met in their regular meeting on Thursday, November 19, 2015, at 6:00 P.M. in the Smyth County Office Building.

**Commissioners Present:** Graham Davidson Jr., Robbie Doyle, Paul Shepherd, David Spence and Hazel Wagoner **Absent:** Joel Pugh and Norman Sparks

**Staff Present:** Becca Creasy and Michelle Clayton

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

**Adoption of Agenda:** Acting Chairman Doyle opened the floor for motions to approve the agenda as presented. Mrs. Wagoner made a motion which was seconded by Mr. Shepherd and voted on as follows.

Vote: 5 yeas	Davidson, Doyle, Shepherd, Spence and Wagoner
2 absent	Pugh and Sparks

**Minutes:** Mr. Spence made a motion to approve the minutes of the Thursday, September 24, 2015, meeting. Mrs. Wagoner seconded the motion and the following vote was recorded.

Vote: 5 yeas	Davidson, Doyle, Shepherd, Spence and Wagoner
2 absent	Pugh and Sparks

**Plat Approval:** American Woodlands, LLC – Sam Hardy of Woltz & Associates was present representing American Woodlands, LLC. He addressed the Commission’s concerns about liability because of the known mines on the property for which he feels the property owner would be responsible. Mrs. Clayton reminded the Commission their role in this process is to approve the plat if it meets the requirements of the Subdivision Ordinance. She further requested the Commission consider requiring a Deed of Vacation for all interior lot lines. After discussion, Mr. Spence made a motion to approve the plat pursuant to Section 2.3(5) which was seconded by Mrs. Wagoner. Furthermore, Mr. Spence motioned that a Deed of Vacation shall be recorded vacating all interior lot lines. Mrs. Wagoner seconded the motion and the following vote was recorded for both motions.

Vote: 5 yeas	Davidson, Doyle, Shepherd, Spence and Wagoner
2 absent	Pugh and Sparks

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

**Other Business:** Becca Creasy updated the Commission on the Board’s approval of a Service Business for Ridgeview Contractors, LLC without any restrictions or conditions.

**Adjournment:** At approximately 6:30 p.m. Mr. Doyle adjourned the Planning Commission.

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Robbie Doyle, Secretary