

SMYTH COUNTY PLANNING COMMISSION
Thursday, January 25, 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, January 25, 2018, at 6:00 P.M. in the Smyth County Office Building.

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

Commissioners Absent: None

Staff Present: Clegg Williams, Zoning Administrator; Sarah Parris, Administrative Assistant

At approximately 5:52 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. Spence made a motion which was seconded by Mr. Doyle and unanimously passed.

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 2018. Mr. Spence nominated Mr. Sparks for Chairman; it was seconded by Mr. Pugh. With no other nominations, Mr. Sparks was elected to serve as Chairman for 2018.

Vote: 6 yeas	Doyle, Davidson Jr., Pugh, Spence, Wagoner, Shepherd
1 abstain	Sparks

Vice Chairman: Mr. Sparks opened the floor for nominations of Vice-Chairman for calendar year 2018. Mr. Spence 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 2018, with the following vote recorded.

Vote: 6 yeas	Doyle, Davidson, Jr., Sparks, Spence, Wagoner, Shepherd
1 abstain	Pugh

Secretary: Mr. Sparks opened the floor for nominations of Secretary for calendar year 2018. Mr. Spence nominated Mr. Doyle; it was seconded by Mr. Pugh. With no other nominations, Mr. Doyle was elected to serve as Secretary for 2018, with the following vote recorded.

Vote: 6 yeas	Davidson Jr., Sparks, Spence, Wagoner, Shepherd, Doyle
1 abstain	Doyle

Clerk: Mr. Sparks opened the floor for nomination of Clerk for calendar year 2018. Mr. Pugh nominated Sarah Parris; it was seconded by Mr. Spence. With no other nominations, Ms. Parris was elected to serve as Clerk for 2018. The following vote was recorded.

Vote: 7 yeas	Davidson Jr., Doyle, Sparks, Spence, Wagoner, Shepherd, Pugh
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Set Calendar year 2018: Mr. Spence 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 Thursday, November 15th and December's meeting is scheduled for Thursday, December 27th. Mr. Pugh seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle

Minutes: Mr. Pugh made a motion to approve the minutes of the Thursday, December 28, 2017, meeting. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle

Planning Commission Budget: Mr. Pugh made a motion to recommend the Board approve the 2018-2019 proposed budget presented. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle

Operating Procedures for 2018: Mr. Spence made a motion to adopt the 2018 Operating Procedures, which was seconded by Mr. Pugh and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle

Annual Report for 2017: Mr. Pugh made a motion to adopt the 2017 Annual Report for 2017, which was seconded by Mr. Pugh and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle

Citizens' Time: No citizens were present.

Committee Appointments: Mr. Sparks recommended himself, Mr. Pugh and Mr. Doyle to remain on the Ordinance Committee for 2018. Mr. Pugh made a motion to appoint Mr. Sparks to the Committee as well as appointing him as Chairman for the Planning Commission's committee. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 6 yeas Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle
1 abstain Sparks

Mr. Doyle recommended Mr. Pugh to remain on the Ordinance Committee for 2018, which was seconded by Ms. Wagner and the following vote was recorded.

Vote: 6 yeas Spence, Wagoner, Shepherd, Doyle, Davidson Jr., Sparks
1 abstain Pugh

Mr. Pugh recommended Mr. Doyle to remain on the Ordinance Committee for 2018, which was seconded by Mr. Spence and the following vote was recorded.

Vote: 6 yeas Spence, Wagoner, Shepherd, Davidson Jr., Sparks, Pugh
1 abstain Doyle

Site Development Plan: Mr. Williams explained Mr. Scotty Blevins' intention to add a third home on a tract of land he owns in Marion. The property is located next to 715 Middle Fork Road, it is zoned Agricultural Rural, and it is identified as Tax Map #54-A-58.

Scotty Blevins presented his plan for the proposed dwelling and answered questions (pertaining to the home having a separate septic system, public water access, and enough land to meet set-back requirements) from the Commission.

Mr. Pugh made a motion to approve Mr. Blevins' addition of a third home on his property, which was seconded by Mr. Spence and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., Doyle

Other Business and Questions/Comment from Commissioners: None

Adjournment: At approximately 6:28 p.m., Mr. Sparks adjourned the Planning Commission's meeting.

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 22, 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, March 22, 2018, at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Hazel Wagoner, Norman Sparks Graham Davidson Jr., Paul Shepherd, David Spence, Tony Dean, and Joel Pugh (arrived at 6:35 p.m.)

Commissioners Absent: None

Staff Present: Clegg Williams, Zoning Administrator and Sarah Parris, Administrative Assistant

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

Adoption of Agenda: Chairman Sparks opened the floor for motions to approve the agenda as presented. Mr. Williams requested three additional items be added to the agenda.

- Jeremy McClure – Site Development Plan
- Christopher Galliot – Opinion on his variance request to be heard by the Board of Zoning Appeals
- Blessed Hope Baptist Church – Opinion on their variance request to be heard by the Board of Zoning Appeals

Mr. Spence made a motion which was seconded by Mr. Davidson and the following vote was recorded:

Vote: 6 yeas	Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean,
1 absent	Pugh

Minutes: Mr. Sparks made a correction to the minutes regarding the voting of the reports. Mr. Shepherd made a motion to approve the minutes of the Thursday, January 25, 2018 meeting with corrections. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 6 yeas	Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean,
1 absent	Pugh

New Planning Commission Member: The commission welcomed Tony Dean. Mr. Dean will be replacing Robbie Doyle as the Royal Oak District representative.

Appointment of a new Secretary and Ordinance Committee Member (replacing Robbie Doyle): Mr. Spence nominated Hazel Wagoner as Secretary and Ordinance Committee representative.

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

Jeremy McClure Site Development: Mr. Williams presented a site development plan for Mr. McClure's property located at 136 Sycamore Road in Saltville (Tax Map # 41D-2-9). Mr.

McClure has been approved by the health department to place a second home on his property and is requesting approval for a third home to be placed on his property. Each home will have its own septic system and meets the lot requirements. Mr. Pugh made a motion to approve Mr. McClure's request as presented. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Christopher Galliot – Application for Variance Request: Mr. Williams presented a variance request for Mr. Galliot's property located at 2228 Teapot Lane in Marion (Tax Map #46D-1-3) and zoned Conservation/Recreation (C/R). Mr. Galliot is requesting a variance to §3-6.4(b)(1). The new addition will be 7'4" from the lot line and the proposed deck will be 32" from adjoining property. After discussion, Mr. Pugh recommended the Board of Zoning Appeals approve Mr. Galliot's request as presented. Mrs. Wagoner seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Blessed Hope Baptist Church – Application for Variance Request: Mr. Williams presented a variance request for Blessed Hope Baptist Church located at 2559 Highway Sixteen in Marion (Tax Map #58-8-12) and zoned Agricultural/Rural (A/R). Blessed Hope Baptist Church is requesting a variance to §3-2.4(a)(1): front lot set-back minimum distance. After discussion, Mr. Pugh recommended the Board of Zoning Appeals approve Blessed Hope Baptist Church's request as presented. Mr. Davidson seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Citizens' Time: None

Other Business and Questions/Comment from Commissioners: None.

Recess: At approximately 6:50 p.m. Chairman 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. Todd Dishner, Chairman of the Board of Supervisors, and Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Michael Carter, County Administrator, read the advertisement as placed in the Smyth County News and Messenger and the rules of procedure during public hearings.

Board Members Present: Chairman Todd Dishner, Park District; Curtis Rhea, Chilhowie District; Rick Blevins, Rye Valley District; Charlie Atkins, Atkins District; Roscoe Call, Saltville District, and Judy Wyant, Royal Oak District

Board Members Absent: Phil Stevenson, North Fork District

Commissioners Present: Chairman Norman Sparks, North Fork District; Tony Dean, Royal Oak District; Graham Davidson Jr., Chilhowie District; Paul Shepherd, Rye Valley District; Hazel Wagoner, Atkins District; and David Spence, Saltville District

Commissioners Absent: None

Staff Present: Michael Carter, County Administrator; Scott Simpson, Assistant County Administrator; Jeff Campbell, County Attorney; Kelly Woods, Administrative Assistant; Clegg Williams, Zoning Administrator; Sarah Parris, Administrative Assistant; Smyth County Sheriff's Office and approximately nine citizens were present.

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 22, 2018, 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 Debusk Farms LLC for a Special Use Permit for a Recreational Vehicle Park. The property is located between 1528 & 1366 Buckeye Hollow Road in Saltville, identified as Tax Map No. 41-A-109B 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(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.

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

Debusk Farms LLC – Application for a Special Use Permit: Mr. Williams explained John Debusk's intention to construct and operate a recreational vehicle park on a tract of land he owns in Saltville. The property is located between 1528 and 1366 Buckeye Hollow Road, it is zoned Agricultural Rural, and it is identified as Tax Map #41-A-109B. Mr. Williams stated notice of the public hearing was advertised in the Smyth County News & Messenger on March 10 and 17 and a first-class mailing was sent to each of the applicant's adjoining property owners. Mr. Williams also stated he had received one phone call regarding the application. Mr. Williams concluded by reviewing the relative sections of the State Code §15.2-2204, §6-2.2 of the Zoning Ordinance and §3-2 which contains the district regulations for the Agricultural/Rural District.

Mr. Debusk presented his business plan for the proposed recreational vehicle park (12-units) and answered questions from the Board and Commission.

Blaine Ward addressed the Board and Commission. Mr. Ward stated that he has concerns with security, increased traffic, and the length of time the workers would be staying.

Tom and Janet Duchac also expressed concerned about the increased traffic and the noise at their driveway. They asked questions about how the park would be set-up and were concerned about decreasing property values on surrounding properties.

John Debusk III stated his father's property would be used by only Appalachian Power employees and their sub-contractors.

Tiffany Evans expressed her concerns about the potential impact the RV Park would have on her water pressure, and asked if the county would provide support for the water. She also stated concerns about security.

Chairman Todd Dishner and Chairman Norman Sparks closed the joint public hearing at approximately 7:36 p.m.

Chairman Sparks reconvened the Commission at approximately 7:40 p.m. and opened the floor to Commissioners for comments or questions.

Commissioners discussed ways to minimize some of the concerns of the citizens. Because Mr. Debusk was only interested in operating the RV Park for the proposed AEP sub-station project, it was suggested to limit the length of time the Special Use Permit would be approved and to restrict occupants of RV Park to AEP employees and their sub-contractors.

Recommendation on Debusk Farms LLC request for a Special Use Permit: Commissioner David Spence made a motion to recommend approval of Debusk Farms LLC request for a Special Use Permit to construct and operate a Recreational Vehicle Park with the stipulations that only allow AEP employees and sub-contractors working on the sub-station be allowed to rent the RV spaces and that the special use permit would expire in six-years. Commissioner Paul Shepherd seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Adjournment: At approximately 7:53 p.m., Chairman Sparks adjourned the Planning Commission's meeting.

Hazel Wagoner, Secretary

SMYTH COUNTY PLANNING COMMISSION
Thursday, May 24, 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, May 24, 2018, at 6:00 P.M. in the Smyth County Office Building.

Commissioners Present: Hazel Wagoner, Graham Davidson Jr., Paul Shepherd, Norman Sparks, Joel Pugh and Tony Dean

Commissioners Absent: David Spence

Staff Present: Clegg Williams, Zoning Administrator

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. Pugh made a motion which was seconded by Mr. Dean and unanimously passed.

Vote: 6 yeas Wagoner, Davidson Jr., Shepherd, Sparks, Pugh, Dean

Minutes: Ms. Wagoner made a motion to approve the minutes of the Thursday, March 22, 2018 meeting. Mr. Pugh seconded the motion and the following vote was recorded.

Vote: 6 yeas Wagoner, Davidson Jr., Shepherd, Sparks, Pugh, Dean

Citizens' Time: No citizens were present.

Other Business and Questions/Comment from Commissioners: Mr. Williams gave a Board of Zoning Appeals update.

Adjournment: At approximately 6:32 p.m. Mr. Shepherd made the motion to adjourn which was seconded by Mr. Davidson Jr.

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 22, 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, March 22, 2018, at 6:30 P.M. in the Smyth County Office Building.

Commissioners Present: Hazel Wagoner, Norman Sparks Graham Davidson Jr., Paul Shepherd, David Spence, Tony Dean, and Joel Pugh (arrived at 6:35 p.m.)

Commissioners Absent: None

Staff Present: Clegg Williams, Zoning Administrator and Sarah Parris, Administrative Assistant

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

Adoption of Agenda: Chairman Sparks opened the floor for motions to approve the agenda as presented. Mr. Williams requested three additional items be added to the agenda.

- Jeremy McClure – Site Development Plan
- Christopher Galliot – Opinion on his variance request to be heard by the Board of Zoning Appeals
- Blessed Hope Baptist Church – Opinion on their variance request to be heard by the Board of Zoning Appeals

Mr. Spence made a motion which was seconded by Mr. Davidson and the following vote was recorded:

Vote: 6 yeas	Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean,
1 absent	Pugh

Minutes: Mr. Sparks made a correction to the minutes regarding the voting of the reports. Mr. Shepherd made a motion to approve the minutes of the Thursday, January 25, 2018 meeting with corrections. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 6 yeas	Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean,
1 absent	Pugh

New Planning Commission Member: The commission welcomed Tony Dean. Mr. Dean will be replacing Robbie Doyle as the Royal Oak District representative.

Appointment of a new Secretary and Ordinance Committee Member (replacing Robbie Doyle): Mr. Spence nominated Hazel Wagoner as Secretary and Ordinance Committee representative.

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

Jeremy McClure Site Development: Mr. Williams presented a site development plan for Mr. McClure's property located at 136 Sycamore Road in Saltville (Tax Map # 41D-2-9). Mr.

McClure has been approved by the health department to place a second home on his property and is requesting approval for a third home to be placed on his property. Each home will have its own septic system and meets the lot requirements. Mr. Pugh made a motion to approve Mr. McClure's request as presented. Mr. Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Christopher Galliot – Application for Variance Request: Mr. Williams presented a variance request for Mr. Galliot's property located at 2228 Teapot Lane in Marion (Tax Map #46D-1-3) and zoned Conservation/Recreation (C/R). Mr. Galliot is requesting a variance to §3-6.4(b)(1). The new addition will be 7'4" from the lot line and the proposed deck will be 32" from adjoining property. After discussion, Mr. Pugh recommended the Board of Zoning Appeals approve Mr. Galliot's request as presented. Mrs. Wagoner seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Blessed Hope Baptist Church – Application for Variance Request: Mr. Williams presented a variance request for Blessed Hope Baptist Church located at 2559 Highway Sixteen in Marion (Tax Map #58-8-12) and zoned Agricultural/Rural (A/R). Blessed Hope Baptist Church is requesting a variance to §3-2.4(a)(1): front lot set-back minimum distance. After discussion, Mr. Pugh recommended the Board of Zoning Appeals approve Blessed Hope Baptist Church's request as presented. Mr. Davidson seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Citizens' Time: None

Other Business and Questions/Comment from Commissioners: None.

Recess: At approximately 6:50 p.m. Chairman 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. Todd Dishner, Chairman of the Board of Supervisors, and Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Michael Carter, County Administrator, read the advertisement as placed in the Smyth County News and Messenger and the rules of procedure during public hearings.

Board Members Present: Chairman Todd Dishner, Park District; Curtis Rhea, Chilhowie District; Rick Blevins, Rye Valley District; Charlie Atkins, Atkins District; Roscoe Call, Saltville District, and Judy Wyant, Royal Oak District

Board Members Absent: Phil Stevenson, North Fork District

Commissioners Present: Chairman Norman Sparks, North Fork District; Tony Dean, Royal Oak District; Graham Davidson Jr., Chilhowie District; Paul Shepherd, Rye Valley District; Hazel Wagoner, Atkins District; and David Spence, Saltville District

Commissioners Absent: None

Staff Present: Michael Carter, County Administrator; Scott Simpson, Assistant County Administrator; Jeff Campbell, County Attorney; Kelly Woods, Administrative Assistant; Clegg Williams, Zoning Administrator; Sarah Parris, Administrative Assistant; Smyth County Sheriff's Office and approximately nine citizens were present.

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 22, 2018, 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 Debusk Farms LLC for a Special Use Permit for a Recreational Vehicle Park. The property is located between 1528 & 1366 Buckeye Hollow Road in Saltville, identified as Tax Map No. 41-A-109B 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(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.

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

Debusk Farms LLC – Application for a Special Use Permit: Mr. Williams explained John Debusk's intention to construct and operate a recreational vehicle park on a tract of land he owns in Saltville. The property is located between 1528 and 1366 Buckeye Hollow Road, it is zoned Agricultural Rural, and it is identified as Tax Map #41-A-109B. Mr. Williams stated notice of the public hearing was advertised in the Smyth County News & Messenger on March 10 and 17 and a first-class mailing was sent to each of the applicant's adjoining property owners. Mr. Williams also stated he had received one phone call regarding the application. Mr. Williams concluded by reviewing the relative sections of the State Code §15.2-2204, §6-2.2 of the Zoning Ordinance and §3-2 which contains the district regulations for the Agricultural/Rural District.

Mr. Debusk presented his business plan for the proposed recreational vehicle park (12-units) and answered questions from the Board and Commission.

Blaine Ward addressed the Board and Commission. Mr. Ward stated that he has concerns with security, increased traffic, and the length of time the workers would be staying.

Tom and Janet Duchac also expressed concerned about the increased traffic and the noise at their driveway. They asked questions about how the park would be set-up and were concerned about decreasing property values on surrounding properties.

John Debusk III stated his father's property would be used by only Appalachian Power employees and their sub-contractors.

Tiffany Evans expressed her concerns about the potential impact the RV Park would have on her water pressure, and asked if the county would provide support for the water. She also stated concerns about security.

Chairman Todd Dishner and Chairman Norman Sparks closed the joint public hearing at approximately 7:36 p.m.

Chairman Sparks reconvened the Commission at approximately 7:40 p.m. and opened the floor to Commissioners for comments or questions.

Commissioners discussed ways to minimize some of the concerns of the citizens. Because Mr. Debusk was only interested in operating the RV Park for the proposed AEP sub-station project, it was suggested to limit the length of time the Special Use Permit would be approved and to restrict occupants of RV Park to AEP employees and their sub-contractors.

Recommendation on Debusk Farms LLC request for a Special Use Permit: Commissioner David Spence made a motion to recommend approval of Debusk Farms LLC request for a Special Use Permit to construct and operate a Recreational Vehicle Park with the stipulations that only allow AEP employees and sub-contractors working on the sub-station be allowed to rent the RV spaces and that the special use permit would expire in six-years. Commissioner Paul Shepherd seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Davidson Jr., Dean, Pugh

Adjournment: At approximately 7:53 p.m., Chairman Sparks adjourned the Planning Commission's meeting.

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, August 23, 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, August 23, 2018, at 6:00 P.M. in the Smyth County Office Building.

Commissioners Present: Norman Sparks, Chairman, North Fork District, Joel Pugh, Vice-Chairman, Park District (arrived at 6:06 pm), Hazel Wagoner, Atkins District, Tony Dean, Royal Oak District, Paul Shepherd, Rye Valley District, Graham Davidson, Jr., Chilhowie District, David Spence, Saltville District.

Staff Present: Clegg Williams and Sarah Parris

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. Spence made a motion which was seconded by Mr. Davidson and unanimously passed.

Minutes: Mr. Dean made a motion to approve the minutes of the Thursday, July 23, 2018, meeting. Mrs. Wagoner seconded the motion and the following vote was recorded.

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

Citizens' Time: No citizens were present.

Other Business and Questions/Comment from Commissioners: Mr. Williams presented the Comprehensive Plan for review. After discussion, the commission proposed Mr. Williams draft a letter to the Board of Supervisors requesting guidance on how to proceed with updating the Comprehensive Plan. Mr. Pugh made a motion to send a request to the Board of Supervisors. Mr. Spence seconded the motion and the following vote was recorded.

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

Recess: At approximately 6:33 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 7:03 p.m. Todd Dishner, Chairman of the Board of Supervisors, and Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Michael Carter read the advertisement as placed in the Smyth County News and Messenger and read the rules of procedure during public hearings due to lack of citizens present.

Board Members Present: Todd Dishner, Chairman, Park District, Rick Blevins, Vice-Chairman, Rye Valley District, Roscoe Call, Saltville District, Charlie Atkins, Atkins District, Phil Stevenson, North Fork District, R. Curtis Rhea, Chilhowie District, Judy Wyant, Royal Oak District.

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

Staff Present: Michael Carter, County Administrator; Scott Simpson, Assistant County Administrator; Jeff Campbell, County Attorney; Clegg Williams, Zoning Administrator; Sarah Parris and Kelly Woods, Administrative Assistants. Approximately 5 citizens were present.

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, August 23, 2018, 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 Cregger and Taylor, which has been forwarded to the Board of Supervisors of Smyth County, Virginia, requesting an amendment to the official Zoning Map at Marion, Virginia, to rezone approximately 3.2 acres from Agricultural/Rural to Commercial. The Smyth County Comprehensive Plan does not identify a density range and the general usage of this property has most recently been vacant. The property is located at 2790 Lee Highway in Marion, Virginia, and is identified as the western portion of Tax Map No. 56F-1-34, and 56F-1-35 and all of Tax Map No. 56F-1-33 and can be found within Grid No. 5487 of the State Plane Grid Index.

An application from Sime Nursery Inc., which has been forwarded to the Board of Supervisors of Smyth County, Virginia, requesting an amendment to the official Zoning Map at Marion, Virginia, to rezone approximately 228.31 acres from Residential to Agricultural/Rural. The Smyth County Comprehensive Plan does not identify a density range and the general usage of this property has most recently been vacant. The property is located on Walkers Creek Road in Marion, Virginia, and is identified as Tax Map No. 33-A-5A and can be found within Grid No. 5489 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.

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

Cregger and Taylor - Application for Map Amendment: Mr. Williams explained Cregger & Taylor own and operate a ministorage facility addressed as 2790 Lee Highway in Marion. When the zoning ordinance was adopted, only the portion of their property being utilized for ministorage was zoned Commercial. The remaining portions were zoned Agricultural/Rural. Cregger and Taylor would like to expand their operation and have applied to have the portions of their property zoned A/R rezoned to Commercial. In total, they own three tracts and they are identified as Tax Map Numbers 56F-1-33, 56F-1-34, and 56F-1-35. In compliance with State Code §15.2-2204 and §9-2.3 of the Zoning Ordinance, notice of the hearing was published in the Smyth County News on Saturday, August 11 & 18. In addition, a first-class mailing was sent to each of the adjoining property owners. An affidavit to that affect is on file. Mr. Williams highlighted §3-2 which contains the district regulations for the Agricultural/Rural District (the current zoning classification for the property), §3-4 the district regulations for the Commercial (the proposed zoning classification for the property), and Article 9 which addresses amendments to the ordinance and map. Regarding the future land use map in the 2013 Comprehensive Plan, the subject tract is identified as Commercial/Industrial. No comments were received on this application.

Mr. Taylor was present to address any questions. He gave a brief history of how the business got started. He stated the expansion would consist of two buildings (3000 square feet each).

No one else spoke on the application.

Sime Nursery, Inc. - Application for Map Amendment: Mr. Williams explained Tyler Sime recently purchased 228 acres on Walker's Creek Road in Marion from Maurice Templeton. In 2007, Mr. Templeton proposed to develop the tract into a residential subdivision. To pave the way for his development, Mr. Templeton requested it be rezoned to 'Residential'. Mr. Sime has no interest in developing a subdivision and is requesting it be rezoned to A/R. The property is identified as Tax Map number 33-A-5A. In compliance with State Code §15.2-2204 and §9-2.3 of the Zoning Ordinance, notice of the hearing was published in the Smyth County News on Saturday, August 11 & 18. In addition, a first-class mailing was sent to each of the adjoining property owners. An affidavit to that affect is on file. Mr. Williams highlighted §3-2 which contains the district regulations for the Agricultural/Rural District (the proposed zoning classification for the property), §3-3 the district regulations for the Residential District (the current zoning classification for the property), and Article 9 which addresses amendments to the ordinance and map. Regarding the future land use map in the 2013 Comprehensive Plan, the subject tract is identified as Rural/Residential. Mr. Williams indicated he had received some general comments on this application, but no one asked him to convey any comments at the hearing.

Mr. Sime was not present, but Mr. Williams presented a letter submitted by Mr. Sime:

*Dear Smyth County Planning Commission and Board of Supervisors,
I would like to begin by apologizing for not being able to attend tonight's meeting. I was unexpectedly called out of town and could not make the trip to Marion tonight.
Unable to be there, I am hopeful I can adequately introduce myself and my proposal to you with this letter. My name is Tyler Sime. My wife, twin sons, and I reside in Lenoir, North Carolina. I own and operate Sime Nursery Inc. a small landscaping business also based out of Lenoir. My sons and I are avid outdoorsman and enjoy hunting and fishing. For some time now, I have been looking for a tract of land that would be suitable for family camping and hunting. When I stumbled on to Mr. Templeton's tract, I knew I had found what I was looking for. For financing purposes only, I purchased the property in my company's name. I*

have no intention to develop it commercially. At this point, I only intend to use it for recreational camping and hunting. In the future, I hope to install a camper on the property. As I was working with the financing company, it was discovered the property is zoned "Residential". It is my understanding Mr. Templeton planned to develop a residential subdivision on the property and was required to get it rezoned to "Residential". Because I have applied for an agriculture-based loan, the property being zoned residential creates a problem. That and the fact I have no intention of developing into a residential subdivision are the reasons I have requested it be rezoned to Agricultural/Rural.

Thank you for considering my request and once again, I apologize for not being able to attend tonight's meeting.

Tyler Sime

There was one citizen present to speak: Mike Poston 1671 Walkers Creek Road, Marion. Mr. Poston questioned the use of the property. He stated that grading and rock removal is taking place on the property. He was concerned that more grading would lead to "tearing up" the mountain.

Chairman Todd Dishner and Chairman Norman Sparks closed the joint public hearing at approximately 7:16 p.m.

Chairman Sparks reconvened the Commission at approximately 7:17 p.m. and opened the floor to Commissioners for comments or questions.

Recommendation on the request of Cregger and Taylor request for a Map Amendment from A/R to C: Commissioner Joel Pugh made a motion to recommend approval of Cregger and Taylor's request for a Map Amendment to the Official Zoning Map of Smyth County, Virginia, for approximately 3.2 acres at 2790 Lee Highway in Marion from Agricultural/Rural to Commercial (the western portion of Tax Map No. 56F-1-34 and 56F-1-35 and all of Tax Map No. 56F-1-33). Commissioner David Spence seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., and Dean

Recommendation on the request of Sime Nursery, Inc. request for a Map Amendment from R to A/R: Commissioner Joel Pugh expressed concerns related to the land being used for purposes other than recreation for his family. After discussion, Commissioner Tony Dean made a motion to recommend approval of Sime Nursery, Inc.'s request for a Map Amendment to the Official Zoning Map of Smyth County, Virginia, for approximately 228.31 acres on Walkers Creek Road in Marion from Residential to Agricultural/Rural (Tax Map No. 33-A-5A). Commissioner Hazel Wagoner seconded the motion and the following vote was recorded.

Vote: 5 yeas Sparks, Spence, Wagoner, Shepherd, and Dean
2 nays Davidson Jr., and Pugh

Adjournment: At approximately 7:24 p.m. Mr. Sparks adjourned the Planning Commission's meeting.

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 25, 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, October 25, 2018, at 6:00 P.M. in the Smyth County Office Building.

Commissioners Present: Norman Sparks, Chairman, North Fork District, Hazel Wagoner, Atkins District, Tony Dean, Royal Oak District, Paul Shepherd, Rye Valley District, Graham Davidson, Jr., Chilhowie District, David Spence, Saltville District.

Commissioners Absent: Joel Pugh, Vice-Chairman, Park District

Staff Present: Clegg Williams and Sarah Parris

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. Ms. Spence made a motion which was seconded by Mr. Davidson and unanimously passed.

Minutes: Ms. Wagoner made a motion to approve the minutes of the Thursday, August 23, 2018 meeting. Mr. Spence seconded the motion and the following vote was recorded.

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

Citizens' Time: No citizens were present.

Comprehensive Plan Update: Mr. Williams updated the Commissioners on the Comprehensive Plan. After discussion, the commission recommended that the plan was fine as is and if a change is brought before the board the section can be reviewed and voted on at that time.

November and December Meeting Dates: Mr. Williams recommended Tuesday, November 27 and Thursday, December 27 as meeting dates due to the holidays. Mr. Spence made a motion which was seconded by Mr. Davidson and unanimously passed.

Other Business and Questions/Comment from Commissioners: None

Adjournment: At approximately 6:33 p.m. Mr. Sparks adjourned the Planning Commission's meeting.

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 27 2018

The Smyth County Planning Commission met in their regular meeting on Thursday, December 27, 2018, at 6:30 P.M. in the Smyth County Office Building.

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

Staff Present: Clegg Williams and Sarah Parris

At approximately 6:30 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. Spence made a motion which was seconded by Mr. Pugh and unanimously passed.

Minutes: Ms. Wagoner made a motion to approve the minutes of the Thursday, October 25, 2018, meeting. Mr. Davison seconded the motion and the following vote was recorded.

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

Citizens' Time: No citizens were present.

Other Business and Questions/Comment from Commissioners: Conflict of Interest forms will be mailed out the Commissioners and are due by February 1, 2019. Mr. Williams asked the Commissioners for input on the Comprehensive Plan. After discussion, Mr. Spence made a motion the Comprehensive Plan did not need to be amended at this time. Mr. Pugh seconded the motion and the following vote was recorded.

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

Mount Rogers Planning District Appointment: Robbie Doyle was the representative from the Planning Commission to serve on this board. Mr. Williams asked the Commissioners to elect a replacement. Mr. Sparks asked Mr. Williams to get more information from Mount Rogers Planning District before voting on a replacement.

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. Todd Dishner, Chairman of the Board of Supervisors, and Norman Sparks, Chairman of the Planning Commission, called the joint public hearing to order. Michael Carter read the advertisement as placed in the Smyth County News and Messenger. Mr. Rhea made the motion to waive the reading of the rules and Mr. Atkins seconded. All were in favor.

Board Members Present: Todd Dishner, Chairman, Park District, Rick Blevins, Vice-Chairman, Rye Valley District, Roscoe Call, Saltville District, Charlie Atkins, Atkins District, Phil Stevenson, North Fork District, R. Curtis Rhea, Chilhowie District, Judy Wyant, Royal Oak District.

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

Staff Present: Michael Carter, County Administrator; Scott Simpson, Assistant County Administrator; Clegg Williams, Zoning Administrator; Sarah Parris and Kelly Woods, Administrative Assistants. Approximately 2 citizens were present.

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 27, 2018, 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 Clinch Valley Community Action for a Special Use Permit to establish a Childcare Center. The property is owned by John Fredrick Riley and is addressed as 5894 Lee Highway in Atkins, identified as Tax Map No. 48-A-47F and is zoned Commercial.

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.

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

John Riley and Clinch Valley Community Action – Request for Special Use Permit:

Mr. Williams explained Clinch Valley Community Action has applied for a special use permit to operate a childcare center at 5894 Lee Highway in Atkins Virginia. The property is zoned Commercial. The size of the facility is approximately 3,000 square feet and they plan to care for children of all ages.

Mr. John Riley (owner of the property) and Mr. Doug Sheets (Director of Clinch Valley Community Action) were present to address any questions. Mr. Sheets stated that approximately 20 children will be served at this location and there will be three to five staff members. He also mentioned the facility will be licensed by Virginia Department of Social Services.

The Board questioned playground regulations and barriers around the parking area regarding child safety. Sewage disposal was a concern. Mr. Riley indicated he was working on a plan to provide adequate sewage disposal.

No one else spoke on the application.

Chairman Todd Dishner and Chairman Norman Sparks closed the joint public hearing at approximately 7:20 p.m.

Chairman Sparks reconvened the Commission at approximately 7:21 p.m. and opened the floor to Commissioners for comments or questions.

Recommendation on the request of John Riley and Clinch Valley Community Action – Request for Special Use Permit: Commissioner David Spence made a motion to recommend approval of John Riley and Clinch Valley Community Action request for a Special Use Permit with the condition that no building permits be issued until an adequate sewage disposal plan is approved by the Smyth County Health Department. Commissioner Paul Shepard seconded the motion and the following vote was recorded.

Vote: 7 yeas Sparks, Spence, Wagoner, Shepherd, Pugh, Davidson Jr., and Dean

Adjournment: At approximately 7:23 p.m. Mr. Sparks adjourned the Planning Commission's meeting.

Hazel Wagoner, Secretary