



AGENDA
Wytheville Planning Commission
Thursday, October 14, 2021
6:00 p.m.
Council Chambers
150 East Monroe Street
Wytheville, Virginia 24382

1. **CALL TO ORDER** — Chairman John W. Jones, Jr.
2. **ESTABLISHMENT OF QUORUM** — Chairman John W. Jones, Jr.
3. **CONSENT AGENDA**
 - A. Minutes of the regular meeting of September 9, 2021
4. **CITIZENS' PERIOD**
5. **OTHER BUSINESS**
 - A. Further review of proposed fencing/wall regulations in residential, business and industrial districts
 - B. Continued discussion regarding Solar Energy Facility Regulations
6. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, OCTOBER 14, 2021, AT 6:00 P.M.**

Members present: John W. Jones, Jr., George F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney

Members absent: None

Others present: Mayor Beth A. Taylor, Town Clerk Sharon G. Corvin, Planning Director John Woods, Eric Crowgey

RE: CALL TO ORDER, QUORUM

Chairman Jones called the meeting to order and established that a quorum was present.

RE: CONSENT AGENDA

Chairman Jones presented the consent agenda consisting of the minutes of the regular meeting of September 9, 2021. He inquired of the Commission if there were any additions or corrections to the consent agenda or if there was a motion to approve the consent agenda, as presented. A motion was made by Vice-Chairman Wittwer and seconded by Mr. Ervin to approve the minutes of the regular meeting of September 9, 2021, as presented. Chairman Jones inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: John W. Jones, Jr., George F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney. Against: None.

RE: CITIZENS' PERIOD

Chairman Jones advised that the next agenda item is Citizens' Period. He noted that there were no citizens attending the meeting who stated that they wished to address the Commission during Citizens' Period, therefore, he would proceed with the agenda.

RE: FENCING/WALL REGULATIONS

Chairman Jones advised that the next agenda item is further review of proposed fencing/wall regulations in residential, business and industrial districts. He continued to explain what the Planning Commission discussed at the September meeting regarding the proposed regulations. Chairman Jones advised that Planning Director Woods would now review the proposed revisions to the fencing/wall regulations with the Planning Commission that were recommended by the Commissioners at the last meeting. Planning Director Woods continued to review the sections of the Zoning Ordinance where modifications were made after the last meeting. Mr. Litton inquired of Planning Director Woods as to the intent for prohibiting barbwire throughout the Zoning Ordinance. Planning Director Woods explained that, typically, in other communities, barbwire is only allowed in industrial zoning districts. Discussion ensued regarding the height requirements, etc. of barbwire fence in the different zoning districts in town. It was the consensus of the Planning Commission that the language in the regulations needed to be changed regarding the section pertaining to barbwire by adding "and/or" to repair or replace... Planning Director Woods advised that he would make this change. He inquired of the Planning Commissioners if they would like to schedule the fencing/wall regulations public hearing for the January 2022, Planning Commission meeting. A motion was made by Mr. Ervin and seconded by Vice-Mayor Pattison to set a public hearing for the January 13, 2022, Planning Commission meeting, at 6:00 p.m., in the Council

Chambers of the Municipal Building to amend the Town of Wytheville Zoning Ordinance regarding the fencing regulations. Chairman Jones inquired of the Planning Commission if there was any discussion on the motion to set the public hearing. There being none, the motion was approved with the following voting in favor and there being no opposition: For: John W. Jones, Jr., George F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney. Against: None. Chairman Jones inquired if there were any further questions or comments. There being none, he proceeded with the agenda.

RE: SOLAR ENERGY FACILITY REGULATIONS

Chairman Jones advised that the next agenda item is the continued discussion regarding Solar Energy Facility Regulations. He explained that the Commission was asked to study the model ordinance included in the Commissioner's packets over the coming month. Chairman Jones remarked that Planning Director Woods will continue to discuss the revision modifications included in their packages. Planning Director Woods continued to make his recommendations to the Planning Commission regarding the Solar Energy Facility Regulations. Chairman Jones inquired of the Planning Commission if there were any comments or questions regarding the Solar Energy Facility Regulations. Mr. Tate stated that he had a question for Mr. Eric Crowgey regarding the Department of Environmental Quality (DEQ) process. He stated that DEQ is reviewing Mr. Crowgey's site plan, etc., and he inquired to the extent that the County is involved in this project.

Mr. Eric Crowgey was recognized and advised that Wythe County can stop the project at any time. He noted that Wythe County and the Town of Wytheville have both reviewed the project's Erosion and Sediment Control Plan. He continued to discuss his Solar Farm Project with the Wytheville Planning Commission members and answer their questions.

The Planning Commission continued to discuss the Solar Energy Facility Regulations. It was the consensus of the Planning Commission for Town staff to revise the draft regulations to address the zoning districts that would include solar energy facilities as a permitted use, if a conditional use permit would be required and to shorten the regulations and to bring them back to the Commission for review at the November meeting. Chairman Jones inquired if there were any questions or comments. There being none, he proceeded with the agenda.

RE: HOUSING DEVELOPMENT

Mr. Tate stated that he would like an update regarding the housing development plan in the town that was discussed at a previous meeting. He noted that Planning Director Woods had commented at another meeting that he would look into some funding, etc. and bring his findings back to the Planning Commission. Planning Director Woods advised that Town Manager Freeman has assembled a small committee to study the Town's options for housing. Discussion continued regarding housing, the need for it, affordable housing needs, etc., especially with the announcement of the new facility being built that will employ 2,400 people. It was the consensus of the Planning Commission to continue to study the housing needs in town. Chairman Jones inquired if there were any questions or comments. There being none, he proceeded with the agenda.

RE: SIGN ORDINANCE

Planning Director Woods informed the Planning Commissioners that in the coming months, they would be reviewing the Sign Ordinance. He noted that the current Sign Ordinance does not meet

the requirements of a current Supreme Court ruling, therefore, the Town of Wytheville is not in compliance. Discussion continued regarding the Sign Ordinance revisions.

RE: DEVELOPMENT IN THE TOWN

Mayor Taylor discussed different conversations she had with developers wanting to develop different things around town, and she requested the Commissioners to be thinking about the future and how things are changing.

RE: ADJOURNMENT

There being no further business, a motion was duly made, seconded and carried to adjourn the meeting (7:27 p.m.).

John W. Jones, Jr., Chairman

Sharon G. Corvin, CMC, Town Clerk