



AGENDA

WYTHEVILLE PLANNING COMMISSION MEETING

THURSDAY, SEPTEMBER 12, 2024 AT 6:00 PM
COUNCIL CHAMBERS - 150 EAST MONROE STREET
WYTHEVILLE, VA 24382

1. **CALL TO ORDER - CHAIRMAN BRAD M. LITTON**
2. **ESTABLISHMENT OF QUORUM - CHAIRMAN BRAD M. LITTON**
3. **APPROVAL OF AGENDA (requires motion and roll call vote)**
4. **CITIZENS' PERIOD**
5. **MAJOR SUBDIVISION REVIEW - ASBURY LANE PHASE II**
 - A. Consider the major subdivision application for Asbury Lane Phase II, submitted by Fusion Holdings, LLC, for the creation of 11 lots on Asbury Lane, Tax Map Parcel #25-70A
 - B. Recommendation to Town Council regarding the major subdivision application for Asbury Lane Phase II, submitted by Fusion Holdings, LLC **(requires motion and roll call vote)**
6. **OTHER BUSINESS**
 - A. Review the results of the Citizens' Survey
 - B. Review of the modifications to the third draft of the Unified Development Ordinance (UDO)
 - C. Consider scheduling a public hearing for the October 10, 2024, Planning Commission meeting, at 6:00 p.m., to consider the proposed Unified Development Ordinance (UDO) **(requires motion and vote)**
7. **ADJOURNMENT**
 - A. Additional Attachments - August 2024 Council Actions

5-A

**WYTHEVILLE
PLANNING
COMMISSION**



**AGENDA ITEM
INFORMATION**

Meeting Date:	September 12, 2024
Subject:	Asbury Lane Phase II Major Subdivision Request and Recommendation to Town Council

SUMMARY:

Please find attached an application from Fusion Holdings, LLC, for a major subdivision of property located on Asbury Lane for Asbury Lane Phase II. This subdivision will create 11 lots. Planning Director Woods will review this major subdivision request with the Planning Commission members.

Recommended Action

For the Planning Commission to approve the request and recommend it to the Town Council, it will require a motion and roll call vote by the Commission.





**MSUB-24-2**

Major Subdivision of
Land Application
(Creation of 3 or more
new lots)

Status: Active

Submitted On: 4/26/2024

Primary Location**Owner****Applicant**

 New Line Construction Group
 276-228-9551
 newlineconstruction@hotmail.com
 210 W. Main St.
Wytheville, VA 24382

Process and Instructions

1. Complete the subdivision application and attach a digital copy of the deed of the subject parcel, plat of subdivision (in PDF format), and other required information and submit it through this online permitting system.
 2. Pay the fees per the instructions you will receive through the online permitting system.
 3. If the subdivision application is approved, the Town Engineering Department will return the form, with signed approval back to you at the contact you provide.
 4. After the subdivision application has been approved, seven (7) signed paper copies of the proposed subdivision plat shall be submitted to the Town Engineering Department at the contact shown in the header for verification and acquisition of the final Town Agent signature and approval.
 5. After final signatures have been acquired the Town Engineering Department will cause the plat to be recorded in the Clerk of Court of Wythe County utilizing the recording fee(s) as provided by the applicant.
 6. Once recorded the Town Engineering Department will notify the applicant at the email and/or phone contact that you provide.
-

Subdivision Information

Does the applicant own the parcel(s) involved? * ?

No

Property Owner(s) Name ?

Angilo and Brenda Faraci

Property Owner Address* ?

125 Cove Hills Dr., Wythevillie, VA, 24382

Property Owner's Phone ?

(276)620-4029

Property Owner's Email ?

adfaraci@gmail.com

Type of Subdivision* ?

Major Subdivision

Parcel Information

Tax Parcel Number(s)* ?

25-70A

Number of Existing Lots/Parcels* ?

1

Number of Proposed Lots/Parcels* ?

11

Land Use Information

Existing Use* ?

Residential

Proposed Use* ?

Residential

Will a Change in Zoning District be Required

No

Existing Zoning District* ?

Residential

Does Any Portion of This Property Lie in a FEMA ?
Special Flood Hazard Area?*

No

Additional Site Development Information

Will Onsite Stormwater Management Facilities be ?
Provided?*

No

If your project involves creation of new impervious surfaces such as roads or buildings, you may be required to provide stormwater management facilities to protect downstream properties from increased flooding.

Will This Subdivision Require the Acquisition of ?
Off-Site Utility Easement(s)*

No

Will This Subdivision Use Existing Public Water & ?
Sanitary Sewer Systems?*

Yes

Will This Subdivision Involve the Construction & ?
Dedication of Any New Public Utilities?*

No

Will This Subdivision Involve the Construction & ?
Dedication of a New Public Street?*

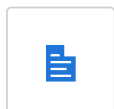
No

Certification, Authorization, & Signature

Signature* ?

Kristen Salomon
Mar 26, 2024

Attachments



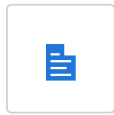
Proposed Plat/Subdivision Plans

Phase2Aerial.pdf

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REQUIRED

Section 5, ItemA.

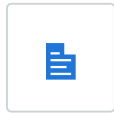


Deed

Fusion Deed.pdf

Uploaded by New Line Construction Group on Apr 26, 2024 at 11:58 AM

REQUIRED

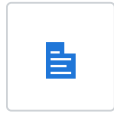


Narrative

Subdivision Narrative.docx

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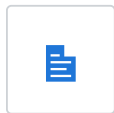
REQUIRED



Requested Variances Associated with This Application

Subdivision Narrative.docx

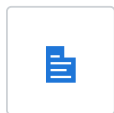
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Phase 2Aerial.pdf

Phase 2Aerial.pdf

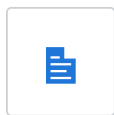
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Phase 2 2 of 2.pdf

Phase 2 2 of 2.pdf

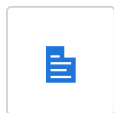
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Phase 2 1 of 2.pdf

Phase 2 1 of 2.pdf

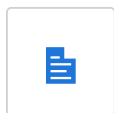
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PHASE 2 COMBINED SET.pdf

PHASE 2 COMBINED SET.pdf

Uploaded by Billy Anderson on Aug 29, 2024 at 8:16 AM



MSUB-24-2 REVIEW 08-29-2024.pdf

MSUB-24-2 REVIEW 08-29-2024.pdf

Uploaded by Billy Anderson on Aug 29, 2024 at 10:08 AM

History

Date	Activity
8/30/2024, 3:49:25 PM	Brandi Jones changed the deadline to Sep 13, 2024 on approval step Scheduling of Planning Commission/Public Hearing Date on Record MSUB-24-2
8/29/2024, 1:31:06 PM	approval step Scheduling of Planning Commission/Public Hearing Date was assigned to Brandi Jones on Record MSUB-24-2
8/29/2024, 1:31:05 PM	John Woods approved approval step Zoning Review on Record MSUB-24-2

Date	Activity
8/29/2024, 10:06:37 AM	Billy Anderson approved approval step Subdivision Review for Technical Compliance on Record MSUB-24-2
7/12/2024, 9:57:31 AM	John Woods added approval step Subdivision Review for Technical Compliance to Record MSUB-24-2
5/16/2024, 3:11:20 PM	approval step Zoning Review was assigned to John Woods on Record MSUB-24-2
5/16/2024, 3:11:19 PM	Billy Anderson approved approval step Intake Review on Record MSUB-24-2
4/30/2024, 2:05:39 PM	completed payment step Major Subdivision Review Fee on Record MSUB-24-2
4/26/2024, 12:04:39 PM	approval step Intake Review was assigned to Billy Anderson on Record MSUB-24-2
4/26/2024, 12:04:38 PM	New Line Construction Group submitted Record MSUB-24-2
3/26/2024, 11:30:18 AM	New Line Construction Group started a draft of Record MSUB-24-2

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Intake Review	4/26/2024, 12:04:38 PM	5/16/2024, 3:11:18 PM	Billy Anderson	-	Completed
💰 Major Subdivision Review Fee	4/26/2024, 12:04:38 PM	4/30/2024, 2:05:39 PM	New Line Construction Group	-	Completed
✓ Subdivision Review for Technical Compliance	7/12/2024, 9:57:31 AM	8/29/2024, 10:06:37 AM	Billy Anderson	-	Completed
✓ Zoning Review	5/16/2024, 3:11:19 PM	8/29/2024, 1:31:05 PM	John Woods	-	Completed
✓ Scheduling of Planning Commission/Public Hearing Date	8/29/2024, 1:31:06 PM	-	Brandi Jones	9/13/2024	Active
✓ Scheduling of Council Hearing	-	-	-	-	Inactive
✓ Recording Fee Notification and Collection	-	-	-	-	Inactive

Section 5, Item A.

Label	Activated	Completed	Assignee	Due Date	Status
✓ Recording	-	-	-	-	Inactive



Town of Wytheville Subdivision Review MSUB-24-2

Has the Subdivision review fee been paid ___(NO) ___ X (YES)

(Subsequent recording fees will be required after final approval prior to final recordation.

Recording fees will consist of \$26.00 per sheet included within approved plan set)

All comments in red represent departmental suggestions based on current Town of Wytheville ordinances which will be presented to planning committee for consideration during the initial review process prior to any recommendations made to Town Council for final approval/rejection.

Name of Subdivision: **PHASE 2 OF ASBURY LANE SUBDIVISION**

Name of Reviewer: Billy J. Anderson L.S., Assist. Town Engineer

Reviewing Department: Engineering

Review Date: 08-29-2024

Location of Subdivision: ASBURY LANE .

Tax map no. of involved parcels: Tax map no. 25-70A

Is the existing tax parcel under any land use classifications: No

Number of Existing Lots: 1

Number of Proposed Lots: 11

Proposed Use: Residential Present Use: Residential

Conforming Use: Yes

Other Regulatory Agencies Involved: Virginia Department of Health (Letter of approval for proposed septic fields has been received.)

Intended Water Supply: Public (existing)

Intended Sanitary Sewer Disposal: Private (proposed septic fields)

Date of plat submitted: 08-27-2024 Date of submittal: 08-28-2024

Submittal phase: **Second draft (preliminary)**

Number of sheets in set: 2

If more than one sheet is required in a set, is a sheet index provided: Yes

Name of Owner/Subdivider: Fusion Holdings LLC

Name of Surveyor/Engineer: M. Bradley Tate (Hurt and Proffitt)

Magisterial District/Locality Designation: East Wytheville Magisterial District

Will this subdivision require planning commission & town council approval prior to final approval and recordation of submitted subdivision plat: Yes

Will this subdivision require a subdivision agreement between the Town and Developer prior to final approval and recordation of submitted subdivision plat: Yes

REQUIRED PLAT ITEMS:

Plat scale shown: 1" = 150' North arrow shown: Yes Vicinity map shown: Yes

Current zone designation shown: R-1 (residential)

Rezoning requested/required: No

Owners consent statement shown: Yes

Owners consent notary's statement shown: Yes

Source of title statement shown: Yes

Surveyors certificate shown: Yes

Town approval statement shown: Yes

Subdivision agreement statement shown: Yes

Statement of Intent Shown: Yes

Do any portions of the proposed lots fall within a FEMA special flood hazard area: No

Are applicable designated flood zones shown: NA

Is applicable designated flood zone panel information shown: Yes

Is the exterior boundary of subdivision shown in bold lines: Yes

Location, alignment, width, name of existing street shown: Yes

Location, alignment, width of existing street right of way shown: Yes

Will additional street infrastructure installed by the developer be required: No

Will additional street right of ways dedicated by the developer be required: Yes

Are all existing/proposed street right of ways 50' or greater: No

Will on-site storm water management be provided: No (this division falls with the designation of a "Common Plan of Development" as defined by The Virginia Department of Environmental Quality. A not indicating that Lots 12-21 are subject to individual VA DEQ General VPDES Permit Coverage)

Location, alignment, width of all existing alley way shown: NA

Location, alignment, width of existing easements shown: Yes

Location/width of proposed easements and right of way shown: No New Proposed

Minimum building setback lines shown: Yes

Minimum building setback lines listed: Yes

Minimum building setback lines conform: Yes

Existing buildings shown: NA

Do existing buildings meet setback requirements after subdivision: NA

Layout, dimension, bearings of lot lines shown/conform: Yes

Lot areas shown/conform: Yes

Minimum lot width shown/conform: Yes

Are permanent lot corners indicated: Yes

Are VA. State Plane Coordinates on at least 3 lot corners shown: Yes

Will lots within this subdivision be served by private water systems: No

Will lots within this subdivision be served by private sanitary sewer systems: Yes, (letter of approval of designed septic systems has been received from VDH)

Are all lots currently served by existing public water and sanitary sewer systems: Water, yes; Sanitary sewer, No

Is the location of all existing utilities shown: Yes

Will additional water infrastructure installed by the subdivider be required: No

Will additional sanitary sewer infrastructure installed by the subdivider be required: No

Do all lots have direct available access to an existing/proposed public road system: Yes

The Plat as submitted on 08-28-2024 has met all requirements and is considered technically adequate. This plat has been forwarded for Zoning approval. If you have any questions or comments, please feel free to contact me at 276-223-3434 or by email at
Sincerely,



Billy Anderson L.S.

Director of Public Utilities and Engineering
Town of Wytheville
150 E. Monroe Street
P.O. Box 533
Wytheville, VA 24382
276-223-3434 (Office)
276-617-8062 (Mobile)

Sep 5, 2024

MSUB-24-2

Major Subdivision Review Fee

Major Subdivision of Land Application (Creation of 3 or more new lots)

Status: Paid

Became Active: Apr 26, 2024

Invoice: 15126

Completed: Apr 30, 2024

Applicant

New Line Construction Group
newlineconstruction@hotmail.com
210 W. Main St.
Wytheville, VA 24382
276-228-9551

Primary Location

Point Location
36.9662, -81.0906

Fees

Review Fee for Major Subdivisions and Agricultural Divisions with 3 or more lots	\$500.00
Total Fees	\$500.00

Payments

Date	Method	Note	Amount
Apr. 30, 2024	Check #Faraci	Paid in person, April 30, 2024	\$500.00

HURT & PROFFIT

INSPIRED / RESPONSIVE / TRUSTED



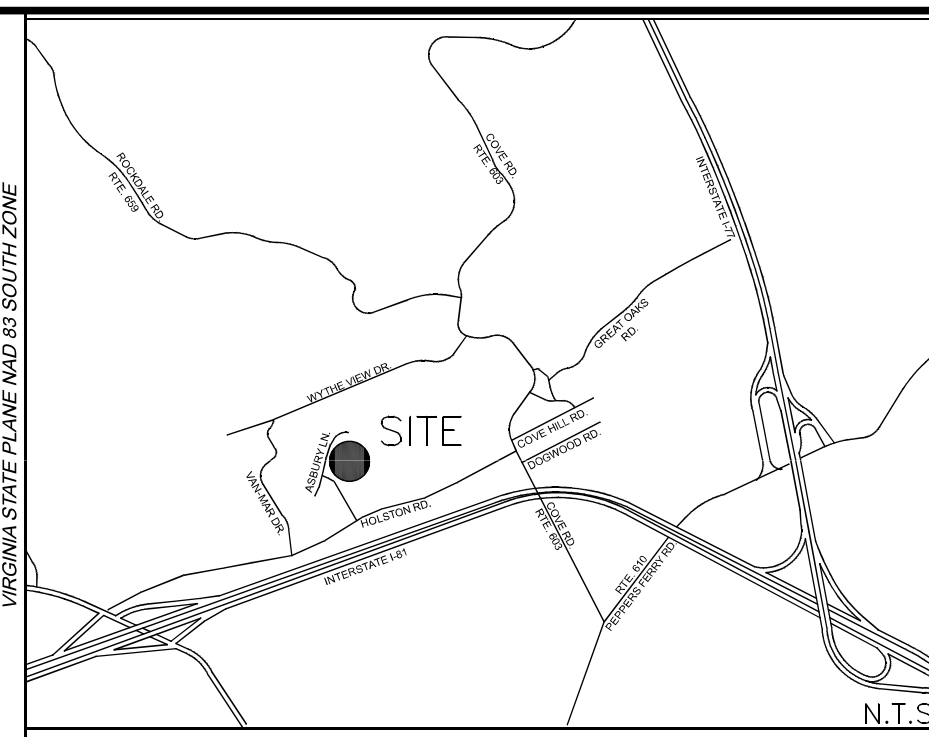
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCE

PLAT SHOWING PHASE 2 OF ASBURY LANE SUBDIVISION MAJOR SUBDIVISION FOR THE PROPERTY OF FUSION HOLDINGS, LLC.

PROJECT NO. 20230156
FILE NO.
LAT. 36.966738°
LONG. -81.089896°
DATE: 08/27/2024
DRAWN BY: JHG
CHECKED BY: MBT



SHEET NO. 1 OF 2
REV. 15



VICINITY MAP

PARCEL '12'
1.701 ACRES

PARCEL '13'
2.013 ACRES

PARCEL '14'
1.674 ACRES

PARCEL '15'
5.894 ACRES

PARCEL '16'
1.474 ACRES

PARCEL '17'
2.425 ACRES

PARCEL '18'
0.345 ACRES (15,039 SQ.FT.)

PARCEL '19'
0.500 ACRES (21,775 SQ.FT.)

PARCEL '20'
0.776 ACRES (33,813 SQ.FT.)

PARCEL '21'
0.674 ACRES (29,386 SQ.FT.)

LINE	BEARING	DISTANCE
L1	S 28°49'14" E	90.05'
L2	N 63°33'35" E	410.68'
L3	S 63°42'05" W	184.79'
L4	N 29°47'14" W	153.76'
L5	N 61°02'09" E	231.95'
L6	S 85°53'04" E	147.11'
L7	N 63°25'14" E	242.29'
L8	N 29°47'14" W	160.29'
L9	N 61°02'09" E	389.25'
L10	S 28°57'51" E	160.27'
L11	N 61°02'09" E	210.58'
L12	S 28°49'14" E	13.18'
L13	S 61°10'46" W	7.26'
L14	S 28°49'14" E	16.30'
L15	N 61°10'46" E	7.26'
L16	S 28°49'14" E	60.89'
L17	N 29°47'14" W	151.53'
L18	N 61°02'09" E	307.44'
L19	N 23°28'26" E	266.47'
L20	S 41°07'12" W	5.16'
L21	S 52°30'10" E	9.99'
L22	N 33°47'38" E	5.16'
L23	S 65°13'29" E	10.54'
L24	S 30°52'40" W	43.96'
L25	S 23°08'27" W	125.54'
L26	S 28°57'51" E	125.31'
L27	N 42°42'43" E	250.70'
L28	S 74°32'49" E	80.06'
L29	N 63°45'31" E	101.22'
L30	N 63°45'31" E	277.25'
L31	S 14°25'22" W	121.19'
L32	N 73°18'03" W	21.12'
L33	S 16°36'44" W	115.04'
L34	S 74°39'29" E	132.88'
L35	S 16°41'57" W	71.70'
L36	N 56°40'14" W	158.35'
L37	N 34°31'30" W	69.38'
L38	N 67°39'36" E	276.77'
L39	S 22°20'24" E	290.01'
L40	N 34°31'30" W	94.07'
L41	N 67°38'03" E	436.41'
L42	S 21°39'45" E	181.71'
L43	N 88°24'55" E	229.40'
L44	S 14°57'35" W	51.42'
L45	S 14°25'22" W	74.16'
L46	N 14°57'35" E	71.53'
L47	S 63°01'30" E	137.18'
L48	S 21°53'09" W	34.57'
L49	S 16°41'57" W	2.24'
L50	N 59°32'21" W	123.19'
L53	S 41°38'45" E	147.61'
L54	S 60°06'19" W	257.80'
L55	N 28°49'14" W	95.64'
L56	N 47°53'44" E	231.17'
L57	N 19°31'11" E	142.76'
L58	N 48°21'15" E	105.92'
L59	S 41°38'45" E	165.63'
L60	N 73°18'03" W	151.77'
L61	N 16°41'57" E	120.76'
L62	S 73°18'03" E	157.72'
L63	S 41°38'45" E	58.31'
L64	N 19°31'11" E	255.18'
L65	N 69°45'20" W	159.05'
L66	N 69°45'20" W	40.02'
L67	N 21°53'09" E	25.00'
L68	S 69°45'18" E	40.02'
L69	S 21°53'09" W	25.00'

ADMITTED TO RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON ____ DAY OF ____ 20__ AT ____ M RECORDED AS INSTRUMENT NUMBER ____ BY ____ DEP. CLERK

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.49'	73.00'	9°01'08"	N 60°42'56" W	11.48'
C2	65.09'	73.00'	51°05'05"	N 23°20'15" W	62.95'
C3	18.47'	73.00'	14°29'39"	N 09°27'07" E	18.42'
C4	17.84'	25.00'	40°52'39"	N 03°44'22" W	17.46'
C5	64.40'	40.00'	92°15'04"	N 21°56'50" E	57.67'
C6	20.15'	25.00'	46°11'13"	N 44°58'45" E	19.61'
C7	99.45'	224.00'	25°26'12"	N 41°32'20" W	98.63'



THIS SHEET IS INTENDED TO BE REPRODUCED AT 17"x22". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51197C0204D & MAP #51197C0205D DATED 05-02-2008.
4. NEW LOTS 12 THROUGH 21 WILL BE SERVED BY PUBLIC WATER AND PRIVATE SANITARY SEWER.
5. THE ORIGINAL ACREAGE FOR T.M. #25-70A IS 30.467 ACRES. THE INTENT OF THIS PLAT IS TO CREATE TEN (10) NEW LOTS AND ONE (1) REVISED RESIDUAL LOT FROM THE ORIGINAL RESIDUAL PARCEL 'A'.
6. T.M. #25-70A IS CURRENTLY ZONED R-1 (RESIDENTIAL). REFER TO ARTICLE VI (RESIDENTIAL R-1) OF THE CURRENT TOWN OF WYTHEVILLE ZONING ORDINANCE, WHICH STATES FRONT BUILDING SETBACK LINE IS A MINIMUM OF 20' BUT SHALL FOLLOW THE STREET LINE OF THE FRONT WALL OF NEIGHBORING HOUSES, REAR SETBACK LINE IS 25', AND SIDE SETBACK LINE IS 15'.
7. SUBJECT PROPERTY WAS GRANTED VARIANCES TO THE CURRENT TOWN OF WYTHEVILLE SUBDIVISION ORDINANCES AT THE JUNE 12, 2023 TOWN OF WYTHEVILLE COUNCIL MEETING.
8. THE FOLLOWING LOTS SHALL HAVE A BLANKET SANITARY EASEMENT TO HAVE EGRESS/INGRESS TO REPAIR, MAINTAIN, OR REPLACE SEPTIC DRAINFIELDS AND SANITARY SERVICE LINES. LOT 4 SHALL BENEFIT FROM A BLANKET SANITARY EASEMENT THAT ENCUMBERS LOT 5, LOT 15 AND LOT 17. LOT 8 SHALL BENEFIT FROM A BLANKET SANITARY EASEMENT THAT ENCUMBERS LOT 15.
9. LOTS 12-21 HAVE PERMITTED SEPTIC DRAINFIELD PERMITS.
10. WATER, ELECTRIC, AND TELEPHONE SERVICE CONNECTIONS WILL BE ALONG ASBURY LANE.
11. 15' WIDE PUBLIC UTILITY EASEMENTS ALONG ASBURY LANE CREATED PER PLAT INSTR. #230003155.
12. THERE IS A 15' WIDE DRAINAGE EASEMENT CENTERED ON THE EXISTING STORM PIPE AND SAID EASEMENT SHALL BENEFIT T.M. #25-70 AND ENCUMBERS LOT 1, LOT 3, LOT 13, AND LOT 14.
13. THERE IS A 15' WIDE DRAINAGE EASEMENT CENTERED ON THE EXISTING STORM DRAINAGE AND SAID EASEMENT SHALL BENEFIT THE TOWN OF WYTHEVILLE AND ENCUMBERS LOT 14 AND LOT 15. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED IN RECORDED SUBDIVISION AGREEMENT.
14. THERE IS A 15' WIDE BLANKET DRAINAGE EASEMENT. SAID EASEMENT BENEFITS T.M. #25-70 AND ENCUMBERS THE RESIDUAL PARCEL 'A' AND LOCATION OF SAID EASEMENT TO BE DETERMINED AT A FUTURE DATE.
15. THERE IS A 20' WIDE WATERLINE EASEMENT FOR MAINTENANCE, REPAIRS, AND REPLACEMENT OF THE EXISTING 6" WATERLINE FROM HOLSTON ROAD AS IT MEANDERS OUT OF THE RIGHT OF WAY FOR ASBURY LANE AND THE RESIDUAL PARCEL 'A'. SAID EASEMENT IS CENTERED ON SAID WATERLINE AND BENEFITS THE TOWN OF WYTHEVILLE AND ENCUMBERS RESIDUAL PARCEL 'A' AND LOT 14. APPROXIMATE LOCATION SHOWN HEREON. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED IN RECORDED SUBDIVISION AGREEMENT.
16. 40' WIDE R/W PARCEL 'C' SHOWN HEREON IS PART OF A MAJOR SUBDIVISION AND RIGHT OF WAY DEDICATION. THE TOTAL ACREAGE BEING DEDICATED CONSISTS OF 0.023 ACRES.
17. LOTS 12-21 ARE SUBJECT TO INDIVIDUAL VA DEQ GENERAL VPDES PERMIT COVERAGE.

TOWN OF WYTHEVILLE CERTIFICATE OF APPROVAL:

THIS MAJOR DIVISION AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED AND IS NOT EXEMPT FROM THE PROVISIONS OF THE TOWN OF WYTHEVILLE SUBDIVISION ORDINANCE EXCEPT AS INDICATED ON THE PLAT AND MAY BE ADMITTED TO RECORD.

AGENT TOWN OF WYTHEVILLE

TOWN OF WYTHEVILLE SUBDIVISION AGREEMENT

THIS MAJOR DIVISION IS SUBJECT TO A SUBDVISION AGREEMENT BETWEEN FUSION HOLDINGS, LLC. AND THE TOWN OF WYTHEVILLE AS RECORDED IN INSTR. #_____ IN THE CLERK OF COURT OF WYTHE COUNTY, VIRGINIA .

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE TOWN COUNCIL AND THE ORDINANCES OF TOWN OF WYTHEVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITH THE TOWN HAVE BEEN MET. I ALSO CERTIFY THAT THE SOURCE OF TITLE SHOWN FOR THE SUBJECT PARCEL IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE.

BRADLEY TATE, L.S. NO. 2794 DATE

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THIS MAJOR SUBDIVISION AS SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

REPRESENTATIVE OF FUSION HOLDINGS, LLC. - MATTHEW CLARKE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

COUNTY/CITY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS ____ DAY OF _____, 20___. MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

SOURCE OF TITLE: T.M #25-70A

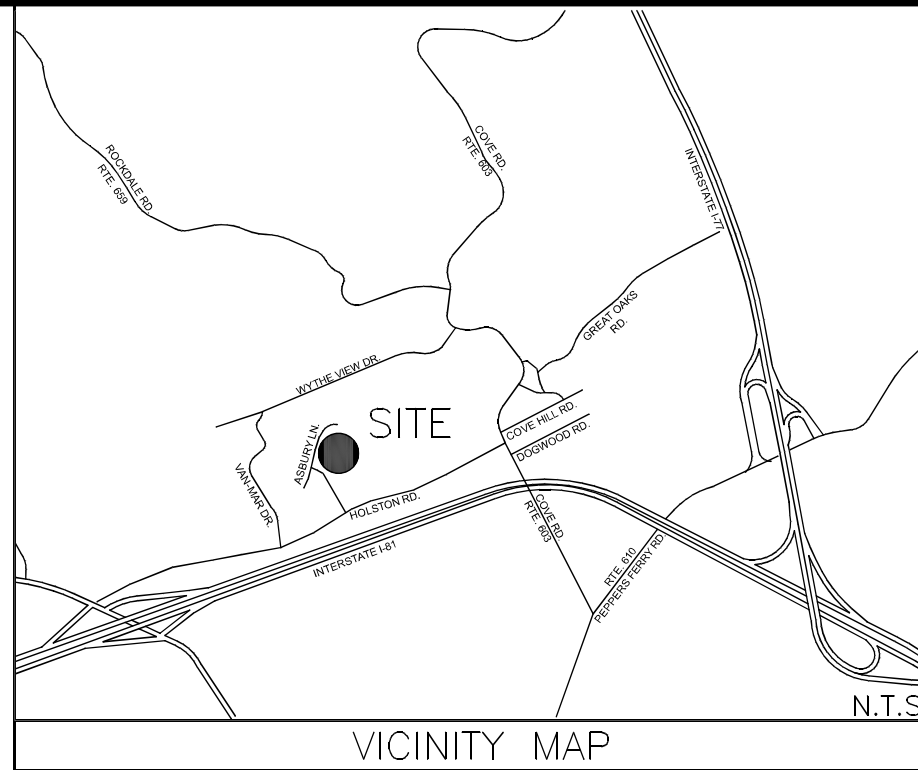
THE AREA SHOWN WAS ACQUIRED BY FUSION HOLDINGS, LLC. FROM BW REAL ESTATE HOLDING, LLC. BY DEED DATED MARCH 20, 2023 AS RECORDED IN INSTR. #230000691 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA.

***PHASE 1 DIVISION**

THIS IS THE PHASE 2 SUBDIVISION CONSISTING OF LOTS 12-21. PHASE 1 OF THIS SUBDIVISION CONSIST OF LOTS 1-11 AND IS RECORDED IN PLAT INSTR. #230003155. PHASE 1 LOTS ARE SHOWN HEREON SHADED IN GRAY.

NOTES 8, 12-15 ARE EXISTING EASEMENTS CREATED PER PHASE 1 AND ARE SHOWN HEREON.

REFER TO PHASE 1 PLAT IN PLAT INSTR. #230003155.



ADMITTED TO RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON ____ DAY OF _____ 20__ AT __M RECORDED AS INSTRUMENT NUMBER _____ BY _____, DEP. CLERK

AOSE STATEMENT:

LOTS 12 THROUGH 21 ARE APPROVED FOR A PROPOSED 3 BEDROOM INDIVIDUAL ONSITE SEWAGE SYSTEM IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ, THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATION FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: STEPHEN DALTON, AOSE #1940001068, PHONE (276) 733-5682. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

HURT & PROFFIT
INSPIRED / RESPONSIVE / TRUSTED



276.228.0008
370 S 4TH STREET
WYTHEVILLE, VA. 24

Section 5, Item A.
HAND.P.C
WYTHEVILLE, VA. 24
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCE

**PLAT SHOWING
PHASE 2 OF ASBURY LANE SUBDIVISION
MAJOR SUBDIVISION
FOR THE PROPERTY OF
FUSION HOLDINGS, LLC.**

EAST WYTHEVILLE MAG. DISTRICT, TOWN OF WYTHEVILLE, VIRGINIA

PROJECT NO.	20230156
FILE NO.	
LAT.	36.966738°
LONG.	-81.089896°
DATE:	08/27/2024
DRAWN BY:	JHG
CHECKED BY:	MBT



SHEET NO.	REV.
2 OF 2	16

Aug 28, 2024 - 3:04pm \\data01\Projects\2023\20230156\Survey\CAD\dwg\Phase 2.HG.dwg



COMMONWEALTH of VIRGINIA

In Cooperation with the
State Department of Health

Wythe County Health Department
290 South Sixth Street, Suite 300
Wytheville, Virginia 24382
Phone: (276) 228-5507
Fax: (276) 228-3392

August 13, 2024

Fusion Holdings LLC
P.O. Box 1407
Wytheville, VA 24382

**Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems and Private Wells
Fusion Holdings LLC, Tax Map 25-30A**

Dear Fusion Holdings LLC:

On August 7, 2024 Fusion Holdings LLC requested that the Virginia Department of Health, via the Wythe County Health Department, review the proposed subdivision plat identified above.

This letter is to inform you that the above referenced subdivision plat is approved for individual onsite systems and wells in accordance with the provisions of the Code of Virginia, the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq.), and the Private Well Regulations (12VAC 5-630-10 et seq).

This request for subdivision review was submitted pursuant to the provisions of Section 32.1-163.5 of the Code of Virginia, which authorizes the health department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. This subdivision was certified as being in compliance with the Board of Health's regulations by Stephen D. Dalton, AOSE # 1940001068. This subdivision approval is issued in reliance upon that certification.

Pursuant to Section 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits or Well Construction Permits will be issued for any lot in the subdivision identified above unless that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system and well, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems". Also, actual system designs may be different at the time construction permits are issued.

This subdivision approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of these onsite sewage systems and wells. The

owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me at (276) 228-5507.

Sincerely,



Stacy Holliday
Environmental Health Technical Specialist

CC: Travis Holt, Environmental Health Manager
Stephen Dalton, AOSE

5-B

**TOWN OF WYTHEVILLE ENGINEERING DEPARTMENT
STAFF REPORT: ISSUED FOR PHASE 2 OF THE ASBURY LAND MAJOR SUBDIVISION
PRESENTER: BILLY J. ANDERSON, LS Director of Public Utilities and Engineering**

History of Project:

- The project has a submitted Subdivision Application originally submitted on April 26th, 2024 and fees were paid for the submitted application on April 30th, 2024. Application designation MSUB-24-2.
- The submitted application contained only sketch layout of the Phase 2 Proposal, Notices were made requesting submittal of final plats for review. It was discovered on July 12th, 2024 that the consulting surveyor uploaded copies of the proposed plat to a closed Phase 1 application.
- Formal Phase 2 submittals were then uploaded by the consulting surveyor on July 12th, 2024 to begin the review process.
- The proposed major division consists of ten (10) new parcels numbered 12 through 21, and a 12.968 Acres residual located at the end of Asbury Lane (Now Public)
- Lots 12-15 and lots 18-21 will have direct access to Asbury Lane. Lots 16 and 17 have direct access to Van-Mar Drive (Existing Public).
- All proposed new lots will utilize Public water located along Van-Mar Drive and Asbury Lane.
- All proposed new lots will utilize Private sewage disposal systems as designed by Southwest Soils and approved by the Virginia Department of Health on August 13th, 2024.
- Plat review and amendments were deemed technically adequate on August 29th, 2024 by Town Engineering Staff and Zoning Staff.

SUBDIVISION ORDINANCE REQUIREMENTS:

- The proposed plat as presented does not require the request for variations to the current subdivision/zoning ordinance.
- Per requirements indicated in Section 5 of the Current Town of Wytheville Subdivision,
 - 5-2, the property is considered suitable for development in regard to size, topography and proximity to public infrastructures.
 - 5-3, the proposed lots as indicated on Phase 2 of this subdivision are not prone to flooding.
 - 5-4, each lot contains a suitable site for the construction of a single-family dwelling and associated structures.
 - 5-4, all required improvements except for the items indicated below have been addressed.
 - Developer to cover expenses associated with materials associated with the connection of 10 new single family residential water services. (Estimated expense of \$5950.00)
 - 5-5.1, phase 1 road improvements and site currently contain stormwater measures to collect the majority of stormwater generated by the existing street system. This collection is conveyed to the wet pond located on site. The Nursing facility, Phase 1 and Phase 2 subdivisions are considered part of a Common Plan of Development as defined by the Virginia Department of Environmental Quality. Per requirements issued by DEQ, lots associated with Phase 2 will be subject to individual stormwater management permits as

issued by the Virginia Department of Environmental Quality instead of the development of additional site wide stormwater control measures.

- 5-5.2, all proposed lots are larger than minimum size as required for private sanitary sewer systems and currently possess existing approved Va VDH septic systems designs.
- 5-5.3, all required easements for street drainage, public utilities etc. are indicated on the proposed plat. As indicated in VA State Code, upon recordation of final approved plat, all easements and public rights of way indicated on the plat will be transferred to the Town of Wytheville in Fee Simple, to include street right of way, street drainage easements and public utility easements.
- 5-5.4, Asbury Lane currently has in place existing street lighting with designated public utility easements.
- 5-5.5 & 5-5.6, no additional improvements are will be required pertaining to the water distribution system serving Phase 2 of this subdivision. Due to the topography and proximity to public sanitary sewers, no centralized sanitary sewer collection systems are being considered. Any future development will utilize private on-site sanitary sewer collection systems designed by a licensed AOSE specialist and approved by the VA Department of Health prior to submittal of future Phase.
- 5-8 through 5-17, Lot shapes, widths, orientation, and use conform to the current zoning and subdivision standards.
- 5-18 through 5-27, No additional street infrastructure will be required for Phase 2.
- The remaining portions of section 5 and section 6 of the current Town of Wytheville Subdivision ordinance have been complied with on the proposed Phase 2 subdivision plat. To include monumentation, general notes, certifications, signature certifications, metes and bounds area computation etc.
- VA DEQ considers this a Common Plan of Development and will require VA DEQ general permit coverage for future development within this property. As indicated by VA DEQ, the development of future portions will require the computation and design of control measures of contributing stormwater from all phases of Asbury Lane Subdivision prior to approval.

DEVELOPMENT STEPS TO BE COMPLETED BY DEVELOPER AFTER TOWN COUNCIL APPROVAL OF PHASE 2 OF ASBURY LANE SUBDIVISION PRIOR TO FINAL SIGNATURE AND RECORDATION OF PHASE 2 PLAT.

- Execution of Subdivision Agreement to be provided by Town Administration and Attorney.
- Issuance of water service materials fees for 10 new single family water connections.

DEVELOPMENT STEPS TO BE COMPLETED BY THE DEVELOPER AFTER TOWN COUNCIL APPROVAL OF PHASE 2 OF ASBURY LANE SUBDIVISION AFTER THE SIGNATURE AND RECORDATION OF PHASE 2 PLAT.

- Non

DEVELOPMENT STEPS TO BE COMPLETED BY TOWN AFTER TOWN COUNCIL APPROVAL OF PHASE 2 OF ASBURY LANE SUBDIVISION

- Recordation of approved signed final plat. (No lot will be available for conveyance prior to recordation of final plat by Town Staff).

Staff Recommendation.

- Town Engineering Staff recommends approval of the subdivision plat with the understanding of the remaining items as shown in this staff report.

6-A

**WYTHEVILLE
PLANNING
COMMISSION**



**AGENDA ITEM
INFORMATION**

Meeting Date:	September 12, 2024
Subject:	Citizens' Survey Results

SUMMARY:

Planning Director Woods will review the results of the Citizens' Survey with the Planning Commission and answer any questions regarding the survey results.

Marketing and Outreach for Proposed UDO

The Planning Department launched an aggressive marketing campaign to spread the word regarding the proposed Unified Development Ordinance, the Open House, and the Public Input Survey. A special “Thank You” goes out to the Tourism and Marketing Departments and Computer Support Staff for their assistance during this busy time. Here is a snapshot of marketing efforts this summer/fall.

Summer 2024- Planning Staff Presentations to local groups such as Joint IDA, Town EDA, Town BZA, DTW

First of June- Planning Dept Website- Information on UDO posted. First Draft posted for Citizens.

June 12th and June 13th- Two Focus Group Meetings and Input Received from Community Leaders

July 22, 2024- Presentation to the Wytheville Town Council on Draft UDO

August 2024- Marketing Piece Developed

August 2024- Citizen Survey Created

August 2024- Information sent in Town Water Bills, reaches approx. 3500 households

August 2024- Two Press Releases Sent Out by the Marketing Dept.

August 2024- Direct email to 270 email addresses of community residents and businesses

August 2024- Talk of The Town Radio Segment

August 2024 – Newspaper Ad Ran in the Enterprise

August 2024- Email sent out to 200+ Town Employees

August 2024- Social Media Campaign Reached 3,601 persons and 655 of those individuals clicked on the link to look at the ad. Boosted Facebook Ad Campaign

August 2024- Flyers Posted at Area Businesses

August 27, 2024 – Open House Event – Sixteen Persons Attended

August, 2024- The Wytheville Enterprise published four stories of the proposed UDO in August. Stories Ran on August 3rd, August 14th, August 21st, August 31st,

August 9- September 4th – Citizen Survey - Collected 60 Responses

Thank- You to everyone who provided input and who helped the Planning Department with this momentous task.

Open House Meeting Report

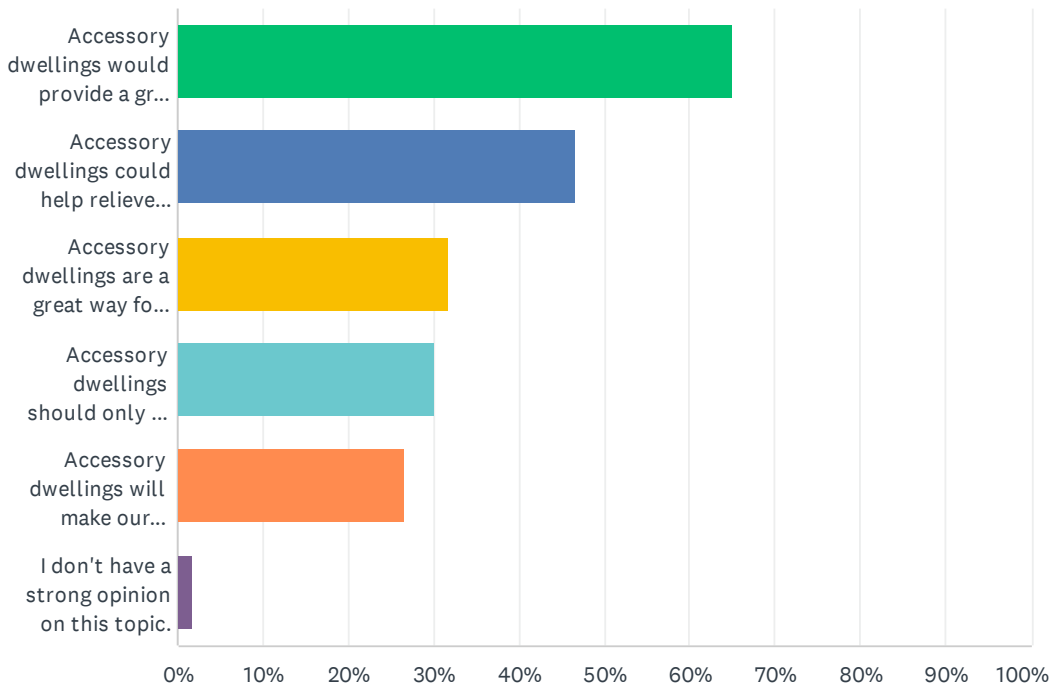
On August 27th, 2024, a public open house event was hosted at the Wytheville Meeting Center from 4 to 7pm. Sixteen (16) persons attended and engaged in lively discussions about land use in general, the proposed new zone districts, zone district standards, development regulations, conditional uses, and specific uses such as accessory dwelling units, homestays, and multi-family housing. Staff shared various components of the proposed new UDO and discussed the many benefits that the new UDO will provide to the community. The participants learned how to navigate the Town GIS system and how to use the zoning map and the participants received information about the planning department goals for the rewrite. Citizens shared concerns about various topics including accessory dwelling units in residential zone districts, addressing homelessness, development standards for manufactured home parks, derelict buildings and promoting development in town.

On the topic of homestays, there were two citizens that expressed support for the use, indicating that they liked the opportunity for supplementary income that the units provide. Two other citizens expressed opposition to the use based on potential impacts on neighboring properties, and a third expressed opposition based on loss of housing units.

Feedback that staff has received throughout the public input process has informed the third draft of the UDO which will be shared with the Planning Commission on September 12, 2024 and posted for the public at the Planning Department Webpage.

Q1 Accessory dwellings offer opportunities to place a second and smaller dwelling on an individual lot. Examples include granny flats, guest cottages, or basement apartments. Which responses below best reflect your feelings about accessory dwellings? Please select up to 3 statements you feel are true of accessory dwellings.

Answered: 60 Skipped: 0



ANSWER CHOICES	RESPONSES
Accessory dwellings would provide a great place for young families and aging parents to live together as a family.	65.00% 39
Accessory dwellings could help relieve our housing crisis, but only if they are designed to fit into neighborhoods in a safe and attractive way.	46.67% 28
Accessory dwellings are a great way for a homeowner to make a little extra money.	31.67% 19
Accessory dwellings should only be allowed as part of a primary single-family dwelling. They should not look different than single-family homes.	30.00% 18
Accessory dwellings will make our neighborhoods feel too crowded.	26.67% 16
I don't have a strong opinion on this topic.	1.67% 1
Total Respondents: 60	

#	WHAT OTHER COMMENTS CAN YOU OFFER REGARDING ACCESSORY DWELLINGS?	DATE
1	Unfortunately, this is the best way to maintain our neighborhoods. As property owners we do not know what costs we are going to come up against.	9/3/2024 1:15 PM
2	Off street parking would be preferable and would help to feel less crowded.	9/1/2024 2:39 PM

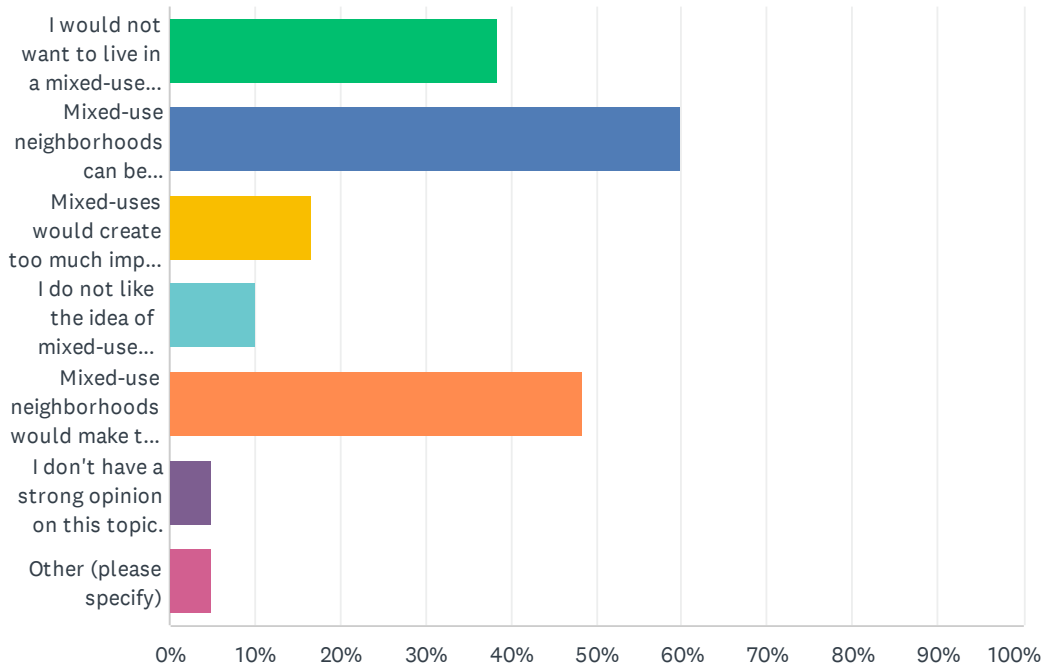
Community Outreach for the Wytheville Unified Development Ordinance

Section 6, Item A.

3	ADUs are very important to increasing the stock and variety of housing options. We frankly need a lot of different housing, but we really need some smaller housing options for younger individuals and couples trying to get started in life in the community and older individuals or couples trying to downsize. These smaller dwellings could be built new in new developments but they would have to be farther out away from the center of town which defeats the point of trying to make the properties more accessible and walkable to the important areas of the community. ADUs should be conditionally permitted in nearly every residential zone district.	8/28/2024 10:13 AM
4	Must have there own water supply, waste water removal, parking	8/25/2024 9:31 AM
5	Only in subdivision that are planned to have them.	8/22/2024 7:10 PM
6	If they become rentals it could cause problems for neighbors. Ideally they should be only for the owners family use. But not sure how the town would enforce that.	8/22/2024 5:10 PM
7	Would love people to have the option to make these, up to safety codes more than aesthetics. No windowless basement flats for the elderly, though.	8/20/2024 1:01 PM
8	I do not believe Accessory dwellings should be an option for the Town of Wytheville due to the potential devaluing of adjacent property owners.	8/17/2024 5:11 PM

Q2 Mixed-use is a term used to describe developments with two or more different but compatible uses. For example, apartments or townhouses might be located above neighborhood shops or restaurants. Please select up to 3 of the following statements that reflect your feelings about mixed-use development.

Answered: 60 Skipped: 0



ANSWER CHOICES	RESPONSES
I would not want to live in a mixed-use neighborhood, but I think the option should be available to those that like the idea.	38.33% 23
Mixed-use neighborhoods can be convenient and exciting places to live.	60.00% 36
Mixed-uses would create too much impact on nearby homes.	16.67% 10
I do not like the idea of mixed-use neighborhoods.	10.00% 6
Mixed-use neighborhoods would make the Town of Wytheville more attractive to young families.	48.33% 29
I don't have a strong opinion on this topic.	5.00% 3
Other (please specify)	5.00% 3
Total Respondents: 60	

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed use is how healthy communities were designed not too long ago and are the kind of places that make communities livable and walkable. While there are areas of Wytheville that may not be the most appropriate for mixed use, most of the areas around the urban core need	8/28/2024 10:13 AM

Community Outreach for the Wytheville Unified Development Ordinance

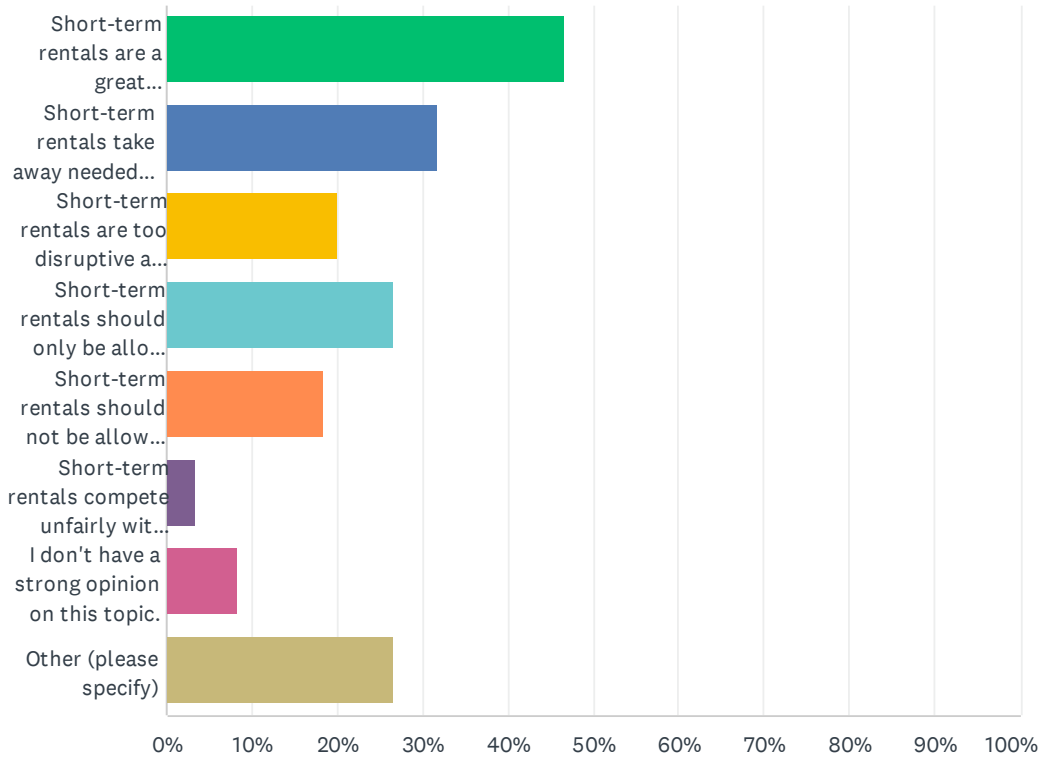
Section 6, Item A.

to be mixed use because it will raise the value of residential properties, provide incentives for new businesses, and make tighter-knit and more usable communities that are able to offer many services from within.

2	Mixed use on good bus routes are very good idea.	8/22/2024 5:10 PM
3	Fine in business settings, but not within residential.	8/15/2024 12:54 PM

Q3 Short-term rentals, like those found on Airbnb or Vrbo, are often used for vacations and other travel. They are becoming common in many communities. Which of the choices below best reflects your feelings about short-term rentals? Please select up to 3 answers that you feel are true.

Answered: 60 Skipped: 0



ANSWER CHOICES	RESPONSES
Short-term rentals are a great opportunity for local residents to earn extra income.	46.67% 28
Short-term rentals take away needed housing just when we need more places for our friends and family to live nearby.	31.67% 19
Short-term rentals are too disruptive and are not appropriate in our neighborhoods.	20.00% 12
Short-term rentals should only be allowed where businesses are allowed.	26.67% 16
Short-term rentals should not be allowed in retail storefronts.	18.33% 11
Short-term rentals compete unfairly with our local hotels.	3.33% 2
I don't have a strong opinion on this topic.	8.33% 5
Other (please specify)	26.67% 16
Total Respondents: 60	

#	OTHER (PLEASE SPECIFY)	DATE
1	If a person owns a property, the government shouldn't be allowed to dictate what can or can't	9/4/2024 10:34 AM

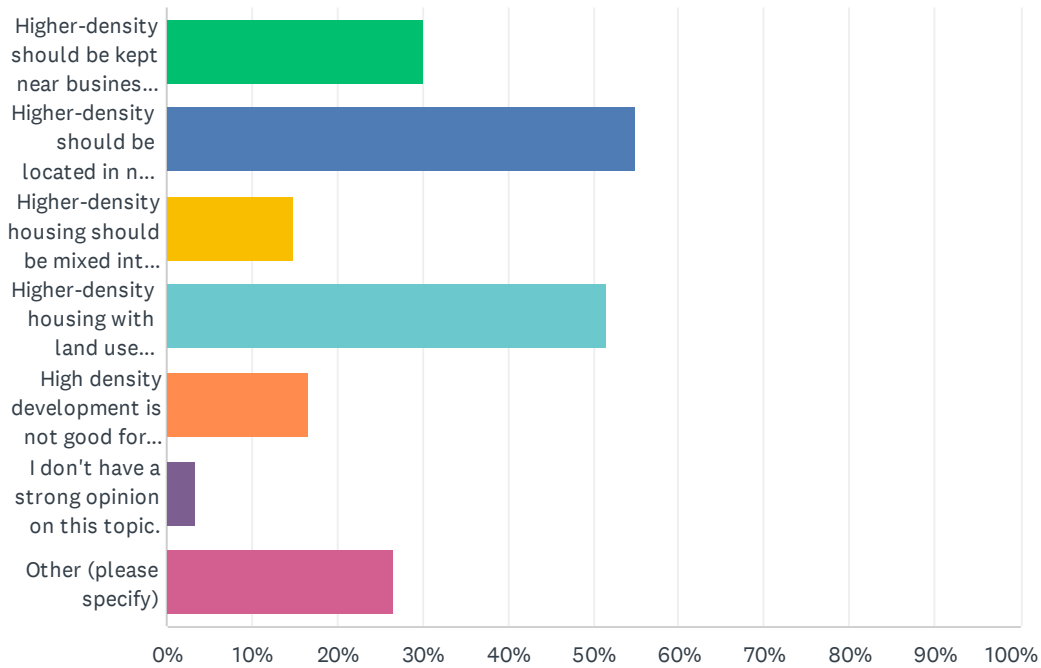
Community Outreach for the Wytheville Unified Development Ordinance

Section 6, ItemA.

	be done with that unit.	
2	Assuming Wytheville continues to promote themselves as a tourist destination, surely the community will recommend opening up allowing Homestay rentals across all residential areas. Restricting some of the zones is not conducive to overall growth across the community. Additionally, in most towns the success, in a large measure has been in the historical districts.	9/3/2024 9:35 PM
3	A small number of registered ones are OK.	9/1/2024 2:39 PM
4	Short term rentals have proven to be extremely disruptive in other areas. By no means should they or B&Bs be allowed in RH (formerly R-1M)	9/1/2024 12:46 PM
5	I love short term rentals brings in income to the area and they leave dont stay so no services needed much	8/29/2024 10:21 AM
6	Short-term rentals do not unfairly compete against hotels but are just a natural extension of a competitive lodging market and hotels may need to alter their business models to attract these customers back. I also don't think short term rentals would be disruptive to neighborhoods; however, I do agree that we should not allow short term rentals in store-front property as Wytheville has limited store frontage and this limited use takes away those properties which reduces business possibilities and tax revenue for the town. They also are of limited use and are not beneficial to the most people and are therefore not the highest and best use of a storefront location. I also feel the short term rentals are becoming a detriment to the severe housing affordability problem in the community. In the Housing Survey, it showed that much of the demans in the community is for legitimate rental options for people at all stages of life; however, many property owners are purchasing properties that otherwise would help address this need for affordable long-term housing for citizens and are turning them into short term rentals because they can make more money in the short-term with less effort. This may be good for that property owner, but is terrible for our community as these houses become ghost properties not contributing to the vibrancy of those neighborhoods or the communities and only exacerbates our housing problems. Short-term rentals should only be allowed then in business districts, but not in store-front retail.	8/28/2024 10:13 AM
7	Short term rentals should not take up potential long term housing options. I like how some cities require short term rentals to only be where primary residence is located. This prevents a corporation from swooping up single family homes that are only occasionally occupied.	8/27/2024 3:40 PM
8	They work great for travel nurses and people coming in the area for work.	8/25/2024 9:31 AM
9	Rentals are a great way for people with extra space in their homes to earn money. Also, for residents who are gone for long periods of time then this would keep their homes occupied. It would also deter break-ins.	8/23/2024 3:40 PM
10	I believe allowing short-term rentals in our residential neighborhoods could prove to be the downfall of the Wytheville we know and love. Our small-town feel is what keeps a lot of our tourism together and our community strong. There are countless stories of rural gentrification in places that allow these businesses where the town's original population simply can't afford to live in the place they were raised due to skyrocketing real estate prices and collapses in housing availability. I feel very strongly about this opinion.	8/23/2024 11:03 AM
11	homeowners should be able to use their property as they see fit.	8/23/2024 9:58 AM
12	Short Term Rentals are great, as long as they are not used as a solution to homeless in the community	8/21/2024 3:12 PM
13	Short term rentals require successful control for noise ordinances; otherwise they are a great idea and SHOULD compete with local hotels.	8/20/2024 1:01 PM
14	Though I hate what they're obviously doing to the housing market, I firmly believe that private property owners should be allowed to do what they wish with their own land... I have no problem with citizens doing this, it's the corporations who do this on a large scale that is problematic.	8/17/2024 11:28 PM
15	Please include "short term rentals" such as weekly vacation home rentals in the historic areas of the town.	8/16/2024 10:02 AM
16	The questions are stated to limit positive responses. The short term rental should be an option for visitors. Perhaps we could limit the numbers of these, but our area needs to offer them to stay competitive.	8/15/2024 9:28 AM

Q4 The lack of affordable housing is a growing concern nationwide, including in Wytheville. Allowing higher-density housing like condominiums or apartments is one way to provide more housing options. Where would you prefer to see higher-density neighborhoods? Please select up to 3 appropriate locations for high-density residential development or share your ideas in the space provided.

Answered: 60 Skipped: 0



ANSWER CHOICES	RESPONSES
Higher-density should be kept near businesses and close to busy streets like Main Street or North 4th Street.	30.00% 18
Higher-density should be located in new developments away from existing neighborhoods.	55.00% 33
Higher-density housing should be mixed into neighborhoods around the community.	15.00% 9
Higher-density housing with land use controls like landscaped buffers and large setbacks from adjoining neighborhoods is okay.	51.67% 31
High density development is not good for the Town of Wytheville	16.67% 10
I don't have a strong opinion on this topic.	3.33% 2
Other (please specify)	26.67% 16
Total Respondents: 60	

#	OTHER (PLEASE SPECIFY)	DATE
1	If the land can accommodate higher-density housing, then it should be allowed.	9/4/2024 10:34 AM

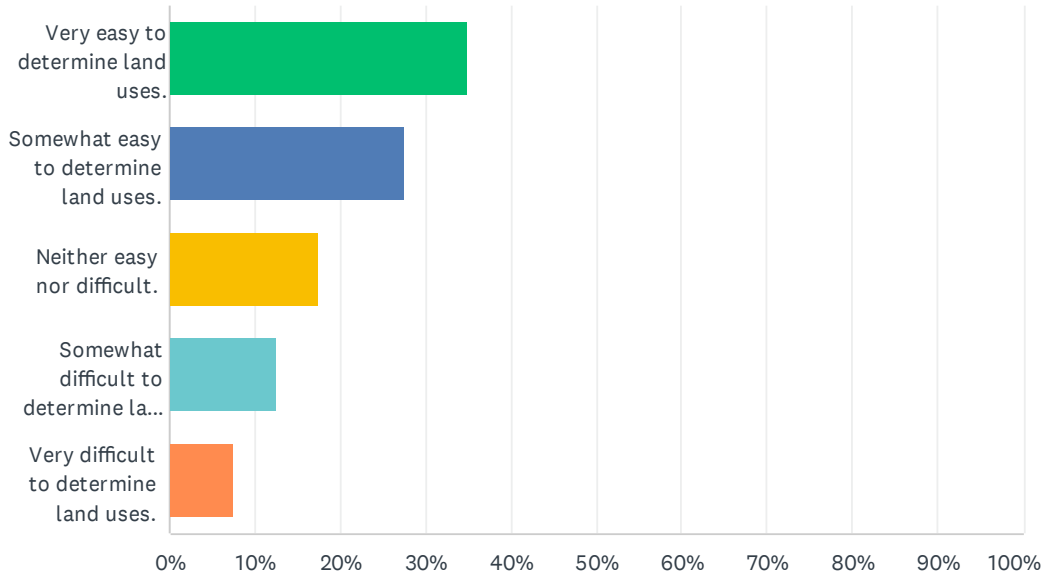
Community Outreach for the Wytheville Unified Development Ordinance

Section 6, Item A.

2	Wytheville already has too much Section 8 housing and it is too close to existing neighborhoods. "Give them a fish and a pole and they can earn a living. Give them a fish and they will sit and wait for you to bring them another one."	9/3/2024 10:58 AM
3	The ability of people getting to grocery store needs to be a consideration	9/1/2024 2:39 PM
4	High-density uses should be limited to those areas where they make the most sense.	9/1/2024 12:46 PM
5	I think we need high density development but have a buffer or separating green space between like do in Nashville or other suburbs there	8/29/2024 10:21 AM
6	Higher density housing is the most important need in Wytheville in terms of housing supply. We do not need more large, unaffordable single-family homes when the demand is clearly for higher density and lower cost. Furthermore, this higher density needs to be walkable and designed close to the community assets that residents need so they easily walk or bike without necessarily using a car. This means the higher density housing should be concentrated around business areas, parks, and other areas where residents will frequent. Building higher density housing far away from important areas only creates major problems in the future like occurred with Northwinds apartments as the Town is now spending considerable money to build sidewalks to the area when it should have been built in an area with pedestrian infrastructure already. Higher density housing is the most important need in the community and is the key factor in economic and community vitality in the future of our town. Without a focus on higher density, we run the risk of furthering the housing shortage and seeing potential residents choose to live elsewhere and a rise in homelessness from those unable to afford or gain access to the limited amount of housing that is becoming increasingly unaffordable.	8/28/2024 10:13 AM
7	Higher density housing should be in places where residents can easily access needs (grocery pharmacy, etc) would help relieve current car burden of town. Wytheville should avoid out of state corporations from controlling rent (e.g., RealPage) to help ensure affordability.	8/27/2024 3:40 PM
8	Great neighbourhoods are mixed density as they allow diversity between people and better represent the community	8/27/2024 3:34 PM
9	They bring in higher crimes rates.	8/25/2024 9:31 AM
10	Higher-density housing should be developed near shopping areas for convenience, but not set away from the rest of the community.	8/23/2024 3:53 PM
11	Do not want that in my neighborhood or near my neighborhood should be on land away from neighborhoods	8/23/2024 3:19 PM
12	Apartment complexes can be great or crappy. The Town of Wytheville should out in place square footage minimums and devise a way to enforce upkeep of all areas of the complexes. They can get pretty rough if property managers are too profit hungry. Also they should only be on the existing bus routes or expand bus service to them before construction begins.	8/22/2024 5:10 PM
13	Higher Density Housing will result in more citizens residing in the town which will place a strain on the already struggling economics that are currently set in place for this area ie: Law Enforcement Staff size, Animal Control Shelter Space, Public Works Staff and resources, Restaurants vs population, School Space Vs Population	8/21/2024 3:12 PM
14	The bottom line: Keep drug addicts away from our town. The town has become creepy over the past few years	8/17/2024 11:28 PM
15	We moved from a town that allowed high density housing. The town is now know as "Roof-Top City". Very sad!!!!	8/17/2024 5:11 PM
16	High density housing is needed. Why do almost all of the other choices skew negative? This is not a fair or unbiased survey and should be redone.	8/15/2024 11:25 AM

Q5 Article 6 of the proposed UDO provides a table with the permitted land uses in the Town and the zoning districts where they are allowed. Is the table easy to understand and can you determine what uses are permitted in each district?

Answered: 40 Skipped: 20



ANSWER CHOICES	RESPONSES	
Very easy to determine land uses.	35.00%	14
Somewhat easy to determine land uses.	27.50%	11
Neither easy nor difficult.	17.50%	7
Somewhat difficult to determine land uses.	12.50%	5
Very difficult to determine land uses.	7.50%	3
TOTAL		40

#	DO YOU HAVE OTHER COMMENTS ABOUT THE LAND USE TABLE?	DATE
1	It is an excellent way illustrate the proposed changes. It does take getting familiar with all the designations to understand the lettering.	9/3/2024 9:42 PM
2	No	8/27/2024 9:24 PM
3	A map of current zones along with the table?	8/23/2024 4:09 PM
4	unable to access the land use map at all. Website needs improvement	8/22/2024 5:17 PM
5	in order to facilitate completion of this survey the table should be hotlinked here. it isn't, so I'm skipping this question.	8/20/2024 3:32 PM
6	Why isn't there a link to it here?	8/20/2024 1:02 PM
7	My Zone is R1M, Historic on the town zoning map, but R1M is not on the chart. Does this	8/16/2024 10:26 AM

mean that a historic area is no longer reconized by the town?

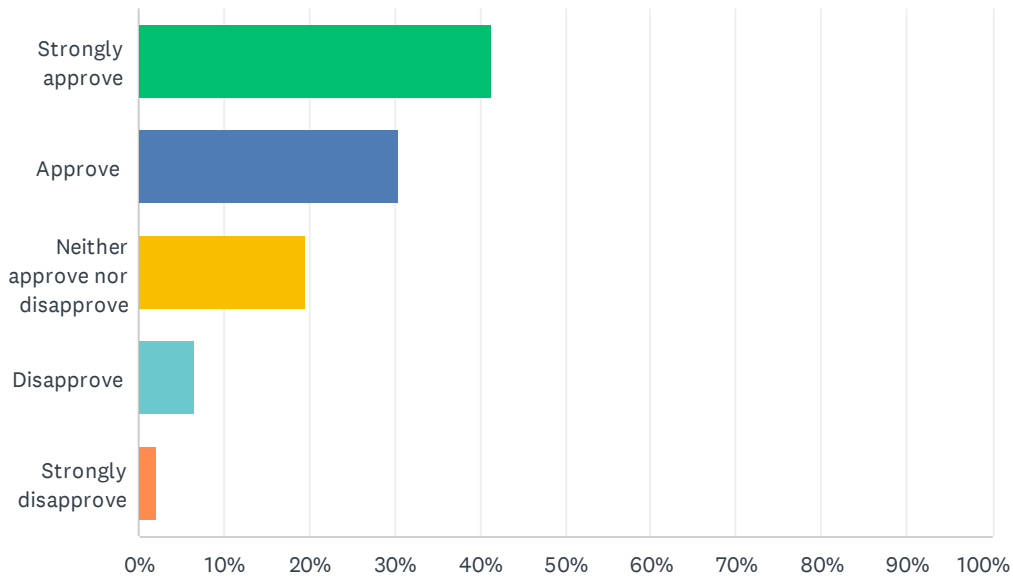
Q6 Please review the land use table. Are there any uses that don't seem appropriate for a specific zoning district? Please share any land uses that should be reconsidered to be included or not included in any of the zoning districts.

Answered: 14 Skipped: 46

#	RESPONSES	DATE
1	I do not believe Temporary Uses or B&Bs should be allowed in RH (formerly R-1M). Concerned citizens went to great lengths several years ago to speak out against these proposed uses/changes.	9/1/2024 1:03 PM
2	We have a substantial land use parcel in the Town off reed creek and already had land use qualification questions with it in 2003 from the COR and dont want to revisit that. Nor go through that process again. We need some land use guidelines for the Town but Art 6 is a bit confusing. Our property is a working farm with the hay going for sale or to feed our 70 plus herd of cattle plus the horses and I had to provide the cattle sale receipts for a year to the Commissioner to prove land use. That's the process that needs some guidelines as well.	8/29/2024 10:30 AM
3	Land and homeowners should have priority say in proposed changes that might involve their property.	8/27/2024 9:24 PM
4	Difficult to see table	8/27/2024 3:40 PM
5	Undecided	8/25/2024 6:16 PM
6	Not sure.	8/23/2024 4:09 PM
7	Way too restrictive for Residential categories. Also too many 'conditional' options that should be permitted. Entire chart leans too heavily towards public use which is not necessarily good.	8/23/2024 10:11 AM
8	Multi-family - 45 bedrooms per acre is too high of a density for an R-3 zone	8/22/2024 7:11 PM
9	Multi-family - 45 bedrooms per acre is too high of a density for residential districts.	8/22/2024 6:34 PM
10	Unable to view the land use map. So my only option is to say Wytheville should take advantage of it's 77 x 81 location and look for ways to become a shipping HUB. The small town arts and craft vibe is wonderful we love it. But the location could be a boon in the new age of online shopping as well as young people who value location and outdoor access.	8/22/2024 5:17 PM
11	This survey is insane. The questions are pre-loaded to negativity for the most part and there is no link to the table. Who designed this thing?!	8/20/2024 1:02 PM
12	My main concern is we have seen in other areas approved uses that resulted in development that reduced the quality and appearance of an area.	8/18/2024 4:56 PM
13	Payday loan and "buy here pay here" car sales businesses make a town look cheap and poor. I'd like to see those allowances taken away from Wytheville town limits completely.	8/16/2024 4:37 PM
14	Not sure what Rural Village PUD Residential is referring to in R1 district.	8/15/2024 1:07 PM

Q7 Landscaped buffer yards and screening have long been required between various zoning districts where the dominant land uses are not compatible. The proposed UDO would expand the requirement for landscape buffers and screening to include protection for residential uses that may be located in the same zoning district as a more intense use. Is increased screening protection for homes near industrial or commercial facilities beneficial to our community?

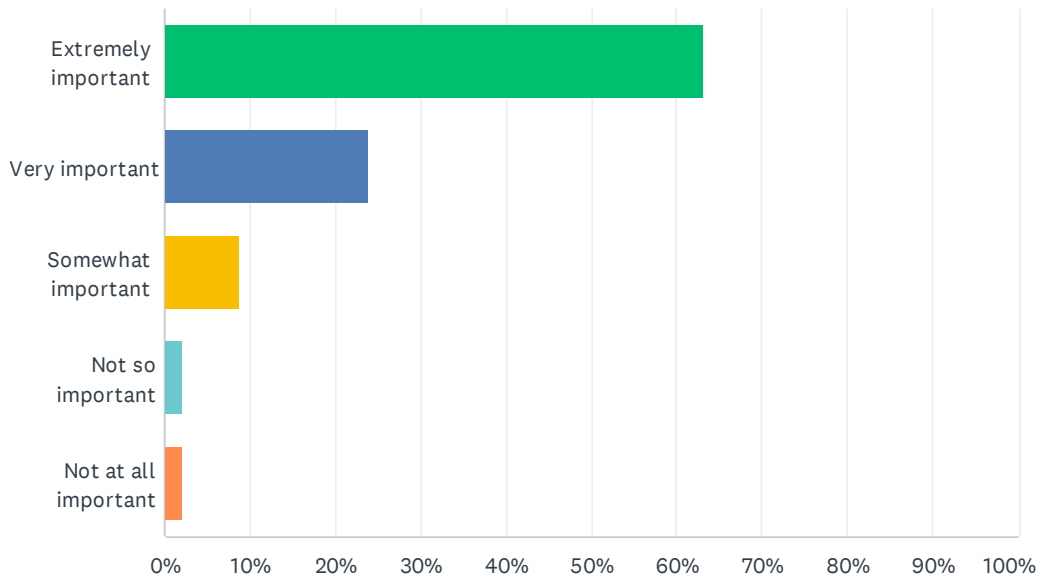
Answered: 46 Skipped: 14



ANSWER CHOICES	RESPONSES	
Strongly approve	41.30%	19
Approve	30.43%	14
Neither approve nor disapprove	19.57%	9
Disapprove	6.52%	3
Strongly disapprove	2.17%	1
TOTAL		46

Q8 Article 7 of the proposed UDO includes access standards for commercial and multi-family residential complexes that will generate a large volume of traffic. Developers will be required to submit traffic studies demonstrating adequate safe traffic movement. How important is it to require developers to provide adequate and safe access to their sites?

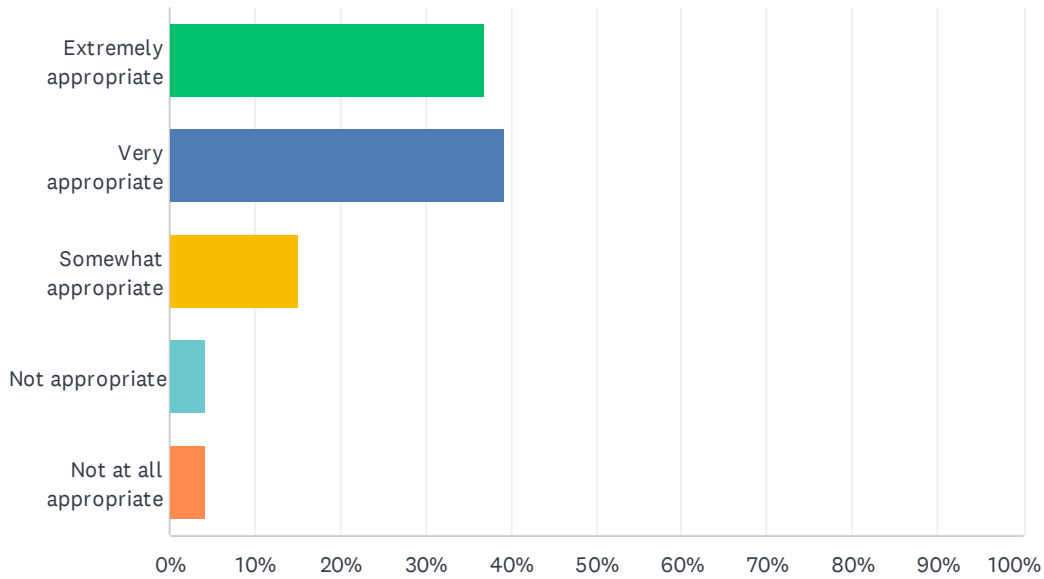
Answered: 46 Skipped: 14



ANSWER CHOICES	RESPONSES	
Extremely important	63.04%	29
Very important	23.91%	11
Somewhat important	8.70%	4
Not so important	2.17%	1
Not at all important	2.17%	1
TOTAL		46

Q9 Article 7 of the proposed UDO redefines standards for parking in commercial centers. Minimum parking requirements are eliminated to reduce stormwater runoff from underutilized parking lots. The proposed UDO requires developers to provide a study justifying the parking needed for their development so that parking lots are the right size for the land use. Is this an appropriate way to regulate parking at commercial sites?

Answered: 46 Skipped: 14



ANSWER CHOICES	RESPONSES	
Extremely appropriate	36.96%	17
Very appropriate	39.13%	18
Somewhat appropriate	15.22%	7
Not appropriate	4.35%	2
Not at all appropriate	4.35%	2
TOTAL		46

#	PLEASE SHARE YOUR THOUGHTS ABOUT EFFORTS TO REDUCE UNDERUSED PARKING LOTS.	DATE
1	Where run off is an issue consider non concrete or asphalt surfaces so that the water is absorbed.	9/3/2024 9:45 PM
2	It should not be the only consideration, but it is an important part of a larger process.	9/1/2024 1:03 PM
3	Many communities have totally eliminated parking minimums and have seen very positive results. People will find a place to park and businesses will right size their parking without artificially inflating the amount of unused parking lots that eat up valuable space in town and	8/28/2024 3:35 PM

Community Outreach for the Wytheville Unified Development Ordinance

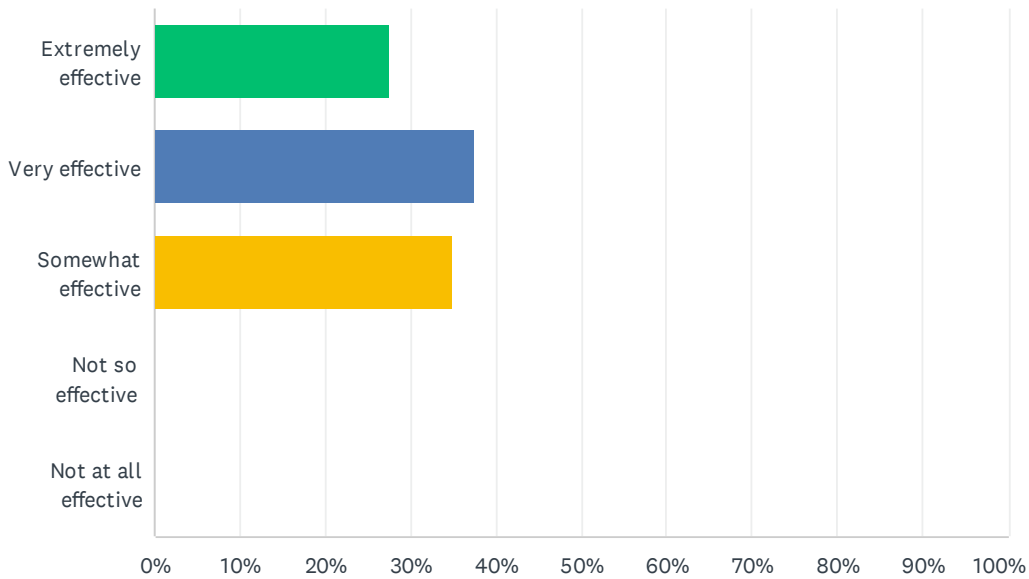
Section 6, Item A.

create a litany of environmental problems. We should have zoning that ensures parking lots are only as big as is absolutely necessary and preserve our land for more valuable uses.

4	Better pedestrian planning would alleviate car burden and increase customer traffic to storefronts.	8/27/2024 3:42 PM
5	Developers and town planners should also consider and promote other forms of transportation. Not everyone has or needs to use a car.	8/27/2024 3:39 PM
6	Storm water runoff is all ready a big problem in town.	8/25/2024 9:36 AM
7	As long as there is enough parking to accommodate. Developers may want to eliminate parking to reduce cost and cause problems with not enough parking (i.e. multi-family housing with limited or no parking around businesses)..	8/23/2024 4:17 PM
8	All these studies will deter investment/growth. If changed, all existing commercial properties should be grandfathered. Should be for new development only.	8/23/2024 10:13 AM
9	Owners should be able to develop unused sections	8/22/2024 7:15 PM
10	Developers will under estimate parking. The result is residents have to park on the roadside or unauthorized areas. The city of Wytheville needs to look into the actual complexes and the number of parking places actually used by residents. Then the Town needs to set the number of parking spaces required per bedrooms in unit.	8/22/2024 5:31 PM

Q10 The proposed Unified Development Ordinance uses conditional use standards for many types of land uses. This approach specifies things that a developer must do to ensure that their project is compatible with its neighborhood and that neighboring properties are not negatively affected. Are conditional use standards an effective way to regulate development?

Answered: 40 Skipped: 20



ANSWER CHOICES	RESPONSES
Extremely effective	27.50% 11
Very effective	37.50% 15
Somewhat effective	35.00% 14
Not so effective	0.00% 0
Not at all effective	0.00% 0
TOTAL	40

#	DO YOU HAVE OTHER COMMENTS ABOUT CONDITIONAL USE STANDARDS?	DATE
1	Unfortunately, regulation is needed because there are so many citizens. However, bottom line is: keep it on your property whether it is noise, toxic chemicals, etc.	9/3/2024 1:43 PM
2	I don't understand them well enough to comment.	9/1/2024 1:03 PM
3	This is a good step in ensuring that decisions on approval can be more objective and based on measureable characteristics instead of subjective personality disputes.	8/28/2024 3:38 PM
4	Concerned about pollution and waste runoff from certain larger businesses. Air quality should be closely monitored.	8/27/2024 3:47 PM
5	too much regulation deters growth.	8/23/2024 10:25 AM

Section 6, Item A.

6 If conditional use standards aren't abused or ignored they are a key component in planning and land management. Without them we'd never have schools in neighborhoods.

8/16/20

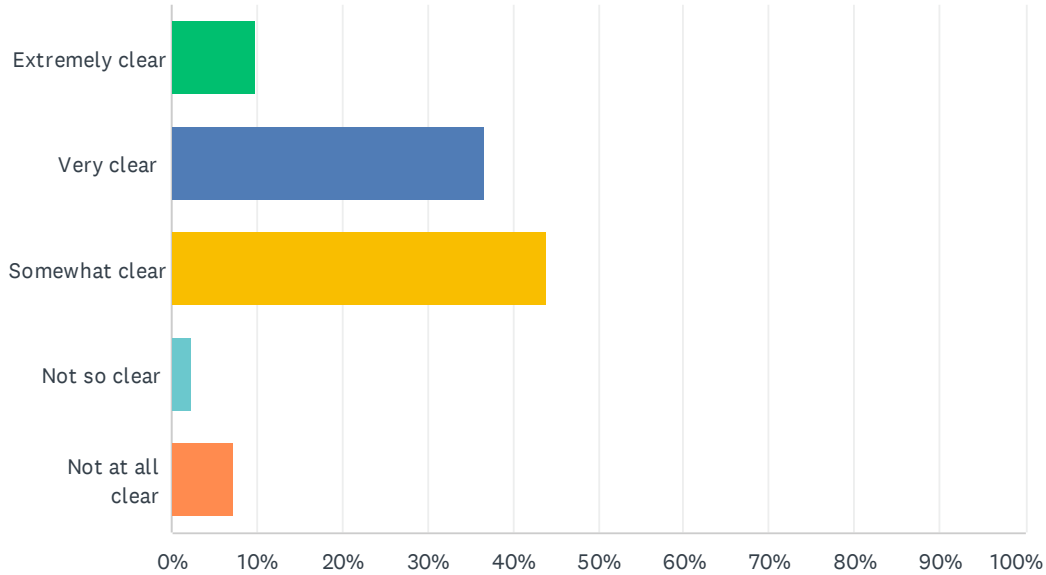
Q11 The proposed UDO includes many conditional use standards. Please review Article 8 and share your thoughts about the proposed standards. Are the standards too restrictive? Are the standards restrictive enough? Please share any specific examples of standards that should be reconsidered.

Answered: 13 Skipped: 47

#	RESPONSES	DATE
1	Always ask the question. Could I live with the rule if it were me?	9/3/2024 9:48 PM
2	See number 10 for additional comments.	9/3/2024 1:43 PM
3	That section feels like it covers too many things to comment. It is something that is best presented in a community forum.	9/1/2024 1:03 PM
4	The standards appear to be reasonable and based on modern criteria and are a dramatic improvement over existing zoning language on use cases.	8/28/2024 3:38 PM
5	Affordable housing should be a top priority, need to ensure that proposed changes will alleviate, not worsen housing crisis and affordability. Towns thrive most when all residents have healthy, safe places to live.	8/27/2024 3:47 PM
6	Do something about the storm water problem that is on N. 3rd street. before you let new housing come in.	8/25/2024 9:37 AM
7	no comment	8/23/2024 4:24 PM
8	Way too restrictive. Extremely burdensome to maintain and enforce. Where will the extra money come from and how many extra positions will this require to implement. Seems there is a 'gotcha' for everyone.	8/23/2024 10:25 AM
9	Should ensure that accessory structures are not used for residential purposes in subdivisions that have been established and were purchased with the intent of one family unit per lot.	8/22/2024 6:34 PM
10	WHERE ARE THEY????	8/20/2024 1:07 PM
11	A land line phone for homestays?! That's unnecessary.	8/16/2024 10:37 PM
12	They all seem standard and reasonable.	8/16/2024 4:53 PM
13	Restrictions are necessary. Not exactly clear what is meant by adult uses classification.	8/15/2024 1:22 PM

Q12 Do you feel that the information presented in the Unified Development Ordinance is clear and easy to understand, reference, and find?

Answered: 41 Skipped: 19



ANSWER CHOICES	RESPONSES
Extremely clear	9.76% 4
Very clear	36.59% 15
Somewhat clear	43.90% 18
Not so clear	2.44% 1
Not at all clear	7.32% 3
TOTAL	41

#	DO YOU HAVE COMMENTS OR SUGGESTIONS TO MAKE THE DOCUMENT EASIER TO UNDERSTAND?	DATE
1	Not having hyperlinks makes access very difficult and time consuming.	9/3/2024 1:46 PM
2	Hyperlinks within the document allowing for easier navigation along with links to relevant referenced departments, organizations, and individuals.	8/28/2024 3:39 PM
3	Something needs to be done about the storm water problems on N 3rd street before any thing is build.	8/25/2024 9:38 AM
4	No suggestions, just a lot of information to take in.	8/23/2024 4:26 PM
5	Way too long. Any regulation/ordinance more than a few pages is an overreach.	8/23/2024 10:27 AM

Q13 If the information was unclear, what suggestions can you offer to make the proposed UDO easier to understand?

Answered: 4 Skipped: 56

#	RESPONSES	DATE
1	I think this should have been presented in a community forum where questions could be asked.	9/1/2024 1:03 PM
2	Put in in website form with a side menu and search bar.	8/23/2024 4:26 PM
3	Need a searchable document. Difficult to find specific information if you don't now where to look.	8/23/2024 10:27 AM
4	No guidance on the UDO but I'll use this space to declare that Wytheville needs more sidewalks in neighborhoods. It's dangerous to go anywhere on foot outside of a few streets around Main Street. Narrow streets with sidewalks are safer for everyone.	8/16/2024 4:55 PM

Q14 What other thoughts do you have about the proposed Unified Development Ordinance? Please take a minute to share your ideas about the document and about your vision for Wytheville's growth and development.

Answered: 20 Skipped: 40

#	RESPONSES	DATE
1	Further reduce setback requirements. This would allow for higher density rental development.	9/4/2024 10:40 AM
2	After it is modified and adopted, I would like to see the town sponsor a beautification project for personal residences and businesses. If older adults need help or can not afford to fix up, organize groups of young people to help with projects with adult supervision. Or even adopt a neighbor down the street. Even establish days where rubbish placed along the edge of the street can be picked up.	9/3/2024 9:58 PM
3	I think we need to add: No vicious breeds of dogs in town. My husband and I were once left with an attack dog to care for, during an emergency in its family. Took it to a vet with a history in management of zoo animals. The Vet said, "There is no way I can contain that dog. He will go thru chain link or anything else." Too many people being mauled by specific breeds of dogs recently. Previously Town has only required 3' for sidewalk passage, in dealing with sidewalk cafes, bistro tables (on page 184). 6-8 feet change limits such usage to Main Street only ? Inappropriate. I concur that basically the UDO tells people that Wytheville is modern, friendly and open for business. We have heard more than one business has come to downtown because Marion made opening a business so difficult. Keep the process easy and understandable. And preferably dealt with at one location. The Ordinance should be clear enough that you do not need to hold a public hearing to see if it satisfies the terms. Ordinance should be explicit enough to not need public hearings. I am extremely supportive of allowing conditional use rentals in the Historic District so that aging homeowners will be able to maintain ownership of their homes. Increases in property taxes and insurance are scary and perhaps unsustainable.	9/3/2024 2:27 PM
4	I would like to see more native bushes and trees in section 7.5.	9/1/2024 3:00 PM
5	I was surprised to read about the proposed changes in the August 2024 Mayor's Letter and feel that we should have been given more notice to participate in feedback sessions/open houses. They should have taken recently expressed concerns about approved uses in RH (formerly R-1M) into consideration. The inclusion of temporary uses and B&Bs don't recognize these concerns.	9/1/2024 1:04 PM
6	I think this is long overdue and is a fantastic change for our community to update outdated and possibly illegal current development standards that are hard to understand, difficult to enforce, and hinder positive development. These new standards are within the letter and spirit of modern development laws and are significantly easier to understand, interpret, and implement for residents, administrators, and developers. The new UDO also is focused on increasing the availability and accessibility of more affordable housing options which is urgently needed and will help bring more individuals to our community. The name of the game here is more housing, but specifically, more types of housing that are denser and walkable to parts of our community that people want to live. This new UDO helps direct development in this way. The new UDO also addresses more modern concerns about land use including ensuring that we don't waste valuable land in certain areas of the community on uses that don't add to our community like excessive parking minimums, odd set back requirements, and overly strict use cases in our current zoning. While we will no doubt find smaller parts of the UDO in need of correction, we should absolutely pass this as soon as possible to replace the currently inadequate and horribly outdated zoning restrictions that are making development of assets our community demands difficult.	8/28/2024 3:44 PM
7	More affordable housing closer to Main Street. Bring back mom and pop style and small business to Wytheville. A bus station area in town again.	8/27/2024 9:44 PM

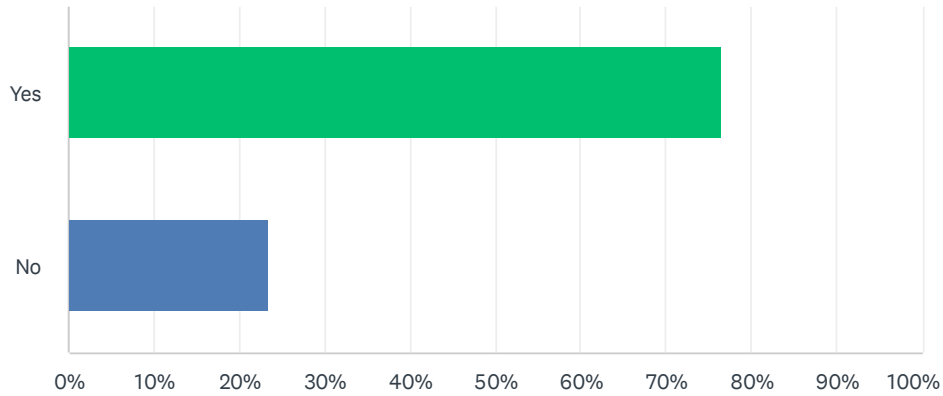
Community Outreach for the Wytheville Unified Development Ordinance

Section 6, Item A.

8	Worry most about the town losing control of itself to outside corporations via housing buy-up and/or pollution (commercial wastewater and air quality) with potential to enact long term health effects. Need policies that protect people.	8/27/2024 8:15 PM
9	Leave it alone. You are going to make things like storm water run off on N 3rd street worst. Fix the problems you have now with the storm water before you make more problems for the people already living here.	8/25/2024 9:41 AM
10	Again, would be nice to see it in a website format with menu and search, maybe some visuals to help.	8/23/2024 4:29 PM
11	This feels like more government overreach for the 'public good' There are so many 'rules' that it seems it will be a deterrent to growth. Where is the analysis of the extra money and people needed to monitor, implement and maintain the intent of this ordinance? We need less government, not more restrictions.	8/23/2024 10:30 AM
12	Some good ideas for new developments and neighborhoods	8/22/2024 7:29 PM
13	I feel the document is very forward thinking and needed for future growth. I don't feel that some of the initiatives should be included for existing subdivisions/neighborhoods.	8/22/2024 6:40 PM
14	Consideration to increase housing through multi family based complexes and developments should also consider the strains not only associated with the areas being crowded and traffic flow. However the strain that such developments will add onto our small town economical system that is already struggling due to the steady growth of the Towns Population and the failure to keep up with the growing population in areas such as School System Development, Public Safety Development, Increase in homeless individuals being encouraged into the area and lack of resources available to offer (IE: warming shelters, soup Kitchens, medical facilities). This also brings concern to the crime rate that is also increasing and the size of the Police Force that employs the same amount of Officers now as it did 20 years ago. I feel strongly that Wytheville should increase and prepare the infrastructure of the resources (animal shelter, new police station and emergency service building, homeless warming shelter, transit system, animal shelters) before the town seeks more housing interest to increase the strain in areas that have been struggling for decades.	8/21/2024 3:34 PM
15	the area is developing a bit fast for my taste. traffic is increasing--not a big deal but no one seems to honor speed limits and I rarely see police stopping anyone. I worry about the future given what's happening now.	8/20/2024 3:36 PM
16	It would be beneficial to the town if it was possible to make main street more like areas like Old Town Alexandria. It would likely draw more visitors. I realize that Wytheville is not a colonial town.	8/18/2024 5:03 PM
17	Welcome families, make Wytheville livable, not a tourist destination... and for God's sake, get rid of the creepers roaming all around town.	8/17/2024 11:31 PM
18	Downtown will never thrive if there aren't more reasons to go downtown. The Millwald is helping but businesses that close at 5, not open on the weekends, no restaurants or bars just isn't cutting it.	8/16/2024 10:37 PM
19	Wytheville needs more sidewalks in neighborhoods. It's dangerous to go anywhere on foot outside of a few streets surrounding Main Street. Narrow streets with sidewalks are safer for everyone. https://narrowlanes.americanhealth.jhu.edu/	8/16/2024 4:56 PM

Q15 Would you like to participate in future community input efforts regarding the UDO and other planning initiatives?

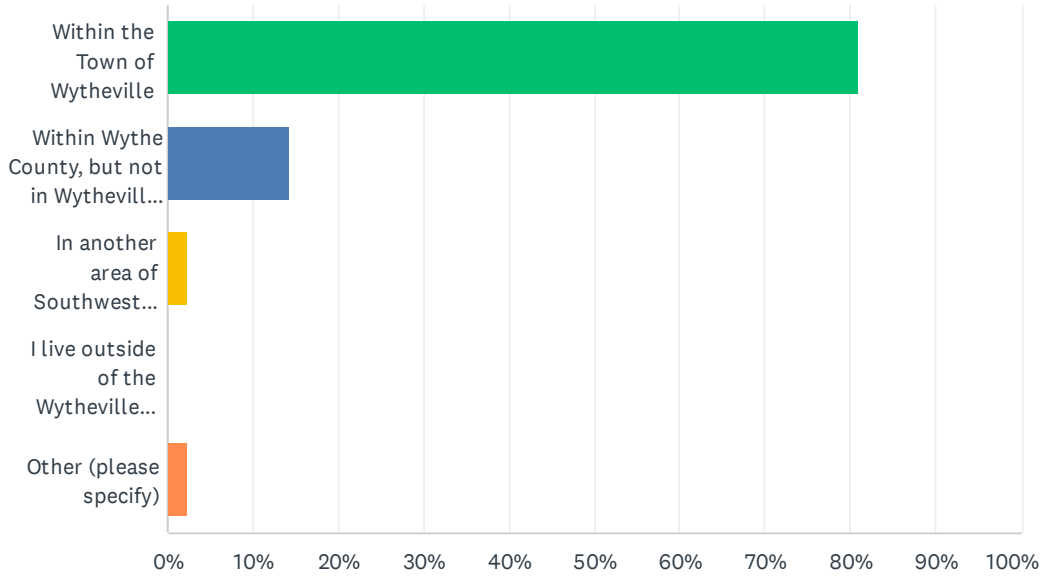
Answered: 34 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	76.47%	26
No	23.53%	8
TOTAL		34

Q17 Where do you live?

Answered: 42 Skipped: 18

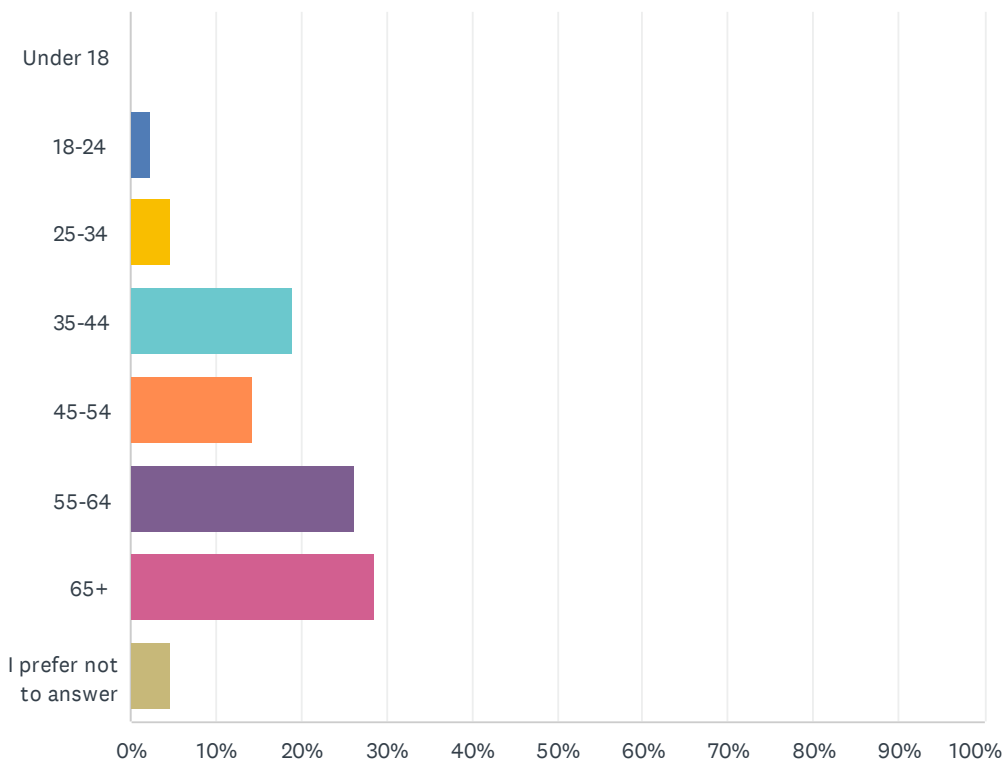


ANSWER CHOICES	RESPONSES	
Within the Town of Wytheville	80.95%	34
Within Wythe County, but not in Wytheville Town Limits	14.29%	6
In another area of Southwest Virginia	2.38%	1
I live outside of the Wytheville region, but love to visit.	0.00%	0
Other (please specify)	2.38%	1
TOTAL		42

#	OTHER (PLEASE SPECIFY)	DATE
1	multiple residences in the county and commercial property owner in Town	8/23/2024 10:31 AM

Q18 Age

Answered: 42 Skipped: 18



ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	2.38% 1
25-34	4.76% 2
35-44	19.05% 8
45-54	14.29% 6
55-64	26.19% 11
65+	28.57% 12
I prefer not to answer	4.76% 2
TOTAL	42

6-B

**WYTHEVILLE
PLANNING
COMMISSION**



**AGENDA ITEM
INFORMATION**

Meeting Date:	September 12, 2024
Subject:	Review of Modifications to Third Draft of Unified Development Ordinance (UDO)

SUMMARY:

Planning Director Woods will review the modifications to the third draft of the Unified Development Ordinance (UDO) with the Planning Commission members.

UDO Changes for Draft 3

General

- 1. Grammar check and formatting consistency.

Article 1

- 1. None

Article 2

- 1. None

Article 3

- 1. Removed reference to minor subdivisions in subsection on Zoning Review of Development Site Plans and when minor site plans are allowed.

Article 4

- 1. Added statement making private streets subject to Subdivision Variation approval by Council.
- 2. Added reference to cottage style neighborhoods in subsection related to cluster development.

Article 5

- 1. Removed language restricting material selection in SLSH Overlay Zoning District.
- 2. Adjusted front and side yard setbacks for residential zoning districts.

Article 6

- 1. None

Article 7

- 1. Added section on the marking of Rights-of-Way & Property Boundaries for Construction.

Article 8

- 1. None

Article 9

- 1. Added definition of Right-of-Way Line

SUMMARY OF CHANGES MADE SINCE DRAFT 2

CURRENT

- GRAMMAR CHECK AND FORMATTING
- CORRECTION OF CONDITIONS FOR USING MINOR SITE PLANS
- ADDITION OF REQUIREMENT FOR SUBDIVISION VARIATION APPROVAL FOR PRIVATE STREETS
- ADDITION OF COTTAGE STYLE NEIGHBORHOODS AS CLUSTER HOUSING TYPE
- ADDITION OF REQUIREMENTS TO MARK RIGHTS-OF-WAY AND BOUNDARIES DURING CONSTRUCTION

HOT TOPICS TO CONSIDER

ACCESSORY DWELLINGS

- 65% of respondents felt that ADUs are good for young families and aging parents.
- 47% of respondents felt that ADUs will help relieve housing needs, but only if they fit the neighborhood.
- 32% of respondents felt that ADUs would help provide family income.
- 30% of respondents felt that ADUs should only be allowed as part of the primary residence.
- 27% of respondents felt that ADUs would make neighborhoods feel crowded.

HOT TOPICS TO CONSIDER

MIXED-USE RESIDENTIAL

- 60% of respondents felt that mixed-use neighborhoods would be convenient and exciting places to live.
- 48% of respondents felt that mixed-use neighborhoods would make Wytheville more attractive to young families.
- 38% of respondents felt that mixed-use neighborhoods should be available, even if they would not choose to live there.
- 17% of respondents felt that mixed-use neighborhoods would have a negative impact on nearby homes.
- 10% of respondents did not like the idea of mixed-use neighborhoods.

HOT TOPICS TO CONSIDER

HOMESTAYS (SHORT TERM RENTALS)

- 48% of respondents felt that homestays provide an opportunity for residents to earn extra income.
- 32% of respondents felt that homestays take away needed housing.
- 27% of respondents felt that homestays should only be allowed in areas where businesses are allowed.
- 20% of respondents felt that homestays are too disruptive to neighborhoods.
- 18% of respondents felt that homestays should not be allowed in storefront locations.
- 3% of respondents felt that homestays compete unfairly with our hotels.

HOT TOPICS TO CONSIDER

HIGH DENSITY RESIDENTIAL

- 55% of respondents felt that high density residential uses should be located away from existing neighborhoods.
- 52% of respondents felt that high density residential uses should provide landscape buffers and large setbacks.
- 30% of respondents felt that high density residential uses should be located in business districts.
- 17% of respondents felt that high density residential is not good for Wytheville.
- 15% of respondents felt that high density residential should be mixed into neighborhoods around the community.

HOT TOPICS TO CONSIDER

BUFFER YARD REQUIREMENTS

- 72% of respondents approved of the requirement for buffer yards between commercial or other intense uses and residential uses within the same zoning district.
- 7% of respondents did not approve of the additional buffer yard requirements.

HOT TOPICS TO CONSIDER

TRAFFIC STUDIES

- 87% of respondents felt that traffic studies are very important or extremely important.
- 2% of respondents felt that traffic studies were not important.

HOT TOPICS TO CONSIDER

PARKING STANDARDS

- 76% of respondents felt that it is appropriate to require parking studies to guide parking lot capacity.
- 9% of respondents did not feel that the proposed regulation would be appropriate.

HOT TOPICS TO CONSIDER

CONDITIONAL USE STANDARDS

- 65% of respondents felt that conditional use standards are effective in regulating land uses.
- 35% of respondents felt that conditional use standards were somewhat effective.
- No respondents indicated that conditional use standards were not effective.

CLARITY OF THE ORDINANCE

CLARITY OF PRESENTATION

- 46% of respondents felt that the UDO presentation was clear and understandable.
- 44% of respondents felt that the UDO presentation was somewhat understandable.
- 10% of respondents felt that the UDO presentation was difficult to understand.

CLARITY OF THE ORDINANCE

LAND USE TABLE

- 63% of respondents felt that the land use table was easy or very easy to use.
- 20% of respondents felt that the land use table was somewhat or very difficult to use.

APPROPRIATENESS OF THE ORDINANCE

LAND USE TABLE

- Homestays and Bed & Breakfast uses were opposed in the RH zoning district by at least one respondent.
- Payday loan and “buy here pay here” sales uses were opposed by one respondent.
- Two respondents felt that 45 bedrooms per acre is too high a density for R-3 residential zoning. (That number is based on measurements of existing complexes.)
- One respondent felt that residential uses are restricted too much.
- Some frustration was expressed regarding the survey form and access to the UDO document.

6-C

**WYTHEVILLE
PLANNING
COMMISSION**



**AGENDA ITEM
INFORMATION**

Meeting Date:	September 12, 2024
Subject:	Scheduling Public Hearing for the Proposed Unified Development Ordinance (UDO)

SUMMARY:

If the Planning Commission desires, a public hearing could be scheduled for the Planning Commission meeting of October 10, 2024, at 6:00 p.m., to receive comments regarding the proposed Unified Development Ordinance (UDO).

Recommended Action

To schedule a public hearing to consider the proposed Unified Development Ordinance (UDO) at the October 10, 2024, Planning Commission meeting at 6:00 p.m., it will require a motion and vote by the Planning Commission.

7-A

Wytheville Town Council Action Letter Staff Assignments and Information

August 12, 2024

Number 597

ACTIONS TAKEN OR DISCUSSED

STAFF ASSIGNMENTS

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| <ol style="list-style-type: none">1. Approved the meeting agenda, as presented.2. Approved the consent agenda consisting of the minutes of the special meeting of July 15, 2024, and the regular meeting of July 22, 2024.3. Adopted a resolution honoring the life of Mr. John M. Johnson and presented the resolution to the Johnson family.4. Conducted a public hearing to consider an amendment to the Code of the Town of Wytheville, Virginia, Part I. Charter, Section 2. Council Generally, regarding the handling of vacancies for the governing body, and adopted Ordinance No. 1439, an ordinance amending and reenacting Part I. Charter, Section 2. Council Generally, of the Code of the Town of Wytheville, Virginia, on first and final reading.5. Authorized Town staff to apply for four grants from the Virginia Tobacco Region Revitalization Commission Energy Ingenuity Funds.6. Scheduled a public hearing for the September 9, 2024, Town Council meeting to approve a budget appropriation in the amount of \$64,500 to replace the arm on Clarifier #4 at the Wastewater Treatment Plant and to add a \$50,000 revenue line item for a SERCAP grant for the same Clarifier.7. Approved a budget appropriation in the amount of \$12,000 for an Employee Appreciation Dinner, and approved dispensing with the annual employee meal in the various Town departments. | <ol style="list-style-type: none">4. Town Clerk – amend Town Code5. Assistant Town Manager – proceed with application(s)6. Town Clerk – place on meeting agenda
Chief Deputy Clerk – forward legal notice to news media7. Town Treasurer – proceed with budget appropriation |
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- 8. Approved the request of Fire Chief Chris Slemple for traffic control on Saturday, October 12, 2024, for the Annual Fire Prevention Parade.
 - 9. Appointed Mr. Christopher Fox to the Wytheville Redevelopment and Housing Authority to fill the expiring term of Ms. Sharon Alexander (term expires September 8, 2028).
 - 10. Made the following reappointments to the New River Regional Water Authority: (1) Town Manager Brian Freeman (four-year term, expiring June 30, 2028); (2) Vice-Mayor Cathy Pattison (two-year term, expiring June 30, 2026).
 - 11. Heard a presentation by representatives of the Community Cats Rescue Network (CCRN) regarding their Trap, Neuter, Release (TNR) efforts in the Town of Wytheville, and held a discussion regarding animal welfare. Consensus of the Town Council to request the Town Manager to contact Wythe County to discuss a combined animal facility.
 - 12. Presented a rocking chair and a proclamation to Mr. Timothy Whalen recognizing him for his retirement from the Town of Wytheville.
 - 13. Reviewed vacancies / upcoming vacancies on Town Committees, Commissions, Authorities, Boards.
 - 14. Conducted a closed meeting pursuant to §2.2-3711 (A.)(1.) Discussion regarding performance appraisals and salaries for appointed employees, and a discussion regarding a pending vacancy of an appointed position, and certified the closed meeting.
 - 15. Approved a performance raise in the amount of \$10,000 for the Town Clerk.
 - 16. Scheduled a Special Town Council Meeting for Thursday, August 22, 2024, at 7:30 p.m. to hold a Closed Meeting to interview an applicant for the position of Town Treasurer.
- 8. **Assistant Town Manager** – advise applicant of approval
 - 9. **Town Clerk** – advise applicant of appointment
 - 10. **Town Clerk** – advise New River Regional Water Authority of reappointments
 - 11. **Town Manager** – contact Wythe County
 - 15. **Town Manager** – complete necessary paperwork
 - 16. **Town Clerk** – prepare meeting agenda

Wytheville Town Council Action Letter Staff Assignments and Information

August 26, 2024

Number 598

ACTIONS TAKEN OR DISCUSSED

STAFF ASSIGNMENTS

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| <p>1. Approved the meeting agenda, as presented.</p> <p>2. Approved the consent agenda consisting of the minutes of the regular meeting of August 12, 2024.</p> <p>3. Adopted a resolution authorizing Town staff to submit four grant applications for the Virginia Tobacco Region Revitalization Commission Energy Ingenuity Fund and to execute all project related documents.</p> <p>4. Appointed Ms. Angela Pennington as the Town of Wytheville Treasurer effective September 1, 2024, with an agreed salary amount of \$81,000, and Ms. Pennington will be eligible for review upon completion of continuing education six months after her 90 day probationary period.</p> <p>5. Appointed Mr. Dale Hahn to the Wytheville Redevelopment and Housing Authority to fill the unexpired term of Mr. Thomas Hundley (term expires September 8, 2027).</p> <p>6. Set a public hearing for the September 23, 2024, Town Council meeting to consider the demolition of the Withers Park stadium bleachers.</p> <p>7. Approved sponsoring the annual 9/11 Commemoration Event in the upper shelter at Elizabeth Brown Memorial Park on Wednesday, September 11, 2024.</p> <p>8. Disapproved a Rain Pass Policy for the Town of Wytheville's outdoor pool (McWane Pool) to begin in the 2025 season with the policy to be reconsidered to include the indoor pool at the Wytheville Recreation Center.</p> | <p>3. Assistant Town Manager – forward resolution to the Virginia Tobacco Region Revitalization Commission</p> <p>4. Town Manager – proceed with necessary paperwork</p> <p>5. Town Clerk – advise applicant of appointment</p> <p>6. Chief Deputy Clerk – send legal notice to news media</p> <p>8. Director of Parks and Recreation – continue to work on a proposed Rain Pass Policy beginning with 2025 season for McWane Pool and the indoor pool at the Wytheville Recreation Center</p> |
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- 9. Heard a presentation by Planning Director John Woods regarding options for bike racks on Main Street and requested Director Woods to continue to research bike racks and their prices.
- 10. Upon recommendation from the Budget and Finance Committee, approved Ordinance No. 1440, an ordinance amending Ordinance No. 1028, generally known as Personnel Rules, Regulations, and Policies of the Town of Wytheville, Virginia, to amend Section 5. Leaves of Absence, Subsection 5.2. Sick Leave, regarding payout of accrued sick leave based on a certain number of years of employment and the sick leave accrual policy, on first and final reading.
- 11. Conducted a closed meeting pursuant to §2.2-3711 (A.)(1.) Discussion regarding the performance of the Town Manager and certified the closed meeting.

- 9. **Planning Director** – continue to research bike rack prices
- 10. **Human Resources Department** – amend Personnel Policy