



AGENDA

WYTHEVILLE PLANNING COMMISSION

THURSDAY, SEPTEMBER 08, 2022 AT 6:00 PM
COUNCIL CHAMBERS - 150 EAST MONROE STREET
WYTHEVILLE, VA 24382

1. **CALL TO ORDER** - Chairman George F. Wittwer
2. **ESTABLISHMENT OF QUORUM** - Chairman George F. Wittwer
3. **CONSENT AGENDA**
 - A. Minutes of the regular meeting of August 8, 2022
4. **PUBLIC HEARINGS**
 - A. To consider the request of Kenneth and Jennifer Peeples for a Special Exception Permit to use property located on the north side of North Fourth Street, between Tremough Drive and Fairfield Lane, Tax Parcel 24A-1-49, as pasture for four (4) horses, in an R-3 Residential Zoning District
5. **RECOMMENDATIONS TO TOWN COUNCIL**
 - A. Recommendation regarding the request of Kenneth and Jennifer Peeples for a Special Exception Permit to use property located on the north side of North Fourth Street, between Tremough Drive and Fairfield Lane, Tax Parcel 24-A-1-49, as pasture for four (4) horses, in an R-3 Residential Zoning District
6. **CITIZENS' PERIOD**
7. **OTHER BUSINESS**
 - A. Discussion regarding the proposed land use table and zoning district purpose statements for the draft Unified Development Ordinance
8. **ADJOURNMENT**
 - A. Additional Attachments



MINUTES

WYTHEVILLE PLANNING COMMISSION

THURSDAY, AUGUST 11, 2022 AT 6:00 PM
COUNCIL CHAMBERS - 150 EAST MONROE STREET
WYTHEVILLE, VA 24382

1. UNAPPROVED MINUTES

RE: ATTENDANCE

PRESENT

Chairman George Wittwer
Vice-Chairman Bradley Tate
Mr. Brad Litton
Mr. John Jones
Mr. David Schmidt

ABSENT

Vice-Mayor Cathy Pattison
Ms. Lisa Anderson

OTHERS PRESENT

Mayor Beth A. Taylor
Assistant Town Manager Elaine R. Holeton
Chief Deputy Clerk Brandi N. Jones
Planning Director John Woods

2. RE: CALL TO ORDER, QUORUM

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

3. RE: CONSENT AGENDA

A. Chairman Wittwer presented the consent agenda consisting of the minutes of the regular meeting of June 9, 2022. 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.

Motion made by Mr. Jones, Seconded by Vice-Chairman Tate.
Voting Yea: Mr. Litton, Mr. Jones, Mr. Schmidt, Vice-Chairman Tate, Chairman Wittwer.

4. RE: CITIZENS' PERIOD

Chairman Wittwer advised that the next agenda item is Citizens' Period. He inquired if

Mayor Taylor wished to address the Planning Commission. Mayor Taylor declined. Chairman Wittwer noted that he would proceed with the agenda.

5. RE: OTHER BUSINESS

A. SPECIAL EXCEPTION PERMIT REQUEST - KENNETH AND JENNIFER PEEPLES

Chairman Wittwer advised that the next agenda item is to set a public hearing to consider the request of Kenneth and Jennifer Peeples for a Special Exception Permit to use property located on the north side of North Fourth Street, between Tremough Drive and Fairfield Lane, Tax Parcel 24A-1-49, as pasture for four (4) horses, in an R-3 Residential Zoning District. He noted that the public hearing could be scheduled for the next Planning Commission meeting, which is Thursday, September 8, 2022, at 6:00 p.m. Chairman Wittwer inquired if there was a motion to set a public hearing to consider the request of Kenneth and Jennifer Peeples for the next Planning Commission meeting to be held on Thursday, September 8, 2022, at 6:00 p.m., in the Council Chambers of the Municipal Building.

Motion made by Mr. Litton, Seconded by Mr. Jones.
Voting Yea: Mr. Litton, Mr. Jones, Mr. Schmidt, Vice-Chairman Tate, Chairman Wittwer.

B. UNIFIED DEVELOPMENT ORDINANCE DIRECTION

Chairman Wittwer advised that the next agenda item is further direction regarding a Uniform Development Ordinance. Assistant Town Manager HOLETON reviewed the proposed Unified Development Ordinance with the Planning Commissioners. Chairman Wittwer inquired of Town Staff if the ordinance would be available on the Town's website. Planning Director Woods stated that is correct. Assistant Town Manager HOLETON inquired of the Commissioners if the first three articles appeared to be suitable. She noted that she would like for the Planning Commission members to review the proposed ordinance, and, if there is anything that causes them concern, to please email Planning Director Woods so the changes could be included in the next draft.

Planning Director Woods reviewed the telecommunications section of the proposed ordinance with the Commissioners. He noted that the Virginia Code required the changes. Discussion ensued regarding the Wireless Telecommunications Facilities section of the proposed ordinance.

Assistant Town Manager HOLETON continued to review the proposed ordinance with the Commissioners. Mr. Schmidt inquired where in the ordinance would an Airbnb be regulated. Planning Director Woods stated that, currently, Airbnbs are regulated under Homestays. Discussion ensued regarding the Homestay section of the ordinance.

Chairman Wittwer inquired of Town Staff regarding the development of a dog park, and, if anything was ever decided. Planning Director Woods stated that the dog park

has not been funded by the Town Council, however, a proposed dog park is listed in the Capital Improvements Plan.

Chairman Wittwer inquired if there were any other questions regarding the proposed Unified Development Ordinance. There being none, he proceeded with the agenda.

C. R-4 RESIDENTIAL ZONING DISTRICT DISCUSSION

Chairman Wittwer advised that the next agenda item is the continued discussion regarding the R-4 Residential Zoning District. Planning Director Woods presented an updated draft of the proposed R-4 Residential Zoning District. Assistant Town Manager Holeton noted that this ordinance creates more flexibility for form based codes. Discussion ensued regarding the different setbacks, single family homes, townhouses, condominiums, etc. Assistant Town Manager Holeton stated that Planning Director Woods would need to clarify the sections regarding townhouses in the R-4 Residential Zoning District. Discussion ensued regarding the development of the R-4 Residential Zoning District to deal with issues throughout the town. Mr. Schmidt inquired of Town Staff how all of the changes would be connected in the proposed ordinance. Assistant Town Manager Holeton stated that once the R-4 Residential Zoning District is approved by the Planning Commission, then the changes would be made to the Zoning Ordinance, and Town Staff would present it to the Town Council for final approval.

The Planning Commission discussed tiny homes being allowed in town, as well as detached single family dwellings. Discussion ensued regarding spot zoning, townhomes that are not allowed in R-1 Residential Zoning Districts, etc. Planning Director Woods noted that if an area is zoned R-4 Residential, there will be flexibility allowed that is not allowed in R-3 Residential Zoning Districts. Assistant Town Manager Holeton commented that language would be added to the proposed ordinance to require a conceptual site plan, as well as information regarding new construction homes being built in an existing community to fit with the community zoning. She advised that at the next meeting, the Planning Commission will continue discussion regarding their likes and/or dislikes regarding the proposed R-4 Residential Zoning District.

Chairman Wittwer inquired if there were any further questions or comments for Town Staff. There being none, he proceeded with the agenda.

D. STAFF REPORT

Planning Director Woods advised the Planning Commission that he would be attending the Zoning Administrator training in September. He inquired if Mr. Schmidt has completed his training, and Mr. Schmidt noted that he will be attending the training in November. Chairman Wittwer inquired if there was any other business to come before the Commission.

6. RE: ADJOURNMENT

There being no further business to be discussed, a motion was duly made, seconded and carried to adjourn the meeting (7:17 p.m.).

George F. Wittwer, Chairman

Brandi N. Jones, Chief Deputy Clerk

Staff Report:

Peeples Farms LLC – Horse Pasture

Property Address: Near and Behind 490 Tremough Drive.
Tax Map Parcels: #24A-1-49.
Current Zoning: Partial R-2 Residential and Partial R-3 Residential.

Request:

A request for a Special Exception Permit to graze up to 4 horses on the

Site Conditions:

The conditions at the site were as follows when inspected by the Zoning Administrator:

1. Fences around the parcel appear to be sturdy and in good repair.
2. The pasture area was generally well groomed.
3. The existing barn appears to be in good condition.
4. Two horses were grazing in the pasture.

Special Exception Permit History for the Parcel:

1. The previous owner of the property was granted a Special Exception Permit to graze up to 12 cattle on this parcel and on an adjacent 11+ acre parcel. Fences were installed and well maintained by the previous owner of the property. When the property was sold, the previous Special Exception Permit became null and void. The new owner, (Peeples Farms LLC) was informed that a new Special Exception Permit would be required to continue to graze large animals on the property. This application represents the new owner’s efforts to secure the required Special Exception Permit.

Public Comment Received:

As of August 25, 2022, the only comment received was from a resident of the Fairfield Glade Community, who expressed concern that the new owners should obtain a Special Exception Permit to continue to use the property for grazing. This resident also noted that the horses and cattle that have been grazing on the land were not a problem and that they enjoyed watching them from their home.

Recommendations

The proposed use of the site to graze up to 4 horses is very similar to the use previously granted a Special Exception Permit. Approval of this use would be consistent with previous Special Exception Permit issued for the site.

Site Photos



Photo #1: The view from Fairfield Glade showing the visual scale of the pasture with horses. The gray and white home is the home of the applicant.



Photo #2: In this view, the pasture is located behind the rail fence in the center of the image. The site is difficult to see from this area.



Photo #3: The view from Tremough Drive looking past the applicant’s home. The pasture is behind the rail fence at the back of the parcel where the applicant’s residence is located.



Photo #4: This photo shows the gated entrance to the parcel that includes the pasture and barn.



Photo #5: This photo shows the existing barn and a typical view of the fencing that surrounds the horse pasture.



Photo #6: This photo shows the access area from Tremough Drive with the existing barn visible in the background.

ZEXC-22-1

Special Use Exception Permit Application

Status: Active

Date Created: Jul 20, 2022

Applicant

Kenneth Peebles, Jr.
hilltopautosalesandservice@gmail.com
490 Tremough Dr.
Wytheville, VA 24382
276-620-5317

Information Regarding Special Exception Permits

A special exception means a special use, which is a use not permitted in a particular district except by the issuance of a special exception permit granted under the provisions contained herein. The granting of a special exception permit shall be made under suitable regulations and safeguards as may be established by the Town Council who must consider in granting a special exception permit its relation to the public health, safety, morals, and general welfare of the community.

The Planning Commission may recommend, and the Town Council may adopt at its discretion, suitable regulations, safeguards, requirements, or physical conditions or improvements which must be completed within a set timeframe of the granting of the special exception permit; and, if the regulations, safeguards, requirements, or physical conditions or improvements are not met within the set time, the special exception permit will be considered to be revoked and the use in violation of the Zoning Ordinance.

Applications for a special exception permit shall be made to the Zoning Administrator who shall forward them to the Planning Commission for review. The application for a special exception permit shall include all matters of pertinent information that may be required by the Town Council, Planning Commission, and Zoning Administrator in the course of their review.

The Planning Commission shall conduct a public hearing at its discretion in the manner normally prescribed by law and shall forward its recommendation to the Town Council for their review. Likewise, the Town Council shall conduct a public hearing at its discretion on the matter, in a manner prescribed by law, and shall accept, deny, or modify their recommendation in any manner they deem appropriate in their sole discretion.

Acceptance of Terms

Kenneth G. Peeples, Jr.
07/20/2022

Applicant Information

Name of Applicant

Kenneth & Jennifer Peeples

Does the applicant own the property where the Special Exception is sought?

Yes

If the applicant is not the owner of the property, a description of the relationship between the applicant and the property owner is required.

Location & Property Information

Select the Zoning District for which the Special Exception is being requested.

R-3 Residential

Zoning Overlays

No, there are no zoning overlays

Acreage of the site

5.671

Can site meet the development standards?

Yes, the site will meet zoning standards

Tax Map Parcel Number(s) of Site

24a-1-49

Parcel Street Address or Location

490 Tremough Dr. Wytheville, VA

Special Exception Details

Describe the intended use as it relates to this request. Describe any improvements or structures which are proposed for this property.

Pasture for grazing for 4 horses

Is grading proposed to meet the end goals?

No, no grading is proposed

Describe proposed new water and sewer connections needed or modifications to water and sewer service.

None

New or improvements to site access?

No, already have good site access

Certification and Signature

Signature

Kenneth G Peeples, Jr.
07/20/2022

Attachments



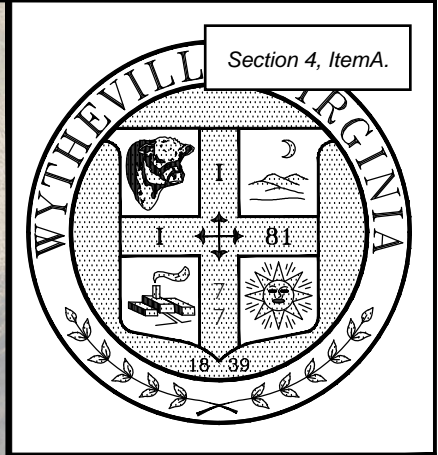
24A-1-49 - Near 490 Tremough Drive - Peeples Farms LLC Horse Pasture Special Exception - Site Plan.JPG

Uploaded by John Woods on Jul 21, 2022 at 8:57 am

docx

24A-1-49 - Near 490 Tremough Drive - Peeples Farms LLC Special Exception Horse Grazing Narrative.docx

Uploaded by John Woods on Aug 18, 2022 at 2:37 pm



Special Exception Permit Area Map

PEEPLERS FARM LLC.
 TAX MAP NO. 24A-1-49
 TOWN OF WYTHEVILLE, VIRGINIA :
 WEST WYTHEVILLE MAGISTERIAL DISTRICT

Special Exception Permit
 Drawn By: BJA
 Date: 08-16-2022
 Scale: 1" = 100'

Sheet
 1 of 1

Note: This Narrative was prepared by Town of Wytheville Staff and attached to the application file.

Peoples Farms LLC

RE: Special Exception Request ZEXC-22-1, Parcel ID: 24A-1-49.

The site is a 5.671-acre parcel with an existing barn on site. The existing barn is located within a FEMA “Zone A” designated flood zone. The parcel is fenced, and the fencing is in good condition. Approximately 3.2 acres of the site is zoned R-3 Residential and approximately 2.4 acres of the site is zoned R-2 Residential.

The proposed use is to provide grazing pasture for two horses.

Table 6.1: Permitted Uses by Zoning District

Land Use	A-1	R-1	R-1H	R-2	R-3	R-3 MH	R-4	BR-1	BR-2	MA-1	B-1	B-2	B-2 DT	MR-1	M-1	M-1M	M-2
Accessory Uses																	
Accessory Structures	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Residential Accessory Uses	■	■	■	■	■	■	■	■	■		■	■	■	■	■		
Container & Semi-Trailer Storage	□									□	□	□	□	□	■	■	■
General Accessory Uses	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Large Pets as Defined	■	□	□	□	□				□					□	□		
Age Restricted Uses																	
Craft Brewery or Distillery											■	■	■	□	■	■	■
Smoking or Cannabis Lounge												□	□	*			
Production Brewery or Distillery															■	■	■
Adult Uses												*					
Agricultural																	
Cultivation	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Grazing of Livestock	■	□	□	□	□							□			□	□	□
Intense Commercial Agriculture	□														■	■	■
Commercial Kennels	□													□	■	■	■
Farm Stands	□											□			□	□	□
Agricultural Processing Facilities	*															*	*
Civic & Institutional																	
Assembly Halls and Lodges	*										■	■	■		□	□	□
Parks and Outdoor Recreational Uses	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Intense Recreation	■			□	□	□	□		□		■	■	■	■	■	■	■
Cemeteries	□	□	□	□	□						□	□	□	□			
Public and Semi-Public Facilities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Public Maintenance Shops and Yards															■	■	■
Social Service Institutions	*															*	*
Target Ranges																	
Private Target Range – Indoor	□											□				□	□
Private Target Range – Outdoor	*																
Commercial Target Range	*											*				*	*
Residential																	
State Authorized Group Homes	■	■	■	■	■	■	■	■	■		■	■	■	■	■		
Single-Family Dwelling	■	■	■	■	■	■	■	■	■		□	□	□	■	■		
Accessory Dwelling Unit (ADU)	□	□	□	□	□	□	□	□	□		□	□	□	■	■		
Duplex or Two-Family Homes	■			■	■	■	■	■	■		□	□	□	■	■		
Townhouse or Condominium Multi-Family			□	■	■	■	■	■	■		■	■	■	■	■		
Multiplex Housing– Up to 4 Units			□	■	■	■	■	■	■		□	□	□	■	■		
Cottage Style Neighborhoods				■	■	■	■	■	■		□	□	■	■	■		
Multi-Family – Up to 20 Units/Acre					■	■	■	■	■		■	■	■	■	■		
Multi-Family – Up to 30 Units/Acre							■	■	■		■	■	■	■	■		
Live-Work Residential								■	■		■	■	■	■	■		
Mixed Use Residential Lifestyle Center												■					
Rural Village Residential	□																
Caretaker Residence										■					■	■	■
Manufactured Homes and Trailers	■					■											

Table 6.1: Permitted Uses by Zoning District (Continued)

Land Use	A-1	R-1	R-1H	R-2	R-3	R-3 MH	R-4	BR-1	BR-2	MA-1	B-1	B-2	B-2 DT	MR-1	M-1	M-1M	M-2
Industrial																	
Artisan Industrial	☐							☐	☐				■	■	■	■	■
Intense Artisan Industrial									☐				☐	☐	■	■	■
Light Industrial														☐	■	■	■
Moderate Industrial															■	■	■
Heavy Industrial																*	*
Lodging																	
Bed & Breakfast Inn or Homestay	☐				☐	☐	☐	☐	☐		■	■	■	☐			
Campgrounds and RV Parks	☐											☐			☐	☐	☐
RV Park	☐											☐					
Hotels and Motels									☐		■	■	■	☐			
Medical & Veterinary																	
Medical Offices and Clinics	☐							☐	☐	■	■	■	■				
Medical Training – Accessory Use	☐							☐	☐	■	■	■	■				
Nursing Homes, Assisted Living and Physical Rehabilitation Centers	*						☐	☐	☐	■	■	■	■				
Hospital										■		■				■	
Substance Abuse Treatment Center	*									*							
Medical Laboratory										■						■	■
Medical Retail										■	■	■	■				
Veterinary Clinics										☐		☐		☐	■	■	■
Professional																	
Professional Office								☐	☐		■	■	■	■	■	■	■
Media Business Offices											■	■	■	■	■	■	■
On-Site Property Management Office					■	■	■	■	■	■	■	■	■	■	■	■	■
Conservation																	
Conservation Areas and Preserves	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Utilities & Transportation																	
Public Utility Minor	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Public Utility Moderate	☐									☐	☐	☐			■	■	■
Public Utility Major	*										*	*				*	*
Retail																	
Neighborhood Retail								☐	☐		■	■	■	☐	■	■	■
Light Retail								☐			■	■	■		■	■	■
Moderate Retail											■	■	■		■	■	■
Open Air Sales on Public Sidewalk													☐				
Retail Gasoline and Petroleum Products												■			■	■	■
Automotive Service with or without Sales												■			■	■	■
Services																	
Banks and Financial Services Excluding Payday Loan Services								☐	☐		■	■	■	☐	■	■	■
Payday Loan Service and Pawn Shops												■					
Day Care, Preschools and Private Schools								☐	☐		■	■	■	☐	■	■	■
Laundry Services											■	■	■		■	■	■
Hair and Skin Care								■	■		■	■	■	■	■	■	■
Funeral Homes								☐	☐			■	■	☐			

Standard Zoning District Purpose Statements

1.1. A-1 Agricultural (This is a continuing zoning district. The principal changes proposed include adding ADUs, Rural Village Residential uses, and providing provisions for intense agricultural industry by SEP.)

A. Purpose

- 1. The A-1 Agricultural District provides protection of heritage agricultural land and provides for limited residential development at a scale intended to conserve the rural character of the district.
 - a. The district encourages conservation of agricultural and forest lands, including farm fields and pastures to provide for agricultural production and protection of visual open space. Conservation techniques should include soil conservation measures.
 - b. The district encourages conservation of natural resources including wetlands, floodplains, natural drainage ways, aquifer recharge areas, existing tree cover, steep slopes, ridge lines, hilltops, wildlife habitats, deer wintering areas, stream valleys, locations comprising scenic views or scenic view corridors, and other outstanding natural topography.
 - c. The district provides for residential development patterned after small villages and farm complexes traditionally found in the region.
 - d. District guidelines discourage consumption of agricultural land with large lot subdivisions and allow flexibility and creativity in the design of residential subdivisions that create village-like clusters of residences.
 - e. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

1.2. R-1 Residential (This is a continuing zoning district. The principal change is adding ADUs as a use. Another change is that the use of semi-trailers and shipping containers for long term storage is prohibited.)

A. Purpose

- 1. The R-1 Residential District is to protect quiet, low density residential areas and protect certain undeveloped areas where similar residential neighborhoods appear likely to occur.
 - a. District guidelines are designed to stabilize and protect the character of neighborhoods in the district.
 - b. Guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
 - c. Development is primarily limited to single-unit dwellings and certain accessory dwellings at a relatively low concentration.

- d. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.
- e. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

1.3. R-1A Residential (No parcels are currently assigned to this district. There are few differences between this district and R-1 other than slightly smaller minimum lot size and setback requirements. Any development proposal that can be done in this district could be built in the R-2 district. It is proposed that we eliminate this zoning district.)

A. Purpose

- 1. Elimination of this zoning district is proposed. No parcels are currently zoned under this designation.

1.4. R-1H Historic Residential (This is a continuation of the R-1M zoning district with a proposed name change to reflect the purpose. The principal changes are adding ADUs as a use, and codifying the existence of town homes and condominiums. Another change is that the use of semi-trailers and shipping containers for long term storage is prohibited. This district could be expanded to include the residential portions of the Wytheville Historic District for a more consistent regulation of development in the historic district.)

A. Purpose

- 1. Historic Preservation in the R-1M Historic Residential District: The district is established to encourage the comprehensive preservation, protection, and enhancement of structures, landscapes, and streets which are of historical or architectural significance.
 - a. The district encourages preservation, rehabilitation, adaptive reuse, and upgrading of significant structures and properties within the district and encourage their continued use rather than allowing their demolition.
 - b. Guidelines allow reasonable flexibility with respect to uses within the district and with respect to new construction in the event of a catastrophic destruction of a structure of historical or architectural significance.
 - c. Site development standards allow flexibility with respect to renovation, new construction, additions, or alterations, which are compatible with the existing size and character of the structure and with surrounding properties and structures in the neighborhood.
- 2. Residential Land Use in the R-1M Historic Residential District: The district protects older established neighborhoods of low to moderate density and historic significance.

- a. District guidelines are designed to stabilize and protect the character of neighborhoods in the district.
- b. Guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
- c. Development is primarily limited to single-unit dwellings and certain accessory dwellings at a relatively low concentration. However, adaptive reuse of existing structures with historical value is encouraged and may utilize multifamily configurations to achieve preservation of significant historic structures.
- d. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.
- e. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

1.5. R-2 Residential (This is a continuing zoning district. The principal changes are adding ADUs as a use and providing more site development standards for multifamily up to 4 units. Another change is that the use of semi-trailers and shipping containers for long term storage is prohibited.)

A. Purpose

- 1. This district protects low to medium density residential uses, and provides a transition area between the lower and higher density residential districts. The district also includes undeveloped areas where similar development appears likely to occur.
 - a. District guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
 - b. Guidelines are designed to stabilize and protect the character of neighborhoods in the district.
 - c. The district promotes residential uses within house-scale buildings, including single-family dwellings and multiplex dwellings with up to 4 dwelling units.
 - d. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.
 - e. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.

1.6. R-2 FH Residential (Note: Only one funeral home business is currently assigned to this district. If this parcel were to be absorbed into the new DTB-3 Downtown Business District, and the other parcel which has been converted to use

as a church were to revert to the R-3 Residential District where it is located, the district could be eliminated.)

A. Purpose

- 1. This district provides for long established funeral home use in a residential setting.

1.7. R-3 Residential (This is a continuing zoning district. The principal changes are adding ADUs as a use, capping density at 20 units per acre, and providing more site development standards for multifamily development. Another change is that the use of semi-trailers and shipping containers for long term storage is prohibited.)

A. Purpose

- 1. The R-3 Residential District protects medium density residential uses, and provides a transition area to lower density residential districts. The district also includes undeveloped areas where similar development appears likely to occur.
 - a. District guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
 - b. Guidelines are designed to stabilize and protect the character of neighborhoods in the district.
 - c. The district promotes residential uses within house-scale buildings, including single-family dwellings and multiplex dwellings with up to 12 dwelling units.
 - d. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.
 - e. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.

1.8. R-3 MH Mobile Home Residential (Only two of eight mobile home parks currently utilize this zoning district. The use should either be consolidated as a conditional use that is permitted in each of the districts where mobile home parks are currently located, namely A-1, R-1, R-3, R-3 MH, B-2, and M-1, or it should be expanded to include and codify other existing trailer parks that are essentially nonconforming uses. More discussion of the mobile home issues is warranted at a future meeting to address protections for the use provided in State Code.)

A. Purpose

- 1. The R-3 Mobile Home Residential District promotes affordable housing by the establishments of neighborhoods of well-maintained manufactured homes.

- a. The district provides locations for safe and affordable manufactured home parks.
- b. The guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
- c. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

1.9. R-4 Residential

A. Purpose (This is a proposed residential zoning district that would provide for higher density multifamily development with a strictly residential character. The development standards would provide flexibility similar to the existing PUD ordinance. Future development of the regulations for this district will be crafted to address the process by which an area may be eligible to be designated as R-4 Residential. Minimum parcel sizes and guidelines to control the intermixing of the wide range of building forms will be added to the previous iteration of the regulation. There is more to come on this.)

- 1. The R-4 Residential District promotes variety and innovation in the provision of high-density residential uses in a safe and inviting environment.
 - a. The district promotes a variety of intermingled residential lifestyle options including townhouses, small lot patio homes, cottage neighborhoods, and other multifamily configurations.
 - b. The district encourages neighborhoods with clustered high-density residential uses that are intermingled with open space provided in common areas that are useful for recreation and social interaction.
 - c. District guidelines encourage a safe, clean, and enjoyable environment for families with or without children.
 - d. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.
 - e. The district prohibits commercial activities of a nature that are incompatible with the character of neighborhoods with a mix of single-family and house scale multiplex dwellings.

1.10. BR-1 Business Residential (This is a proposed zoning district drawn primarily from portions of the B-2 and B-2 DT zoning districts and portions of the R-2 and R-3 zoning districts immediately adjacent to the Downtown Business District to create a transitional zone between businesses and residential zones. The areas are currently dominated by residential uses with a few business uses intermixed. The

purpose is to guide the transition of these areas to commercial uses in a way that better protects the quality of life for existing residences.)

A. Purpose

1. The BR-1 Business Residential District protects the historic character of Wytheville while allowing a broad range of uses subject to conditions that ease the transition between downtown commercial uses and traditional residential neighborhoods.
 - a. The district blends a mix of compatible commercial and residential uses creating attractive and economically vibrant options for use of parcels located near the active downtown district.
 - b. The district is designed for a medium density residential, with small scale office, commercial and retail uses in buildings with a residential character.
 - c. The district is home to schools, parks, churches, and government offices that strengthen the Wytheville community.
2. The BR-1 Business Residential District enhances the economic viability of neighborhoods adjacent to Downtown Wytheville, which are not well suited for strictly residential or commercial uses.
 - a. The district invites a variety of intermingled residential lifestyle options including townhouses, small lot patio homes, cottage neighborhoods, live-work dwellings, work-live dwellings, and other multifamily configurations.
 - b. The district provides a lifestyle with easy access to the restaurants, social activities, and cultural life offered in an established downtown district.
 - c. The district encourages a broad range of home occupations that benefit from the professional image and urban character of Downtown Wytheville while being compatible with neighboring residential uses.

1.11. BR-2 Business Residential (This is a proposed zoning district drawn primarily from portions of the B-1 and B-2 zoning districts that are immediately adjacent to arterial streets and entrance corridors. The purpose is to create a transitional zone between businesses and residential zones. These areas are currently dominated by residential use, but would benefit from an ordinance that would guide the transition to commercial uses in a way that better protects existing residences.)

A. Purpose

1. The BR-2 Business Residential District preserves community character by encouraging mixed-use commercial and residential areas adjacent to primary arterial routes.
 - a. The district protects quality of life for residents along busy urban streets where heavy traffic and a changing commercial environment would otherwise disincentivize property investment.

- b. The district eases the transition between commercial uses along primary routes and nearby residential neighborhoods.
 - c. The district enhances Wytheville as an inviting destination by stabilizing and protecting the residential character of neighborhoods in the district.
 - d. The district encourages a dynamic mix of low and medium density housing, with small scale office, commercial and retail uses that are linked by a common residential character.
2. The BR-2 Business Residential District encourages economic vitality by establishing a transitional business-residential zone and improving the interface between the intense activity of primary streets and the quiet residential neighborhoods located nearby.
- a. The district provides vibrant land use along the entrance corridors and introduces visitors to Wytheville by reinforcing its small-town character.
 - b. The district encourages a mix of compatible commercial and residential uses that create attractive and economically vibrant primary streets.
 - c. The district encourages a broad range of home occupations that benefit from the access and visibility offered by location on a primary street, and which are compatible with residential uses.

1.12. MA-1 Medical Arts (This is a continuing zoning district. The principal changes are to add some medical uses that were not previously included in the list of permitted uses, such as medical laboratories, and to make provisions for special care facilities by SEP.)

A. Purpose

1. The MA-1 Medical Arts District establishes a zone for the practice of medicine and the required support services and businesses related to the medical arts.
- a. The district is for medical services and such auxiliary facilities as are needed to serve the health care needs of primary users and the public.
 - b. The district is intended to create a low-density commercial district for the specific purpose of serving the medical profession and the public in general by reducing noise and traffic congestion around a general hospital or managed care facility.
 - c. Residential uses other than long-term managed care and any business which would substantially interfere with the orderly function of a general hospital is prohibited.

1.13. B-1 Business Mixed-Use (This is a continuing zoning district. The principal changes are to add a wide variety of multifamily residential uses with development

standards specific to the zoning district, and to refine the types of business uses to match the light business nature of the district more accurately.)

A. Purpose

- 1. The B-1 Business Mixed-Use District established a zone for light commercial activities that will serve the needs of the citizens and visitors of Wytheville and surrounding areas.
 - a. The district is home to light business and multifamily residential uses that do not cause excessive noise, smoke, or traffic congestion.
 - b. Multifamily residential building forms are encouraged, including townhouses, condominiums, multi-plex structures, and live-work dwellings.
 - c. New single-family dwellings are discouraged, but may be constructed if the site plan can accommodate conversion to a permitted business use.
 - d. Guidelines for this limited business district protect existing and new residences in the district from the adverse impacts of adjoining business activity through the use of landscape screening and site development standards.

1.14. B-2 Business Mixed-Use (This is a continuing zoning district. The principal changes are to add a wide variety of multifamily residential use options with development standards specific to the zoning district.)

A. Purpose

- 1. The B-2 Business Mixed-Use District is a zone for intense commercial activities that will serve the needs of the citizens and visitors of Wytheville and surrounding areas, but exclude most industrial uses.
 - a. The district is home to a full range of business and multifamily residential uses that may require larger buildings, parking, and transportation infrastructure.
 - b. Multifamily residential building forms are encouraged, including mixed-use lifestyle centers, townhouses, condominiums, multi-plex structures, and live-work dwellings.
 - c. New single-family dwellings are discouraged, but may be constructed if the site plan can accommodate conversion to a permitted business use.
 - d. Guidelines for this business district protect existing and new residences in the district from the adverse impacts of adjoining business activity through the use of landscape screening and site development standards.

1.15. B-2 DT Business Downtown (This is a continuing zoning district that would become obsolete if other proposed districts are created. No changes are proposed herein, but creation of three separate districts to cover the downtown area plus the creation of a transitional business-residential district surrounding downtown would

make it easier to guide preservation of the district’s historic character and quality of life.)

A. Purpose

1. The B-2 DT Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville’s historic downtown.
 - a. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
 - b. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.
 - c. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
 - d. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

Note: The B-2 DT Business District could be eliminated if the following specialized downtown business districts are created.

1.16. DTB-1 Downtown Business (This proposed district would focus on the core of downtown and guiding the form of new development in a way that is sensitive to the historic character of the area.)

A. Purpose

1. The DTB-1 Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville’s historic downtown.
 - a. Site development standards within the district are intended to protect and encourage the continuation of the traditional form of the built environment found in Historic Downtown Wytheville. The traditional form includes two to three story structures built to the right-of-way line with commercial uses on the ground floor and a mix of commercial and residential uses on the upper floors.
 - b. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
 - c. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.

- d. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
- e. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

1.17. DTB-2 Downtown Business (This proposed district would focus on the Evansham area and guiding the form of new development in a way that is sensitive to the historic character of the area.)

A. Purpose

- 1. The DTB-2 Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville’s historic downtown.
 - a. Site development standards within the district are intended to protect and encourage the continuation of the traditional form of the built environment found in the Evansham area of Wytheville. The traditional form includes two story structures built close to or on the right-of-way line with the character of single-family residences, or traditional multi-family structures. The uses include a mix of commercial and residential uses on all floors.
 - b. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
 - c. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.
 - d. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
 - e. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

1.18. DTB-3 Downtown Business (This proposed district would focus on the entrances to the overall downtown area and guiding the form of new development in a way that is sensitive to the historic character of the area.)

A. Purpose

- 1. The DTB-3 Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville’s historic downtown.

- a. Site development standards within the district are intended to provide a visual transition between Historic Downtown Wytheville and the contemporary commercial uses found in adjoining business districts. The transition is achieved by preserving the residential character of the existing buildings and providing increased landscaping around contemporary style buildings to visually unify the district. Land uses include a mix of commercial and residential uses on all floors, with the primary commercial use being professional offices.
- b. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
- c. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.
- d. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
- e. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

1.19. MR-1 Artisan Residential (This is a proposed zoning district drawn primarily from portions of the B-2 and M-1 zoning districts in areas that have an odd mix of residential and industrial character, to create a transitional zone between businesses and residential zones. The district would open opportunities for individuals that want to have creative space near where they live, and individuals that want to live in an arts-based community.)

A. Purpose

- 1. The MR-1 Artisan Residential District is a promotes compatibility between residential and industrial uses in established mixed-use industrial districts.
 - a. The district provides a mix of compatible residential, industrial, and commercial uses that create attractive and economically vibrant mixed-use artisan industrial areas.
 - b. The district invites more intense home occupations, creative workshops, creative makerspaces that are intermingled with live-work dwellings, work-live dwellings, and industrial-loft residences.
 - c. The district encourages adaptive reuse of aging and obsolete industrial structures, many of which possess historical significance.
 - d. The district intermingles a variety of residential building forms and creative commercial uses to encourage walkable access to the social activity, and culture of a creative arts district.
 - e. The district creates a safe, clean, and enjoyable environment for households with a creative passion as artisans.

- f. The mixed-use neighborhoods of the district create a seamless connection between industrial areas and traditional residential uses.

1.20. M-1 Industrial (The M-1 Industrial District as presently comprised, should be divided into an exclusively industrial uses zone for light industry (M-1M) and areas for creative industry that are compatible with residential uses. This is proposed under the new MR-1 Artisan Residential District above. With that reconfiguration the M-1 Industrial District could be eliminated or the current M-1M zoning district could be renamed to M-1.)

A. Purpose

- 1. This M-1 Industrial District provides for the economic vitality of the Wytheville community by promoting light commercial and industrial operations, which are compatible with, residential, institutional and neighborhood commercial service uses.
 - a. The district provides for a range of industrial, business, and residential uses.
 - b. The district prohibits certain heavy industry and activities that create objectionable odors and noise or emit fumes and other by-products that contaminate the living environment including the air and streams.

1.21. M-1M Industrial (This is a continuing zoning district with no current land area assigned. It is proposed that the Town's prime industrial areas would be moved into this zone to prevent conflicts between potential new residential development and existing or future industrial development.)

A. Purpose

- 1. This M-1 Industrial District provides for the economic vitality of the Wytheville community by promoting light commercial and industrial operations, which may not be compatible with, residential, institutional and neighborhood commercial service uses.
 - a. The district encourages continued use of the land for light commercial and industrial purposes.
 - b. The district prohibits general residential uses and other uses that would conflict with the development, continuation, or expansion of commercial and industrial uses in the district.
 - c. The district promotes gradual transition away from existing uses which would not be permitted as new uses under the provisions of this ordinance.
 - d. The district prohibits certain heavy industry and activities that create objectionable odors and noise or emit fumes and other by-products that contaminate the living environment including the air and streams.

1.22. M-2 Industrial (This is a continuing zoning district with very little land area assigned. It is proposed that a portion of the Town's prime industrial areas would be moved into this zone to provide opportunities for future industrial development with the most sensitive uses to be controlled by SEP.)

A. Purpose

1. This district provides for essential heavy commercial and industrial operations, which may create some nuisance to nearby areas. These uses are not generally compatible with, residential, institutional and neighborhood commercial service uses.
 - a. The district encourages continued use of the land for heavy commercial and industrial purposes that are necessary for community economic vitality.
 - b. The district prohibits residential, and other uses, which would substantially interfere with the development, continuation, or expansion of commercial and industrial uses in the district.
 - c. The district promotes gradual transition away from existing uses which would not be permitted as new uses under the provisions of this ordinance.
 - d. The establishment of industries that may create objectionable odors, noise, or emit fumes and other by-products that contaminate the living environment including the air and streams, are subject to review through the Special Exception Permit Process and may only be approved if it is demonstrated that potential negative environmental impacts have been fully mitigated.

Special Overlay Zoning District Purpose Statements

1.23. Entrance Corridor Overlay District (This is a continuing overlay district with no significant changes proposed.)

A. Purpose

- 1. The purpose of the Entrance Corridor Overlay District is to protect and enhance attractiveness of the town’s entrance corridors.
 - a. The district sustains and enhances the economic benefits accruing to the town from tourism.
 - b. The entrance corridor overlay district is intended to implement the Comprehensive Plan goal of protecting the town’s historic, architectural, and cultural resources by ensuring a quality of development compatible with those resources.

1.24. Small-Lot Small-Home Overlay District (The Small-Lot Small Home Overlay District will duplicate many of the functions of the proposed R-4 Residential District, and could be eliminated when the R-4 Residential District is created.)

A. Purpose

- 1. The purpose of the Small-Lot/Small-Home Overlay Zone is to provide increased opportunities for high quality, affordable single-family home ownership and infill through alternative design criteria.
 - a. Development standards of the Small-Lot Small-Home Overlay District are designed to assure high quality design and construction standards while encouraging affordable housing development by reducing dwelling size and minimum lot size requirements.

1.25. Rural Business Overlay District (This is a proposed overlay district that could address some sites that came into the town by annexation, which have an industrial character in an otherwise agricultural or residential character. These areas do not fit well into the B-1 or B-2 zoning districts where they are currently assigned.)

A. Purpose

- 1. The Agricultural Industry Overlay District provides for long established commercial or industrial uses located in areas that are primarily agricultural or single-family residential in character.
 - a. Development standards are designed to provide screening of intense commercial uses located near residential or agricultural land.

1.26. Civic Overlay District (This is a proposed overlay district that could address some public uses, such as schools and government buildings, that may not fit ideally in the currently underlying zoning districts.)

A. Purpose

1. The Civic Overlay District provides for flexibility and oversight of the development of public facilities in all Zoning Districts.
 - a. Site development standards provide protections for the character and attractiveness of adjoining properties while allowing flexibility necessary to establish public facilities that benefit the community as a whole.

1.27. Open Space and Conservation Overlay District (This is a proposed overlay district that could provide a mechanism to preserve sensitive areas on steep slopes, in flood zones or similar areas. Participation would generally be voluntary, or it could be used to protect publicly owned parcels. Property owners may be incentivized by favorable property tax considerations.)

A. Purpose

1. The Open Space and Conservation Overlay District provides for conservation of sensitive landscape areas such as forests, parks, riparian zones, and recreational lands on a voluntary basis.
 - a. Site development standards provide for sensitive development of privately owned land and preservation of open space resources for recreation and scenic beauty, as a benefit to the community as a whole.
 - b. Land uses are limited to low impact development with either a residential or recreational focus.

1.28. FO – Floodplain Overlay District (This revised flood zone ordinance is implemented formally as an overlay zoning district to facilitate its administration.)

A. Purpose

1. The purpose of the Floodplain Overlay (FO) District is to provide mandatory floodplain restrictions for Federal Emergency Management Agency (FEMA) compliance. The purpose of these floodplain provisions is to prevent the following:
 - a. The loss of life, health, or property;
 - b. The creation of health and safety hazards;
 - c. The disruption of commerce and governmental services;
 - d. The extraordinary and unnecessary expenditure of public funds for flood protection and relief; and
 - e. The impairment of the tax base.
2. These provisions are designed to accomplish the above purposes by:

- a. Regulating uses, activities, and development which, acting alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies;
- b. Restricting or prohibiting certain uses, activities, and development from locating within areas subject to flooding;
- c. Requiring all those uses, activities, and developments that do occur in flood-prone areas to be protected and/or flood-proofed against flooding and flood damage; and
- d. Protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.

COUNCIL ACTION LETTER
Staff Assignments and Information

August 8, 2022 Number 551

ACTIONS TAKEN OR DISCUSSED

- 1. Approved the consent agenda consisting of the minutes of the regular meeting of July 25, 2022.
- 2. Reappointed Ms. McKenzie Tate as a youth member to the Wytheville Recreation Commission (term expires August 1, 2023).
- 3. Authorized Town staff to begin the process of repealing and replacing the current Town of Wytheville Zoning Ordinance.

STAFF ASSIGNMENTS

- 2. **Town Clerk** – advise by letter
- 3. **Planning Director** - begin the process of repealing and replacing the current Zoning Ordinance

COUNCIL ACTION LETTER
Staff Assignments and Information

August 22, 2022 Number 552

ACTIONS TAKEN OR DISCUSSED

STAFF ASSIGNMENTS

- 1. Approved the consent agenda consisting of the minutes of the regular meeting of August 8, 2022.
- 2. Conducted a public hearing pursuant to § 15.2-2101 of the Code of Virginia, 1950, as amended, to accept and open bids to obtain a non-exclusive telecable franchise, privilege, lease or right.
- 3. Adopted a resolution, and approved a contract, granting a non-exclusive telecable franchise, privilege, lease or right to Shentel Cable Company.
- 4. Rescheduled the October 10, 2022, Town Council meeting to Tuesday, October 11, 2022, at 6:00 p.m., due to the Columbus Day holiday.

- 3. **Town Manager** – execute contract
- 4. **Town Clerk** – change Town Council meeting date