



# MINUTES

## WYTHEVILLE PLANNING COMMISSION

THURSDAY, FEBRUARY 09, 2023 AT 6:00 PM

COUNCIL CHAMBERS - 150 EAST MONROE STREET  
WYTHEVILLE, VA 24382

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### 1. RE: ATTENDANCE

#### **MEMBERS PRESENT:**

Chairman John Jones, Vice-Chairman Brad Litton, Vice-Mayor Cathy Pattison, Mr. Bradley Tate, Mr. David Schmidt, Ms. Lisa Anderson

#### **MEMBERS ABSENT:**

Mr. George Wittwer

#### **OTHERS PRESENT:**

Mayor Beth Taylor, Assistant Town Manager Elaine HOLETON, Chief Deputy Clerk Brandi Jones, Deputy Clerk Lauren Bedwell, Planning Director John Woods, Denise Clay, Angela Rose, Stephanie Parks, Tim Rose

### RE: CALL TO ORDER

Chairman Jones called the meeting to order.

### 2. RE: ESTABLISHMENT OF QUORUM

Chairman Jones established that a quorum of Planning Commission members was present.

### 3. RE: CONSENT AGENDA

- A. Chairman Jones presented the consent agenda consisting of the minutes of the regular meeting of January 12, 2023. 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 Vice-Mayor Pattison, Seconded by Mr. Tate.

Voting Yea: Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Tate, Mr. Schmidt, Ms. Anderson.

### 4. RE: PUBLIC HEARING - MS. ANGELA ROSE SPECIAL EXCEPTION PERMIT

- A. Chairman Jones advised that the meeting constituted a public hearing (due notice having been given) to consider the request of Ms. Angela Rose for a Special Exception Permit to use the property at 500 Tazewell Street, which is located on the north corner of Tazewell and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon, in an R-2 Residential Zoning District. Planning Director Woods presented a Staff Report to the Planning Commission. Vice-Mayor Pattison inquired of Ms. Rose regarding the number of clients she serves. Ms. Rose noted that she, typically, serves three to five clients per day. Vice-Mayor Pattison inquired about the busiest hours of the day for the salon. Ms. Rose stated that her busiest hours are between 8:00 a.m. and 3:00 p.m. Vice-Mayor Pattison advised that the salon customers need to be made aware that there is no parking on Tazewell Street, and that they can only park on East Pine Street. A brief discussion ensued regarding parking near the property. Mr. Schmidt inquired if there have been any objections from the residents of the neighboring properties. Planning Director Woods advised that the only call he received was from the owners of a house across the street. He noted that they live in New Jersey and are planning to move into this residence and were requesting additional information. Planning Director Woods stated that he sent them the Staff Report and that he has not heard anything back from them since that call. Chairman Jones inquired if there was any further discussion regarding Ms. Rose's Special

Exception Permit request. There being none, he declared the public hearing closed and proceeded with the agenda.

**5. RE: RECOMMENDATION TO TOWN COUNCIL - MS. ANGELA ROSE SPECIAL EXCEPTION PERMIT REQUEST**

A. Chairman Jones advised that the next agenda item is to make a recommendation to the Town Council regarding the request of Ms. Angela Rose for a Special Exception Permit to use property at 500 Tazewell Street, which is located on the north corner of Tazewell Street and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon, in an R-2 Residential Zoning District. He stated that he would need a motion to make a recommendation to the Town Council regarding this request. A motion was made by Ms. Anderson and seconded by Mr. Schmidt to make a recommendation to the Town Council to approve the request of Ms. Angela Rose for a Special Exception Permit to use the property at 500 Tazewell Street, which is located on the north corner of Tazewell and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon with onsite customer parking, in an R-2 Residential Zoning District, as per the submitted application with no additional stipulations. The motion was approved with the following voting results, by roll call vote: Voting Yea: Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Tate, Mr. Schmidt, Ms. Anderson.

**6. RE: CITIZENS' PERIOD**

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

**7. RE: OTHER BUSINESS**

**A. RE: REZONING REQUEST - MR. MATTHEW J. CLARKE**

Chairman Jones advised that the next agenda item is to set a public hearing to consider the request of Mr. Matthew J. Clarke to rezone property located on Asbury Drive, Tax Parcel 25-70A, which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential. Planning Director Woods briefly explained Mr. Clarke's request to the Planning Commission. Chairman Jones noted that a public hearing could be scheduled for the next Planning Commission meeting, which is on Thursday, March 9, 2023, at 6:00 p.m. He inquired if there was a motion to set a public hearing to consider the request of Mr. Matthew J. Clarke to rezone property located on Asbury Drive, Tax Parcel 25-70A, which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential for the next Planning Commission meeting on Thursday, March 9, 2023, at 6:00 p.m., in the Council Chambers of the Municipal Building.

Motion made by Vice-Mayor Pattison, Seconded by Mr. Schmidt.

Voting Yea: Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Tate, Mr. Schmidt, Ms. Anderson.

**B. RE: CONTINUED REVIEW OF THE UNIFIED DEVELOPMENT ORDINANCE AND ITS CONDITIONAL USES**

Chairman Jones advised that the next agenda item is the continued review of the draft Unified Development Ordinance (UDO) and its Conditional Uses. Planning Director Woods reviewed the changes that were made to the Conditional Uses since the discussion was held at the previous Planning Commission meeting. He noted that changes were made to Accessory Dwelling Units (ADUs), Accessory Structures and Uses, Artisan Industrial and Artisan Food Production, Bed and Breakfast Inns, Dog Parks, Family Day Homes, Home Occupations, Homestays, Mobile Food Facilities, Outdoor Hydronic Heaters and Forced-Air Furnaces and Wireless Telecommunications Facilities. Mr. Schmidt inquired if Planning Director Woods received many phone calls regarding Homestays in residential areas. Planning Director Woods stated that he does receive calls frequently. It was the consensus of the Planning Commission for there to be no owner occupancy included in the Homestay section of the proposed UDO, however, there was no decision made

regarding whether a Special Exception Permit would be required for a Homestay located in an R-1, R-2 or R-3 Residential Zoning District. A brief discussion was held regarding the requirements of Homestays.

Mr. Tate stated that he would like to excuse himself from the Planning Commission meeting, due to his daughter having a basketball game (6:57 p.m.).

Planning Director Woods continued to review the remainder of the changes to the Conditional Uses of the Unified Development Ordinance.

**8. RE: ADJOURNMENT**

- A. There being no further business to discuss, a motion was made, seconded and carried to adjourn the meeting (7:00 p.m.).

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John W. Jones, Jr., Chairman

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Brandi N. Jones, Chief Deputy Clerk