



MINUTES

WYTHEVILLE PLANNING COMMISSION MEETING

THURSDAY, MARCH 09, 2023 AT 6:00 PM
COUNCIL CHAMBERS - 150 EAST MONROE STREET
WYTHEVILLE, VA 24382

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, Mr. George F. Wittwer

MEMBERS ABSENT:

None

OTHERS PRESENT:

Mayor Beth Taylor, Assistant Town Manager Elaine HOLETON, Chief Deputy Clerk Brandi Jones, Town Attorney Michelle Workman Clayton, Planning Director John Woods, Nicholas Kapranos, Robert Atwell, Ruth Atwell, Scott McCroskey, Denise Clay, Heather Kapranos, Ellen Gunter, Aaron Gunter, John DiYorio, Roland King, Matthew Clarke, Dwight Frye

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 February 9, 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 Mr. Wittwer, Seconded by Mr. Tate.

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

4. RE: PUBLIC HEARING - MR. MATTHEW J. CLARKE REZONING REQUEST

- A. Chairman Jones advised that the meeting constituted a public hearing (due notice having been given) to consider the rezoning request (further known as a Zoning Map amendment) of Mr. Matthew J. Clarke to rezone approximately 36.6 acres of property located on Asbury Lane, Tax Map 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 presented the site overview with the Planning Commission. Chairman Jones inquired if Mr. Clarke would like to address the Commission regarding his request. Mr. Matthew Clarke was recognized and gave the Commission a summary of his proposed plans for the property, and stated that he intends to place the rear 13-acre lot of the parcel for sale. Mr. Clarke noted that he believes there will be around 10 potential building sites on the property. He advised that, at best, the 36 acres will be able to accommodate about 12 building lots including the eight already existing residences. A brief discussion continued regarding the potential building lots on the proposed property. Mr. Wittwer commented that his concern is about the traffic in that area. He noted that he is under the impression that there are already some traffic concerns at the end of Holston

Road and adding additional homes will increase the traffic congestion. Planning Director Woods commented that the Virginia Department of Transportation (VDOT) has approved a project that will improve the Holston Road and North Fourth Street intersection, which will help traffic flow when new homes are built and families move into this neighborhood. Mr. Clarke stated that he asked to rezone this area to an R-1 Residential Zoning District so that apartments and duplexes could not be built in this area, reducing traffic since there will not be as many people living in one space. He noted that there will be nice homes that fit the existing neighborhood. Discussion continued regarding the possibility of rezoning this area.

Mr. Scott McCroskey was recognized and stated that he resides at 425 Wytheview Drive in Wytheville. He addressed the Commission regarding his concerns with the installation of a septic system and extensive water runoff from more asphalt. Planning Director Woods advised that, in this meeting, only the rezoning is being addressed at this time. He stated that any possible site development in the future will have to go through the site review process, which will then evaluate drainage, stormwater runoff, etc. A brief discussion continued regarding the rezoning process and the phases of the proposed property. Mr. McCroskey stated that he likes the idea of growth, however, he does not want it in his backyard. He also expressed his concerns about curb and guttering and the funding that will be needed for installation. Assistant Town Manager Holeton noted that the Town policy states that the developer is responsible for providing that funding. Mr. McCroskey inquired of Mr. Clarke regarding the projected cost with the sell price of the property. Mr. Clarke stated that he had two realtors evaluate the sites, however, he has not yet purchased the property. He noted that he has a deposit on the property and that it has been appraised, but he does not know the appraised amount.

Mr. John DiYorio was recognized and stated that he resides at 765 Wytheview Drive in Wytheville. He noted that most of his questions had been answered in previous discussions, however, he would like to have a copy of the information that had been discussed during this meeting.

Mr. Roland King was recognized and stated that he resides at 495 Wytheview Drive in Wytheville. He inquired as to who is the proposed buyer of the property. Mr. Clarke noted that he is the proposed buyer. Mr. King also inquired of the Planning Commission about the R-1 Residential Zoning District requirements. Planning Director Woods explained that the current standard is a single-family home with a minimum requirement of 1,500 square feet, and to provide enough space for a septic tank. Mr. King stated that he believes rezoning this area to R-1 Residential is a great idea, and that he would like to build on the property himself.

Mr. Bob Atwell was recognized and stated that he resides at 210 Van Mar Drive in Wytheville. He addressed the Commission stating that there are 41 houses, seven businesses and two trailer parks on Holston Road. Mr. Atwell advised that the speed limit in that area is 35 miles per hour, and he feels like that is too fast. He asked if Mr. Clarke could assure him that no apartments or duplexes would be built on the property. Mr. Clarke stated that is the reason he requested to rezone the property to R-1 Residential, so that there will not be any apartments or duplexes constructed on the property. Mr. Atwell then stated that he is in favor of rezoning the property to R-1 Residential. Mr. Clarke stated that since there has been some confusion in the differences between the Residential Zoning Districts, he would like to reiterate that the reason he requested to rezone the property to R-1 Residential is because that is what is already established in the neighborhood. Discussion continued regarding the potential building lots of this area. Chairman Jones inquired if there was any further discussion regarding Mr. Clarke's rezoning request. There being none, he declared the public hearing closed and proceeded with the agenda.

**5. RE: RECOMMENDATION TO TOWN COUNCIL - MR. MATTHEW J. CLARKE
REZONING REQUEST**

- A. Chairman Jones advised that the next agenda item is to make a recommendation to the Town Council regarding the rezoning request (further known as a Zoning Map amendment) of Mr. Matthew J. Clarke to rezone approximately 36.6 acres of property located on Asbury Lane, Tax Map 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. He inquired if there was any discussion regarding the request of Mr. Clarke before making a recommendation to the Town Council. Mr. Tate stated that he will be abstaining from voting on this matter due to working with Hurt and Proffitt, however, he feels as though he can participate in any discussion or questions in a fair and objective manner. Mr. Schmidt inquired of Assistant Town Manager Holeton regarding lot numbers 2, 15 and 16 of the property and if they were a part of phase one or phase two of the subdivision plats. Assistant Town Manager Holeton advised that phase one is where existing homes are located. Mr. Schmidt inquired if the pond that is located on the property would need to be reengineered to handle the potential runoff of new homes that may be built. Mr. Clarke commented that the pond is not a stormwater retention pond. Discussion continued regarding water runoff of the proposed property. Chairman Jones stated that he would need a motion to make a recommendation to the Town Council regarding this request. A motion was made by Mr. Wittwer and seconded by Mr. Schmidt to make a recommendation to the Town Council to approve the rezoning request (further known as a Zoning Map amendment) of Mr. Matthew J. Clarke to rezone approximately 36.6 acres of property located on Asbury Lane, Tax Map 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. The motion was approved with the following voting results, by roll call vote: Voting Yea: Mr. Schmidt, Ms. Anderson, Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Wittwer. Abstaining: Mr. Tate.

6. RE: CITIZENS' PERIOD

Chairman Jones advised that the next agenda item is Citizens' Period. He inquired if anyone wished to address the Commission during Citizens' Period. There being none, he proceeded with the agenda.

7. RE: OTHER BUSINESS

A. RE: REVIEW OF THE UNIFIED DEVELOPMENT ORDINANCE UPDATES AND THE RESIDENTIAL DEVELOPMENT STANDARDS

Chairman Jones advised that the next agenda item is to review the updates of the draft Unified Development Ordinance (UDO) and the Residential Development Standards. Planning Director Woods presented information to the Commissioners regarding the Residential Development Standards for each of the Zoning Districts. He noted that these Zoning Districts include A-1 Agricultural, R-1 Residential, R-1H Historic Residential, R-2 Residential, R-2FH Residential, R-3 Residential, R-3MH Residential, R-4 Residential, BR-1 Business Residential, BR-2 Business Residential, MA-1 Medical Arts, B-1 Business Mixed-Use, B-2 Business Mixed-Use, B-2 DT Business, B-2 TS Business Travel Services, DTB-1 Downtown Business Core, DTB-2 Downtown Business Evansham, DTB-3 Downtown Business Transitional, MR-1 Artisan Residential, M-1 Industrial and M-2 Industrial Zoning Districts. It was the consensus of the Planning Commission to make a standard lot size the minimum of 700 square feet or larger to fit into an R-1, R-2 and R-3 Residential Zoning District. The Planning Commissioners requested to receive a copy of the Housing Study at the April 2023 meeting. Planning Director Woods stated that that he had revised the R-3 Mobile Home Residential Zoning District, since the Commissioners received their last meeting package. He noted that, now, the maximum number of units per acre is 10 units. Planning Director Woods advised that he looked into numerous mobile home parks in various locations, and 10 units seemed to be the average maximum units per acre around the country. A brief discussion continued regarding the R-3 MH Residential Zoning District and how many units per acre should be allowed. It was the consensus of the Planning Commission to change the maximum dwelling unit density to eight units per acre, instead of 10 units per acre. Planning Director Woods continued to review the remainder of the UDO and the Residential Development Standards.

8. RE: ADJOURNMENT

A. There being no further business to discuss, a motion was made, seconded and carried to adjourn the meeting (8:23 p.m.).

John W. Jones, Jr., Chairman

Brandi N. Jones, Chief Deputy Clerk