



AGENDA

WYTHEVILLE BOARD OF ZONING APPEALS

THURSDAY, MAY 25, 2023 AT 11:00 AM
COUNCIL CHAMBERS, 150 EAST MONROE STREET,
WYTHEVILLE, VA 24382

1. **CALL TO ORDER**
2. **ESTABLISHMENT OF QUORUM**
3. **CONSENT AGENDA**
 - A. [Minutes of the regular meeting of March 17, 2022](#)
4. **ELECTION OF OFFICERS**
 - A. Chairman
 - B. Vice-Chairman
5. **OTHER BUSINESS**
 - A. Discussion regarding the Board of Zoning Appeals procedures and bylaws
 - B. Discussion regarding the annual meeting date/time and future meeting dates/times
 - C. Presentation of the draft Unified Development Ordinance (UDO) by Planning Director John Woods
6. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, MARCH 17, 2022, AT 11:00 A.M.**

Members present: Chairman David Harrison, Vice Chairman John W. Jones, Jr., John R. Matthews, Kerry Eans, Patricia Sue Austin

Members absent: Charles S. Johnson

Others present: Assistant Town Manager Elaine R. HOLETON, Town Clerk Sharon G. Corvin, Deputy Clerk Lauren E. Bedwell, Zoning Administrator John D. Woods, Town Attorney Michelle Workman Clayton, Randy Martin, John T. Neel

RE: CALL TO ORDER, QUORUM, CONSENT AGENDA

Chairman Harrison called the meeting to order and established there was a quorum of Board members present. He presented the consent agenda consisting of the minutes of the regular meeting of July 15, 2021. A motion was made by Mr. Matthews and seconded by Vice-Chairman Jones to approve the consent agenda consisting of the minutes of the regular meeting of July 15, 2021, as presented. The motion was approved with the following voting in favor and there being no opposition: For: David Harrison, John W. Jones Jr., John R. Matthews, Kerry Eans, Patricia Sue Austin. Against: None.

RE: ELECTION OF OFFICERS – CHAIRMAN

Chairman Harrison advised that next item on the agenda is the election of a Chairman. A nomination was made by Mr. Jones for Mr. Harrison remain Chairman of the Board of Zoning Appeals for another term, Mr. Harrison accepted the nomination. A motion was made by Mr. Jones and seconded by Mr. Eans for Mr. David Harrison to remain Chairman of the Board of Zoning Appeals. The motion was approved with the following voting in favor and there being no opposition: For: David Harrison, John W. Jones Jr., John R. Matthews, Kerry Eans, Patricia Sue Austin. Against: None.

RE: ELECTION OF OFFICERS – VICE-CHAIRMAN

Chairman Harrison advised that the next item on the agenda is the election of Vice-Chairman. A nomination was made that Mr. Jones remain Vice-Chairman of the Board of Zoning Appeals for another term, Mr. Jones accepted the nomination. A motion was made by Mr. Matthews and seconded by Ms. Austin for Mr. Jones to remain Vice-Chairman of the Board of Zoning Appeals. The motion was approved with the following voting in favor and there being no opposition: For: David Harrison, John W., Jones Jr., John R. Matthews, Kerry Eans, Patricia Sue Austin. Against: None.

RE: VARIANCE REQUEST – 310 AND 320 CALHOUN STREET

Chairman Harrison stated that the Town has received a request from John T. Neel for variances to the Town of Wytheville Zoning Ordinance, identified as Articles 8-2.4, 8-2.7, regarding the shape, size or area of the lot, and Articles 8-2.1 and 8-5.2 regarding the size, height, area, bulk or location of a building or structure for property located at 310 and 320 Calhoun Street, Tax Map Parcel #41A-1-149-7,8. He stated that the property is zoned B-2 Business, and the applicant seeks to establish multifamily units at this location through renovation of the existing structures.

Mr. John Neel with Gay and Neel, Inc. and Mr. Randy Martin with the Wytheville Redevelopment and Housing Authority attended the Board of Zoning Appeals meeting regarding this matter. Mr. Neel was recognized and stated that he had read through the minutes and Staff Report of the previous regular meeting regarding this matter. He also stated that he wanted to confirm that the Town was aware of the extra measures that have been taken to be able to reuse the buildings and structures that are already existing on this lot. Mr. Neel stated that they do not meet the set back and lot size requirements, but noted that these units will be utilized for something positive as in elderly/disabled and affordable housing. He noted that a previous concern with an adjacent property owner was the lack of space needed to plant trees on the property line containing these structures. Mr. Neel stated that landscaping is an interest of his to buffer the property, as well as the parking spaces which would include the planting of trees. Mr. Randy Martin stated that the Wytheville Redevelopment and Housing Authority has purchased the property. Mr. Neel noted that a hardship would be posed for anyone who purchased the property to meet requirements with surrounding residential. He stated that he was requesting residential use and to add existing set backs from the property line with the existing structures.

Mr. Neel addressed to the Board that he would be willing to answer any questions. Planning Director John Woods stated that an adjacent property owner, Ms. Teresa Carter, expressed an interest in having trees planted along her property. He noted that Ms. Carter inquired about a list of trees that she could plant, but she would appreciate it if the trees were provided to be planted on her property to improve the screening from this existing lot. Mr. Neel and Mr. Martin stated that there would no issue in planting the trees that Ms. Carter would like on her property. Mr. Harrison inquired whether or not there would be a backside exit from these structures. Mr. Neel stated that there would not be a backside exit. Mr. Eans inquired about a ditch that is located behind these structures, and if it was going to be covered. Mr. Neel explained that the ditch Mr. Eans was referring to is a storm drain that runs underneath this lot and exits onto Ms. Carter's property. He then stated that it would not be a bad idea to put a "debris rack" over the area that Mr. Eans is inquiring about, and he stated that there is a decrease in storm water runoff due to the decrease in impervious surface. Ms. Austin inquired if there will be a problem posed for emergency service vehicles to access the site with the proposed changes that are intended to be made. Mr. Neel advised that there would be no problem for emergency service vehicles to access this site. He noted that there is most likely improved access with these changes. Mr. Martin stated there is a need for accessible housing in the area, and he commented that the need for accessible housing is continuing to grow. Mr. Matthews inquired if there will be any screening on the backside of this property. Mr. Neel explained that the lack of space on the back side of these buildings would make planting trees extremely difficult.

RE: PUBLIC HEARING

Chairman Harrison advised that the meeting constituted a public hearing (due notice having been given) to consider the request of John T. Neel for variances in the Town of Wytheville Zoning Ordinance, identified as Articles 8-2.4,8-2.7,8-5.1 and 8-5.2, regarding the size, height, area, bulk or location of a building or structure for property located at 310 and 320 Calhoun Street, Tax Map Parcel #41A-1-149-7,8. He stated that two citizens were attending the meeting, Mr. John Neel and Mr. Randy Martin. A motion was made by Mr. Jones and seconded by Mr. Eans to approve the request of Mr. John T. Neel regarding Articles 8-2.4,8-2.7,8-5.1 and 8-5.2, regarding the size, height, area, bulk or location of a building or structure for property located at 310 and 320 Calhoun Street, Tax Map Parcel #41A-1-149-7,8. Mr. Harrison inquired if there was any discussion on the motion to approve the variance request, as presented. There being none, the motion was approved with the following voting in favor and there being no opposition: For: David Harrison, John W. Jones Jr., John R. Matthews, Kerry Eans, Patricia Sue Austin. Against. None

RE: ADJOURNMENT

There being no further business, a motion was made, seconded, and carried to adjourn the meeting (11:17 a.m.).

David Harrison, Chairman

Sharon G. Corvin, CMC, Town Clerk

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