



**AGENDA**  
**Wytheville Planning Commission**  
**Thursday, September 9, 2021**  
**6:00 p.m.**  
**Council Chambers**  
**150 East Monroe Street**  
**Wytheville, Virginia 24382**

1. **CALL TO ORDER** — Chairman John W. Jones, Jr.
2. **ESTABLISHMENT OF QUORUM** — Chairman John W. Jones, Jr.
3. **CONSENT AGENDA**
  - A. Minutes of the regular meeting of July 8, 2021
4. **CITIZENS' PERIOD**
5. **OTHER BUSINESS**
  - A. Continued discussion regarding fencing/wall regulations in residential, business and industrial districts
  - B. Review of draft Solar Energy Facility Regulations
  - C. Review of 2020-21 Annual Report
  - D. Reschedule November 11, 2021, Planning Commission meeting due to the Veterans Day holiday
6. **ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE PLANNING COMMISSION  
HELD IN THE COUNCIL CHAMBERS ON THURSDAY, JULY 8, 2021, AT 6:00 P.M.**

Members present: John W. Jones, Jr., George F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate, Kevin L. Varney

Members absent: None

Others present: Town Clerk Sharon G. Corvin, Planning Director John Woods

**RE: CALL TO ORDER, QUORUM**

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

**RE: CONSENT AGENDA**

Chairman Jones presented the consent agenda consisting of the minutes of the regular meeting of June 9, 2021. 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. A motion was made by Vice-Mayor Pattison and seconded by Vice-Chairman Wittwer to approve the minutes of the regular meeting of June 9, 2021, as presented. Chairman Jones inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: John W. Jones, Jr., George F. Wittwer, Cathy D. Pattison, Kenny W. Ervin, Bradford M. Litton, M. Bradley Tate. Against: None. Absent: Kevin L. Varney was not present during the voting of the consent agenda.

**RE: CITIZENS' PERIOD**

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

**RE: FENCING/WALL REGULATIONS**

Chairman Jones advised that the next agenda item is further discussion regarding fencing/wall regulations in residential, business and industrial districts. Planning Director Woods continued to review and discuss the proposed revisions to Article XVI-General Provisions regarding fencing regulations. Chairman Jones inquired of the Commissioners if there were any questions or comments. Following an extensive discussion regarding the proposed revisions, it was the consensus of the Planning Commission to request Deputy Clerk Donna Stroupe to review the proposed revisions from an administrative point of view. Planning Director Woods suggested scheduling the public hearing for the September Planning Commission meeting, following Deputy Clerk Stroupe's suggestions regarding the fencing/wall regulations, which would give the Commissioners time to review the revisions before conducting a public hearing. The Planning Commissioners thanked Planning Director Woods for his work on the proposed revisions to the fencing/wall regulations. Chairman Jones inquired if there were any further questions or comments. There being none, he proceeded with the agenda.

**RE: SOLAR FARMS**

Chairman Jones advised that the next agenda item is discussion regarding addressing solar farms in the Town's Zoning Ordinance. Planning Director Woods commented that he was approached by a Town property owner to use their land for a solar farm, which is physically adjacent to another parcel of land that was previously discussed to be used as a solar farm during a past Planning Commission meeting. He noted that the parcel of land is located behind the Pepsi Bottling Company. Planning Director Woods continued to discuss issues regarding solar farms not being addressed in the Town's Zoning Ordinance and the problems that could develop since solar farms are not addressed in the current Zoning Ordinance. He remarked that now may be the time to discuss the zoning districts where the Planning Commission would suggest that solar farms be permitted, the regulations that should be placed on the solar farms, etc. Planning Director Woods inquired of the Planning Commission if this is an issue that the Commission would like to continue to review at a future meeting. After further discussion, it was the consensus of the Planning Commission for Town Staff to research other towns and counties in Virginia that already have regulations for solar farms and to draft Solar Energy Facility Regulations to present at the August Planning Commission meeting for review and discussion. Chairman Jones inquired of the Planning Commission if there were any other comments or questions regarding the Solar Energy Facility Regulations. There being none, he proceeded with the agenda.

**RE: ADJOURNMENT**

There being no further business, a motion was duly made, seconded and carried to adjourn the meeting (6:44 p.m.).

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John W. Jones, Jr., Chairman

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Sharon G. Corvin, CMC, Town Clerk