Virginia: **At the regular meeting of the Chilhowie Planning Commission held Tuesday, July 11, 2023 at 5:30 p.m.**

Present: **David Blevins, Donna Blevins, Jim Bonham and Jim Paine.**

Absent: **Lynn Pease.**

Also Present: John E.B. Clark, Jr., Town Manager/Zoning Administrator; David Haynes, Building Inspector and Felicia Eller, CMC, Secretary.

Approval of April 4, 2023 Meeting Minutes:

Motion by Donna Blevins, second by David Blevins Planning Commission approves the April 4, 2023 meeting minutes. The motion was approved with following recorded vote:

David Blevins	Aye	Donna Blevins	Aye
Jim Bonham	Aye	Jim Paine	Aye
Lynn Pease	Absent		

Review of Communications:

The property owners of 327 Sulphur Springs and 315 Sulphur Springs Road received a second notice of Weed, Trash and Clutter Abatement Ordinance violation. The property is now in compliance. It was reported Mr. David Richards is in the closing process of purchasing the properties. Mr. Richards plans to construct six town houses in place of the apartments at 315 Sulphur Springs and two town houses at 327 Sulphur Springs.

A notice of Weed, Trash and Clutter Abatement Ordinance violation was sent to the property owners of 129 Shop Road, 131 Shop Road and 133 Shop Road. The property is now in compliance. Mr. David Richards is also pursuing the purchase of 129 Shop Road, 131 Shop Road and 133 Shop Road. Mr. Richards intends to renovate the existing structures into single family dwellings.

Mr. Clark was contacted via email by Leigh Dukatt, Network Connex, concerning the Town's Wireless Ordinance. Ms. Dukatt did not disclose a location of interest for Network Connex. Mr. Clark responded and discussed the restrictions for Public Utilities in each zone. In Agriculture Zone a Conditional Use would be required; it is not allowed in Residential Zones; it is allowed in Business Zone and a Conditional Use would be required for Business and Industrial Zone.

Revision of Comprehensive Plan:

The 2023-2024 Budget includes $17,000 for the revision of the Comprehensive Plan. Mr. Aaron Sizemore, Mount Rogers Planning District Commission, will be invited to appear before the Planning Commission during the October 10, 2023 quarterly meeting to propose the scope of the work to revise the current Comprehensive Plan. It was suggested to reduce the statistics in the Comprehensive Plan and include more action planning.

It was also suggested within the Housing Section of the Comprehensive Plan to include $50.00 penalties for new construction that does not provide roof placing in the southern horizon for future solar panels and wiring and outlets for charging electric vehicles. Mr. Bonham suggested to include Zoning for charging stations for electric vehicles in the revised Comprehensive Plan.

Motion by Donna Blevins, second by Jim Paine Planning Commission will invite Aaron Sizemore, Mount Rogers Planning District Commission, to appear before Planning Commission Tuesday, October 10, 2023 to discuss the revision of the Comprehensive Plan. The motion was approved with following recorded vote:

David Blevins	Aye	Donna Blevins	Aye
Jim Bonham	Aye	Jim Paine	Aye
Lynn Pease	Absent		

Any Other Commission Business:

It was reported the Planning Commissioners' monthly stipend has increased to $40.00.

Having no further business, upon motion by Jim Paine, second by Donna Blevins unanimously passed, the Commission adjourned the meeting at 6:02 p.m.

Felicia Eller, CMC, Secretary