Virginia: **At the special meeting of the Chilhowie Planning Commission held Thursday, September 8, 2022 at 5:30 p.m.**

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

Absent: **None.**

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

Orientation:

Mr. Robert Taylor, Taylor's Construction, recently submitted a request for a Conditional Use Permit to place a garage to work on his company's vehicles at the site of the old Rainbow Autel, 1305 East Lee Highway. This request requires a Joint Public Hearing to be held with Town Council. Town staff advertised the Joint Public Hearing in Smyth County News to be published on Wednesday, August 24, 2022 and Wednesday, August 31, 2022 editions. Also, nine certified letters were sent to adjoining property owners advising them of Mr. Taylor's request and the scheduled Public Hearing.

Since the Public Hearing notice was published Mr. Taylor was contacted by a representative of Hurt and Proffitt notifying Mr. Taylor that the property for the proposed garage must be elevated two feet and nine inches to meet the floodplain requirements. Mr. Taylor expressed that he did not intend to elevate the property and inquires if flood gates would qualify to meet the floodplain requirements. Mr. Clark requested Mr. Taylor to continue with the Public Hearing and if the Planning Commission recommended to Council to approve the Conditional Use Permit request and Council also approved the request, the Town would require a stamped engineer document stating the flood gates would meet floodplain requirements. The Planning Commission discussed potential issues with the floodplain requirements.

Mr. Cassell reviewed with Planning Commission Section 5.5-3 and Section 5.5-4 of the General Requirements from the Town of Chilhowie Zoning Ordinance as a guide to make their recommendation to Council concerning the Conditional Use Permit requested. The Planning Commission also reviewed Section 15.2-2204 of the Code of Virginia addressing Advertisement and Joint Public Hearing procedures.

Having no further business, upon motion by Donna Blevins, second by David Blevins unanimously passed, the Commission adjourned the meeting at 6:12 p.m.

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Felicia Eller, CMC, Secretary