Virginia: **At the regular meeting of the Chilhowie Planning Commission held Tuesday, April 7, 2026, at 5:30 p.m.**

Present: **Donna Blevins, David Blevins, Jim Bonham, Flave Davis, and Shannon Donnelly**

Absent: **Brian Martin, Town Manager/Zoning Administrator.**

Also Present: Felicia Eller, CMC, Clerk-Treasurer; and Heather Carter, Deputy Clerk.

Approval of January 6, 2026, Meeting Minutes:

Motion by Flave Davis, second by Donna Blevins Planning Commission approves January 6, 2026, meeting minutes. The motion was approved with following recorded vote:

David Blevins	Aye	Donna Blevins	Aye
Jim Bonham	Aye	Flave Davis	Aye
Shannon Donnelly	Aye		

Review of Communications:

Mrs. Eller reported that Mr. Martin sent a letter to Mr. Ukkelberg on February 16, 2026, after observing work being conducted at the residence located at 291 Sulphur Springs Road, inviting him to complete a zoning application. Mr. Ukkelberg explained that the structure located to the north of the property, closest to the residence, is a replacement for a previously dilapidated detached garage, and the other structure is a detached metal carport. The new building replacing the former garage does not meet current setback requirements; however, it is considered grandfathered due to the pre-existing structure. The neighboring property owner has expressed no concerns regarding the placement of the building. The structure located on the opposite side of the house, which appears to be situated in the middle of the yard, is identified as the carport. All aspects of the project, aside from the noted setback condition, comply with the Zoning Ordinance. Therefore, Mr. Martin approved the zoning application.

Motion by Donna Blevins, second by Shannon Donnelly. Planning Commission accepts all Zoning Applications as presented. The motion was approved with the following recorded vote:

David Blevins	Aye	Donna Blevins	Aye
Jim Bonham	Aye	Flave Davis	Aye
Shannon Donnelly	Aye		

Any Other Commission Business:

Due to recent weather conditions, the Boxwood Development project is currently behind schedule. The grade work has started, and upon completion, the pouring of concrete pads will begin. Several complaints have been received regarding mud being tracked onto Old Stage Road as a result of dirt removal during the grading process.

The Town of Chilhowie has been incorporated into the Crooked Road Concert Series, with performances to be held at the Lion's Club on Tuesday evenings.

Having no further business, upon motion by Donna Blevins, second by Flave Davis unanimously passed, the Commission adjourned at 5:44pm.

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Felicia Eller, Secretary