

Clintwood Planning Commission  
Workshop  
February 21, 2023  
6:00 p.m.

Record of Attendance:

Planning Commission Members:

T.J. Fryatt – Chairman  
Andrew Rose – Vice -Chairman  
Doris Rife  
Harry Childress  
Gary Hull  
Norma Patton  
Jarrod Salyers – Absent

Others Present:

Susan Wood - Attorney  
Judy Steele – Secretary  
Danny Lambert - Mayor

Chairman Fryatt called the meeting to order and asked for approval of the minutes for November 14, 2022.

Motion was made by Doris Rife and second by Harry Childress to approve the minutes as presented. Motion passed unanimously.

Chairman Fryatt said this workshop was to continue the review of the zoning ordinance. Susan Wood said that she had promised a drive to give to the planning commission members to review, but it has been an undertaking and they are about 50-60 percent through the updates. She said she had a list that she wanted to go over with the planning commission before finalizing the updates. Susan Wood asked about a campground and Mayor Lambert said it was still on the drawing plans, and Susan said that a campground is not a permitted use. Chairman Fryatt said so many people now are choosing to live in campers like it is in Big Stone Gap. He said it is a fine line between a campground and a residential camper community. Discussion was held concerning all the things that would need to be considered regarding adding a campground.

Susan said the following are some uses for the planning commission to consider:

1. Boarding Kennels- Harry Childress said you would need to consider barking when deciding on the location to allow a kennel. Andy Rose said you could look at where livestock is prohibited then you could also add to prohibit boarding kennels.

2. Golf Course/Putt Putt Golf - Mayor Lambert said could you have recreational area Susan said you would need to decide what would be included in recreational use.

3. Chickens - Susan said you could put parameters on the chickens such as the number of chickens, owner must reside on the area that chickens are kept, and type of housing for chickens. She asked about a setback, so they won't be close to residential houses. Chairman Fryatt suggested to allow outside 1,000 one thousand feet of the main corridor.

4. Farmers Market – add to the permitted use

5. Junk Yards – Do not include in any permitted uses

6. Palm Reading and Fortune Reading - Do not include in any permitted uses

7. Food Processing and Packing Plants - Small butcher shop and cannery to be included in the Central Business District
8. Laboratory – Include in the Central Business District
9. Hostel - Harry Childress said this is something like a dormitory with a bed and shower for an overnight stay.
10. Chickens – Two chickens per household
11. Adult Day Care - Norma Patton said this may be something in the future for the area.
12. Open Air Markets –
13. Food Trucks – They must pay a meal tax.
14. Bars - Judy Steele said there has been some interest in opening one up. Susan Wood said they must go through the state to be licensed by the ABC. Andy Rose said they also must serve food. Chairman Fryatt said you have to sell so much prepared food before you can apply for a license to sell alcohol. Harry Childress said you must have a referendum in town not to sell because the State of Virginia is legal to sell alcohol unless it is prohibited.

Hearing no further discussion on updates to the zoning ordinance, Chairman Fryatt said there is an application pending before the planning commission to add an indoor flea market which is being proposed for the old Dollar General Store Building on Main Street. This is not permitted for that district. It was the consensus of the planning commission members to have a joint public hearing with the town council members on March 14, 2023.


Hearing no other business, Chairman Fryatt asked for motion to adjourn.

Motion was made by Doris Rife and second by Andy Rose to adjourn. Motion passed unanimously.

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J.J. Fryatt – Chairman

Attest:

  
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Judy Steele, Secretary

Town of Clintwood, Virginia  
Joint Public Hearing  
Clintwood Town Council  
and Clintwood Planning Commission  
March 14, 2023  
5:30 p.m.

Record of Attendance:

Council Members:

Danny Lambert - Mayor/Town Manager  
Ron Kendrick - Vice Mayor  
Doris Rife  
Talbert Bolling  
Jim Childress  
Shelly Mullins

Planning Commission Members

T.J. Fryatt - Chairman  
Andrew Rose - Vice Chairman  
Doris Rife  
Norma Patton  
Harry Childress  
Gary Hull - Absent  
Jarrod Salyers - Absent

Present - Judy Steele -Clerk and Secretary of Planning Commission  
Susan Wood - Attorney

Citizens: Terry Ramey, Candice Ramey, Clint Vance, Bobby Garrett

Chairman Fryatt called the public hearing to order and stated the purpose of the public hearing was to have public comment on locating an indoor flea market in the business district. A roll call vote was taken of the Planning Commission Members and a quorum was present with Gary Hull and Jarrod Salyers being absent and a quorum present of the Town Council Members with all members present.

Chairman Fryatt opened the floor for public comment. Terry Ramey stated that he wanted to do an indoor flea market to bring in new and different businesses and he believes it will open more tourist attractions for the businesses that are already in town. He was not sure what all the vendors will be bringing, but they will be new and different. Doris Rife asked if he was going to separate the space into units. He said it would have weekly and monthly rentals. Norma Patton asked if they have to build their on unit and Terry said he would measure the unit off and if they agree to rent it then he would build up the walls for them. Doris Rife asked if there were different rates for different sizes and Terry said yes. Harry Childress asked how many vendors he might have in the building and Terry said it was a big building. Andrew Rose asked if there would be prohibited items such as live animals and Terry said there would be no live animals. Andrew said a concern would be the parking and how he was going to handle that and Terry said it would be about the same as with Dollar General which was in front and next to it. Norma Patton asked what days it would be opened and he said Tuesday

through Saturday. Shelly Mullins said his concern was with the parking. If you have twenty (20) vendors then that is twenty (20) vehicles plus the customers. When the Dollar Store was there, they had maybe three (3) employees and maybe no more than five (5) to eight (8) people in the store at a time. Shelly said another concern was for taxes and how would taxes be controlled. Terry Ramey asked if there was parking below Hancock Lambert and Mayor Lambert said there are some available. Jim Childress said you could encourage your vendors to park there. Terry said that all the vendors would probably not be there at the same time. Harry Childress asked the hours he would be open and Terry said he was looking at 10 a.m. to 8 p.m. Ron Kendrick asked if everything is confined indoors with nothing out on the sidewalk and Terry said that is correct. Talbert Bolling asked who owns the building and Terry said that he was not sure because he is dealing mainly with a manager that rents it for the owner. Talbert Bolling asked if he had signed a lease and Terry said that he had signed a lease. Harry Childress asked about the restroom facilities and Terry said there would be two bathrooms available. He said there would be no food maybe some drinks. Harry Childress asked the council how they would deal with the taxes. Jim Childress said he would have to buy a business license and the complaint might be if they start to sell new stuff. Susan Wood said if it is someone that is going to be set up there and not move around that it could potentially be looked at as their primary, but if it is going to be somebody that comes and goes that would make it much more difficult. Candice Ramey said isn't it the responsibility of the vendor to file their own taxes. Mayor Lambert said each vendor that will be down there should get a sales tax license and report their sales tax. Talbert Bolling asked if he has a Business LLC and Terry said not yet. Candice Ramey said they have insurance for their Handyman business.

Chairman Fryatt asked for any other public comment and hearing none he asked for a motion from the Planning Commission to adjourn the public hearing.

Motion was made by Harry Childress and second by Andrew Rose to adjourn the Planning Commission part of the public hearing. Motion passed unanimously.

Mayor Lambert asked if the town council had any other questions or comments and hearing none, he asked for a motion to adjourn the public hearing.

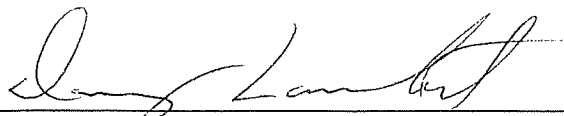
Motion was made by Talbert Bolling and second by Jim Childress to adjourn the town council's part of the public hearing. Motion passed unanimously.

Chairman Fryatt asked if the Planning Commission had a motion with their recommendation for the town council.

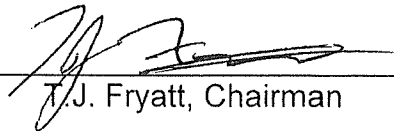
Motion was made by Harry Childress and second by Andrew Rose to recommend to the Town Council that the application be approved. Motion passed unanimously.

Motion was made by Doris Rife and second by Harry Childress to adjourn the Planning Commission meeting. Motion passed unanimously.

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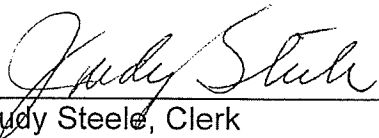


Danny Lambert, Mayor



T.J. Fryatt, Chairman

Attest:



Judy Steele, Clerk