

TOWN OF HURT 2025

MEETING MINUTES

MONTHLY BUSINESS MEETING

Date: Tuesday, August 5, 2025

Time: 6:03 PM

Meeting called to order by: MAYOR GARY HODNETT

COUNCIL MEMBERS IN ATTENDANCE

Steve Worley, Paul Johnson, Jimmy Harding, Alice Bond, Bob Majure, Gary Poindexter

MOTION FOR CLOSED SESSION

- Mayor Hodnett calls the meeting to order and does a roll call establishing a quorum.
- Mayor Hodnett calls for a motion to move into closed session.
- Gary Poindexter moves that the council convene a closed session in accordance with Virginia Freedom of Information Act as amended. Real Estate, Prospective Business (as necessary) (Authorization: § 2.2-3711 A (3) (5) as applicable)
- Vice Mayor Majure seconds the motion for the closed session.
- Mayor Hodnett calls for individual votes on the motion.
- Council members: Gary P, Bob M, Alice B, Jimmy H, Paul J, and Steve W. all vote in favor of the closed session.
- The motion is passed, and the council moves into a closed session at 6:05 PM.

CERTIFICATION OF CLOSED SESSION AND INVOCATION

- Mayor Hodnett calls for motions to return and certify a closed session.
- Vice Mayor Majure makes a motion for the certification of the closed meeting, citing the Virginia Freedom of Information Act.
- Mayor Hodnett calls for a second, which is given by Councilman Paul, each council member; Worley, Johnson, Harding, Bond, Majure, and Poindexter approve.
- Gary Poindexter leads the invocation.

PLEDGE OF ALLEGIENCE

Lead by Mayor Hodnett

PUBLIC HEARING FOR ZONING CHANGES

No one has any comments so the Planning Commission went to discuss if the amendments should be passed.

- Industrial District Zoning
 - authorized uses with no special use permit required
 - advanced manufacturing, including aerospace, automotive, advanced materials and similar components, parts and products, and we have data processing and related services, not including power generation other than solar
 - We have manufacture of textiles, apparel, leather and substitute products, science, science technology and research facilities, water treatment plants and related facilities, wireless communications facilities and telephone facilities.
- Commercial District
 - authorized use of added massage therapist, state license only
- Advertising Procedures
 - has been modified slightly by the state code. We made these changes to fit our code with the state code. Made it a little less strict from the advertising you have to advertise two times. It could be any time that is within 28 days or not less than five days before the hearing, before it had to be two successive weeks

Planning Commission recommended the changes be approved as presented.

Vice Mayor made a motion to approve the changes to sections 28 329, as presented section 28 293, as presented in Section 28 884, as presented. Seconded by Alice, unanimously approved.

JULY EXPENDITURES

Gary Poindexter made a motion to approve the July expenditures report as presented. Seconded by Paul and unanimously approved.

NEW BUSINESS

1. Plaza parking lot lights have received a lot of compliments.
2. Consent Order bids have come in. Joe Smith went over the amounts. They came in over the expected amount by \$250,000. VDH is working on getting us the \$250,000. We have to prioritize things at this point.
 - Under bore under the railroad has been cut out, not a priority
 - CRB is doing the pumping station, line from Altavista and vault
 - Suez is doing the mixer, aerator, and ventilator.

STANTON RIVER MEDICAL CENTER X-RAY MACHINE FUNDING

- Steve Worley brings up the issue of the Stanton River Medical Center needing funds to update their X-ray machine.
 - The council discusses potential funding sources, including grants and fundraising, and agrees to explore these options further.
 - The council expresses support for keeping the X-ray machine operational to benefit the community

REPORTS FROM STAFF

- Treasurer -Marissa Padilla – Month of July was a learning experience, was a pretty good busy month
- Clerk – Marissa Padilla- Hard to juggle both jobs
- Public Works – Joe Smith gave Sewer Pump Station & Water Pump Station Updates.
 - Reports on tree issues, including a large branch hanging over Tanger Road and a big oak tree near the creek. John McGill Tree Service should probably be used to remove it.
 - Water customer inquiries.
 - Rain is making it hard to get all the grass cut, town mower needs repairs or replaced.
- Police Department – Chief Jason Lovelace provides the police report for July, noting the installation of new lights in the park and the successful implementation of the license plate reader program.
 - The council discusses the need for a camera to monitor the flashing lights in school zones, with Jason Lovelace providing a quote from RTC Manufacturing.
 - The council approves the motion to install the camera, noting the importance of public safety and the potential for the camera to pay for itself through citations.

Mayor asked for a motion to move forward with the flock camera. Gary Poindexter made a motion, seconded by Alice, unanimously approved.

Mayor asked for a motion to move forward with the flashing light camera. Bob made a motion to approve the RTC Manufacturing camera to watch the school zone flashing lights, seconded by Paul, unanimously approved.

Legal John Eller – both things had already been discussed.

- New ordinances
- Plot information, Town owns an easement – Walter McCormick wants to purchase the easement between Theresa Haskins Haircut and Parlor and Courtney's Massage Therapy. Going to get a survey done of the right a way.

ANNOUNCEMENTS AND CLOSING REMARKS

- Bob Majure announces that the Motley Dixie team is playing in the nationals and provides a link for live streaming.
- The council expresses condolences for Lee Vogler's family and acknowledges the GoFundMe page set up for them.

Gary Hodnett thanks everyone for attending and meeting is adjourned at 7:04PM.

- Next Monthly Business Meeting September 2, 2025.

An Ordinance to repeal, amend and re-ordain Section 28-329 of the Code of the Town of Hurt, 1967, relating to Limited Industrial..

Be it ordained by the Town Council of the Town of Hurt:

1. That Section 28-329 of the Code of the Town of Hurt, 1967, be repealed, amended and re-ordained as follows:

Sec. 28-329. Use regulations.

In Industrial District I-1, structures to be erected or land to be used shall be used as follows:

- (1) ~~Authorized uses, no special use permit required.~~
 - a. Advanced manufacturing, including aerospace, automotive, advanced materials and similar components, parts and products.
 - b. Assembly and manufacture of electrical appliances, electronic instruments and devices, computers and computer equipment, radios, televisions and phonographs. Also, the manufacture of small parts, such as coils, condensers and transformers.
 - c. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture
 - d. Data processing and management, hosting and related services, not including power generation other than solar.
 - e. Laboratories, pharmaceutical and/or medical, manufacture of pharmaceuticals.
 - f. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, dairy products, candy, and cosmetics..
 - g. Manufacture of Boats
 - h. Manufacture of furniture and upholstery shops-related products..
 - i. Manufacture of musical instruments, toys, and novelties. ~~and rubber and metal stamps.~~
 - j. Manufacture of textiles and apparel, leather and leather substitute products..
 - k. Public utility booster or relay stations, transformer substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.

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- l. Science, technology and research facilities.
 - m. Water treatment plants and related facilities, wireless communication facilities and telephone facilities
 - n. Blacksmith shop, Welding and/or machine shop, metal fabrication excluding punch presses exceeding 40 ton rated capacity and drop hammers.
 - o. Wholesale businesses, storage warehouses.
 - p. Signs as follows:
 - 1. Business signs as set forth in section 28-505.
 - 2. ~~Temporary signs as set forth in section 28-504(5).~~
 - ~~q. Fences as set forth in sections 28-540 and 28-541~~
 - q. All authorized uses in Districts R-1, R-2 and C-1 except residential.
- (2) Permitted uses with special use permit. The following uses may be permitted only upon the issuance of a special use permit by the town council with such conditions as may be imposed by the council. The council shall have the right to reject such permit application.
- a. Large scale solar energy facilities and utility scale solar energy facilities as provided in article IX, division 9 of this chapter.
 - b. Packing plants and food processing plants and manufacture of products from the waste thereof.
 - c. ~~Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stone, shell, straw, tobacco, wood, yard, and paint.~~
 - c. Public utility generating stations.
 - d. Manufacture of animal feed.
 - e. Any use not mentioned in subsection (1) or (2) of this section shall require a special use permit.
- (3) Prohibited uses.
- a. Automobile graveyards.
 - b. Junkyards.
 - c. Residential.
 - d. Steel mills.
 - e. Petroleum refineries.

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- f. Asphalt plants.
 - g. Fertilizer plants.
 - h. Pulp and paper mills.
 - i. Open garbage and trash dumps.
- (4) Off-street parking shall be provided as required in section 28-475.
 - (5) All uses in this district are subject to the provisions of article XIV of this chapter,
Flood Control.
- (Code 1967, § 4-88; Amd. of 4-7-2015; Amd. of 3-7-2017; Amd. of 3-24-2021)

An Ordinance to repeal, amend and re-ordain Section 28-293 of the Code of the Town of Hurt, 1967, relating to Use regulations..

Be it ordained by the Town Council of the Town of Hurt:

1. That Section 28-293 of the Code of the Town of Hurt, 1967, be repealed, amended and re-ordained as follows:

Sec. 28-293. Use regulations.

In general, Commercial District C-1 structures to be erected or land to be used shall be used as follows:

- (1) Authorized uses, no special use permit required.
 - a. Retail food stores.
 - b. Bakeries.
 - c. Drycleaners.
 - d. Laundries and laundromats.
 - e. Florist shops.
 - f. Wearing apparel stores.
 - g. Jewelry stores.
 - h. Drug stores.
 - i. Fabric shops.
 - j. Barber and beauty shops.
 - k. Auto and home appliance services.
 - l. Theaters, assembly halls.
 - m. Banks.
 - n. Music shops.
 - o. Restaurants.
 - p. Furniture stores.
 - q. Hotels, motels, tourist homes, boardinghouses, roominghouses.
 - r. Office buildings.
 - s. Office supply stores.
 - t. Churches.

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- u. Libraries.
 - v. Hardware stores.
 - w. Funeral homes or mortuaries.
 - x. Clubs and lodges.
 - y. Auto sales and service.
 - z. Public utilities.
 - aa Massage therapist, state licensed only
 - bb. Signs as follows:
 - 1. Business signs as set forth in section 28-505.
 - 2. Temporary signs as set forth in section 28-504(5).
 - 3. Church bulletin boards and church identification signs as set forth in section 28-504(2).
 - cc. Fences as set forth in sections 28-540 and 28-541.
 - dd. All authorized uses in Districts R-1 and R-2.
 - ee. As to R-1 and R-2 type uses, small solar energy facilities as provided in article IX, division 9 of this chapter.
 - ff. ~~1.~~ Exhibitions and special events with permit issued by town council. Any owner of property in the C-1 district planning an exhibition or special event shall file an application with the town clerk for a permit for such event not less than seven days prior to a meeting of town council scheduled before the event. Such notice shall include the following information:
 - (i) Description of event.
 - (ii) Date and time of the event.
 - (iii) Provisions for crowd control, traffic control and parking.
 - (iv) Provisions for fire protection and emergency medical services.
 - (v) Provisions for bathroom facilities.
 - (vi) If any part of the event is to be held after dark a description of lighting to be provided.
 - (vii) Whether a request to sell alcoholic beverages will be made and if so, by whom; location of sales on the grounds and plan for isolating alcohol sales area from minors; ABC permits and plan for policing. Council reserves the right to impose restrictions on the said alcohol sales or to deny such sales entirely.
 - (viii) Whether concessions will be sold and by whom.
 - (ix) Provisions for litter removal.

2.—The town council will review the application at its first meeting after the date the application is filed and either approve the event as planned or direct reasonable changes to the plan which changes shall be implemented by applicant prior to the event.

(2) Special use permit. The following uses may be permitted only upon the issuance of a special use permit by the town council with such conditions as may be imposed by the council. The council shall have the right to reject such permit application.

- a. Automobile service stations.
- b. Billiard parlors and poolrooms.
- c. Bowling alleys.
- d. Dance halls.
- e. Video game parlors.
- f. Hospitals, nursing homes and adult care homes.
- g. Arenas.
- h. Large scale solar energy facilities as provided in article IX, division 9 of this chapter.
- i. Construction business offices.

(3) Off-street parking. Off-street parking shall be provided as required by section 28-475.

(4) All uses in this district are subject to the provisions of article XIV of this chapter.

(Code 1967, § 4-82; Ord. of 12-3-2021, § 4-82)

An Ordinance to repeal, amend and re-ordain Section 28-884 of the Code of the Town of Hurt, 1967, relating to Advertising of plans; joint hearings; notice of amendments..

Be it ordained by the Town Council of the Town of Hurt:

1. That Section 28-884 of the Code of the Town of Hurt, 1967, be repealed, amended and re-ordained as follows:

Sec. 28-884. Advertising of plans; joint hearings; notice of amendments.

- (a) Plans or ordinances or amendments thereof, recommended or adopted under this division need not be advertised in full, but may be advertised by reference. Every such advertisement shall contain a reference to the places within the town where copies of the proposed plans, ordinances or amendments may be examined.
- (b) The commission shall not recommend, nor the governing body adopt, any plan, ordinance or amendment until notice of intention so to do has been published ~~twice once a week for two successive weeks~~ in some newspaper published or having general circulation in the town provided, that such notice for both the commission and the governing body may be published concurrently. Such notice shall specify the time and place of a hearing, at which persons affected may appear and present their views, with the first notice appearing not more than 28 days before and the second notice appearing no less than 5 days before the date of the hearing. not less than six days nor more than 21 days after the second advertisement shall appear in such newspaper The commission and the governing body may hold a joint public hearing after public notice as set forth hereinabove. If such joint hearing is held, the public notice, as set forth above, need be given only by the governing body. ~~The term "two successive weeks," as used in this subsection, means that such notice shall be published at least twice in such newspaper with not less than six days elapsing between the first and second publication.~~ In any instance in which the governing body and/or the commission has submitted a correct and timely notice request to such newspaper and the newspaper fails to publish the notice, or publishes the notice incorrectly, the governing body and/or commission shall be deemed to have met the notice requirements hereof so long as the notice was published in the next available edition of a newspaper having general circulation in the locality.
- (c) When a proposed amendment of the zoning ordinance involves a change in the zoning classification of 25 or less parcels of land, then, in addition to the advertising as subsection (a) of this section required, written notice shall be given by the commission and/or the governing body at least five days before the hearing to the owner, agent or occupant, of each parcel involved, and to the owners, agent or the occupant, of all abutting property and property immediately across the street or road from the property affected. Notice sent by registered or certified mail to the last known address of such owner as shown on the current real estate tax assessment books shall be deemed adequate compliance with this

requirement. If the hearing is continued, notice shall be remailed. Costs of any notice required under this division shall be taxed to the applicant.

- (d) When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of more than 25 but less than 500 parcels of land, then, in addition to the advertising as subsection (a) of this section required, written notice shall be given by the commission and/or the governing body at least five days before the hearing to the owner, owners, or their agent of each parcel of land involved. One notice sent by first class mail to the last known address of such owner as shown on the current real estate tax assessment books shall be deemed adequate compliance with this requirement, provided that a representative of the commission and/or the governing body shall make affidavit that such mailing have been made and file such affidavit with the papers in the case. Nothing in this subsection shall be construed as to invalidate any subsequently adopted amendment or ordinance because of the inadvertent failure by the representative of the commission and/or the governing body to give written notice to the owner, owners or their agent of any parcel involved.
- (e) At the time an application is filed with the town, a sign shall be posted on the property by the applicant notifying interested persons that a zoning action involving the property is pending. Where the zoning action has been initiated by the planning commission or by the town council, the sign shall be posted on the property by the town. Such sign shall be located along the edge of the right-of-way of a public street or road, upon which such business or proposed use fronts. The sign shall be placed on the property at 500-foot intervals. If the property in question has a 500-foot or less frontage, one sign shall suffice. Where property does not front on an existing right-of-way, such sign shall be placed within the right-of-way of the nearest street or road.
- (f) After enactment of any such plan, ordinance or amendment, further publication thereof shall not be required.

(Code 1967, § 4-133; Ord. of 1-4-2022(3))

TOWN OF HURT PLANNING AND ZONING COMMISSION

We, the Town of Hurt Planning and Zoning Commission hereby move the Town Council of the Town of Hurt to consider the three attached proposed amendments to the Town Zoning Ordinance, namely Sec. 28-329 Permitted uses in the I-1 Limited Industrial Zoning District, Sec. 28-293 Permitted uses in the C-1 General Commercial Zoning District and Sec 28-884 Advertising of plans, etc and that at its work session meeting July 17 the Council set a joint public hearing at the Council's August 5, 2025 meeting at which hearing the Commission and the Council will hear the opinions and comments of the citizens before considering the said amendments.

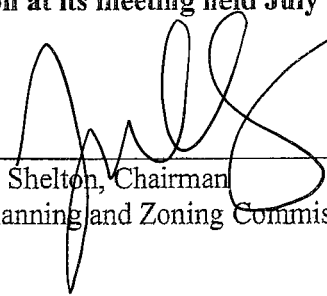
The reason for such proposed amendments are as follows:

Sec. 28-329 the permitted uses currently stated in the I-1 zoning district are outdated and need to be modernized with current technological industrial uses being permitted. These changes will make the Town of Hurt attractive to the kind of advanced industries with high paying jobs that will strengthen the Town's tax base and bring skilled workers into the Town all at the benefit of the Town.

Sec. 28-293 Massage therapy, state licensed only. This use is not currently listed as a permitted use in the C-1 district and the Planning Commission believes that the town would benefit from the availability of such services.

Sec. 28-884 Recent changes in Section 15.2-2204 of the Va. Code have modified the requirements for notice of proposed zoning changes and other zoning related matters and Town Code Sec. 28-884 needs to be amended to reflect those changes.

I hereby certify that the foregoing is a true copy of a motion passed unanimously by the Hurt Planning and Zoning Commission at its meeting held July 15, 2025.



Jeremy Shelton, Chairman
Hurt Planning and Zoning Commission