

Town of Hurt, Virginia  
Council Work Session Minutes (Summary)  
December 20, 2022

Hurt Town Council held a work session on Tuesday, December 20, 2022. The meeting was called to order at approximately 6:30 PM with a quorum present.

**Roll Call**

Members Present: Vice-Mayor Shirley Barksdale-Hill (excused @ 8:00 PM), Mr. Donney Johnson, Mr. Bob Majure, and Mr. Gary Poindexter. Absentees: Mrs. Kathy Keese and Mr. Luke Perdieu

**Closed Session**

Council entered closed session immediately following roll call, as authorized by VA FOIA § 2.2-3711 (A), to discuss matters of HR, prospective business, and real estate. After approximately 40 minutes, council returned to open session and certified and only the aforementioned matters were discussed in closed session, as required by VA FOIA § 2.2-3712 (D). Motions to enter and return from/certify the closed session were seconded and passed unanimously.

**Open Session**

An invocation was given by Mr. Poindexter, followed by the Pledge of Allegiance led by Mayor Hodnett.

The floor was opened briefly for public comments; no input was received.

**Items for Discussion**

**Zoning RE Dogwood Mobile Home Park (DMHP):** Mayor Hodnett informed council that DMHP is under new management and seeks to replace some of its older mobile homes. The older homes in question are 12' wide, which is an indicator of their great age, as the industry standard increased to 14' width decades ago. Thus, any replacement homes would be 14' wide as well. The town's current zoning ordinance, as applicable to DMHP, requires that any such home replacement be no larger than the original "footprint" of the one being removed. This situation presents difficulties for the park's intended future improvements, as it (1) makes it practically impossible to replace any home dating back to the 12' wide era without violating an ordinance, and (2) raises other issues (e.g. home spacing within the park).

Given the likelihood of similar situations recurring over several years, councilmembers and legal counsel deliberated the pros and cons of a general zoning ordinance amendment to cover all such situations vs. handling each occurrence as it comes along by way of the zoning variance process. After considerable discussion, there was a consensus to follow the variance pathway rather than amending the ordinance.

**Council Vacancy/Special Election:** Mayor Hodnett advised that he had spoken with county election officials concerning a council seat vacancy anticipated next month and was advised that Council may appoint someone to that seat on an interim basis until a special election in November 2023 to fill the seat for the remainder of its term.

**Mobile Restaurant Regulations:** Council was presented with a copy of Altavista's ordinance RE the operation of "food trucks" within town limits in case Hurt may want to use it as a basic framework for developing its own regulations for such vendors. With the anticipated opening of new industry in Hurt (Staunton River Plastics within a few months and potentially others going forward), concerns have been raised as to the proximity of eateries for their employees. After moderate discussion, members agreed to use Altavista's ordinance as general guidance for drafting Hurt's ordinance – with the stipulation that mobile restaurants may operate in industrial zones with less stringent requirements than other zones.

**Commercial Zoning at 419 Church Street:** Mayor Hodnett advised that there may be a prospective purchaser for the property formerly known as Bea's Restaurant. However, any such purchaser would, as part of their due diligence, take steps to ensure that their proposed use of the property would be in compliance with applicable zoning regulations.

**Administrative Procedures:** Deputy Town Manager Mike Jones informed council that he is preparing office/operational policy recommendations for Hurt to consider going forward. Details are extensive and complex. Thus, he will present those at a later date, pending completion of case studies.

There being no further business, Council adjourned at approximately 8:15 PM.

Kelsie Anderson  
Kelsie Anderson, Clerk

Gary Hodnett  
Gary Hodnett, Mayor