

The Smithfield Planning Commission held its regular meeting on Tuesday, April 11<sup>th</sup>, 2017. The meeting was called to order at 6:30 p.m. Members present were Mr. Randy Pack, Chairman; Mr. Charles Bryan, Vice Chairman; Mr. Bill Davidson, Ms. Julia Hillegass, and Mr. Michael Torrey. Dr. Thomas Pope and Mr. Mike Swecker were absent. The staff member present was Mr. William G. Saunders IV, Planning and Zoning Administrator. There were nine (9) citizens present. The media was represented by John Edwards of the Smithfield Times.

Chairman Pack – Ladies and gentlemen, I would like to welcome you to the April 11<sup>th</sup>, 2017 Smithfield Planning Commission meeting. We will start our meeting with the Pledge. Please stand.

*Everyone present stood and recited the Pledge of Allegiance.*

Chairman Pack–The first item on the agenda is the Planning and Zoning Administrator's Activity Report.

Planning and Zoning Administrator – Thank you, Mr. Chairman. As you have seen on the way in, the Smithfield Foods/Smithfield Center Parking Lot Expansion is underway. I believe they started pouring the footings and installing some of the cinder block on the retaining wall. They have done a lot of cutting. As you saw in the paper, we are going to have to replace the Eisenhower tree; unfortunately. It will be replaced with a new plaque at its base. On the Joseph W. Luter Jr. Sports Complex, there was a successful bidder on the concession stands. The site work is going along fairly smoothly. The lights are installed. They are starting to put in the dugouts. A lot of the electrical is being installed for the concession stand contractor to come in and start on the structures out there. That is all I have tonight. Thank you.

Chairman Pack – At this time, I would like to move to Upcoming Meetings and Activities. On April 18<sup>th</sup> at the Smithfield Center at 6:30 p.m., we will have the Board of Historic and Architectural Review. The Board of Zoning Appeals meeting has been cancelled for this month. On April 24<sup>th</sup> and 25<sup>th</sup>, we will have our regularly scheduled Town Council Committee Meetings beginning at 4:00 p.m. each day. The next Town Council meeting will be on May 2<sup>nd</sup> followed by our next Planning Commission meeting on May 9<sup>th</sup>. At this time, we will move to Public Comments. The public is invited to speak to the Planning Commission on any matter except for scheduled public hearings.

We have three (3) public hearings tonight. There is a signup sheet. Comments are limited to five (5) minutes per person. Any required response from the town will be provided in writing following the meeting. Do we have anyone signed up for public comments?

Planning and Zoning Administrator – We have two (2) signups, Mr. Chairman. The first is Mr. John Edwards.

Mr. Edwards – Thank you, Mr. Chairman. I am here on behalf of Historic Smithfield. Subsequent to your mapping exercise on the Comprehensive Plan, I believe you received a report fairly recently from Historic Smithfield. It was a fourteen (14) page list of recommendations concerning the Comprehensive Plan. I am here to address those by merely thanking you for receiving them. I would like to very quickly outline what you have already seen in it and to answer any questions that you might have about what we are recommending. We are recommending continued efforts to increase public access to the Pagan River. We believe public access to that body of water is terribly important. We have a couple of specific recommendations in regards to that. We are recommending an outdoor public events venue to be considered. I have a bit of a personal stake in this. I am old enough now so that Ann and I, frankly, do not know how long we will be at the paper. It will be a little bit longer; but the stage there is yours and the public for as long as we are there. We do not know if that will be a permanent arrangement. We believe there should be an outdoor venue and Historic Smithfield agrees with that and believes you should look toward that eventuality. We think parking needs in the historic district remain important and critical. It is another need that we think you ought to look at. We believe the town should undertake a stormwater initiative to take care of the historic district specifically as it relates to Little Creek and Cypress Creek. The drainage into those is unfiltered. For a long time many of us believe, they should have had some type of filtering system. There are opportunities there to create a park environment and do all kinds of things. It is in our suggestions that you put it into the plan to look at. We believe that the historic district should be defined as a planning area and it is not currently in the Comprehensive Plan. We believe that the district itself should be a planning area. The overlay lines of the historic district need a little cleaning up. They do not go all the way through Pierceville. They do not include Goose Hill. They

just sort of meander around over there and we think they should be cleaned up. It is a housekeeping deal. We believe that Main Street should be one planning sub-area from Wharf Hill all the way to the bypass so that the commercial district of the historic district is looked at in a comprehensive way. We believe the town should always be looking at additional tax incentives to spur restoration and preservation efforts in the district. It is always going to be an issue and there are probably some things that can be done that are not now being done. That is basically it. Most of these are pretty basic and non-controversial we think. We did deal with Pierceville. We recommend the conservative approach, preservation of the house if possible, take a comprehensive approach to it, include commercial on that frontage, and some development. We know it is going to happen. It should be done in the same way. We recommend that the town not do a whole lot until you have something before you that looks good. Those are our recommendations. That is it. I thank you.

Vice Chairman Bryan – I have a question, Mr. Edwards. Are you the author or one of the authors of this document?

Mr. Edwards – This gentleman right over here, Mr. Rick Bodson, is the author and organizer of this proposal with a committee from Historic Smithfield's Board. I worked on the committee that put it together. The full Board had review of it. We had a sixteen (16) member Board. They all unanimously approved it.

Vice Chairman Bryan – When I read it, I was very impressed with it. It is very thoughtful and insightful. It gives some good guidance for the town.

Mr. Edwards – It is all due to Mr. Bodson. I take no credit for the authorship of it.

Vice Chairman Bryan – Thank you and Mr. Bodson too. Well done.

Ms. Hillegass – As a matter of full disclosure for those that do not know, I also serve on the Board of Historic Smithfield. A lot of people had input and review of that. Mr. Bodson is the primary author but it was seen by a lot of people. It was very thoroughly done.

Planning and Zoning Administrator – Our next signup is Mr. Mark Gay.

Mr. Gay – Preserve Smithfield. We have not been briefed on the Comprehensive Plan like Historic Smithfield has until fifteen (15) minutes ago. I was on the back patio with my wife when my phone starting lighting up. As others were trying to scramble to

get here, we saw the agenda. Let me just say that we appreciate the comments that Historic Smithfield has allowed which is an economic engine for the town. It is not formerly associated with the government but, clearly, several members including Mr. Pack sit on Historic Smithfield and Smithfield 2020.

Chairman Pack – I do not sit on Historic Smithfield.

Mr. Gay – Smithfield 2020, I am sorry.

Ms. Hillegass – They are very different.

Mr. Gay – We pointed out, on behalf of many residents of this town who attended the map exercise last July which was hosted by the Planning Commission and monitored by Smithfield 2020. We find it interesting that nine (9) months later, here we go again, you are looking around for an alternative approach to what is going to happen at Pierceville without the input of the hundreds of residents who stood here before you for BHAR, Town Council, and before the map exercise over the last two (2) years. There were hundreds of people, not the thirty-five (35) that Dr. Cook said last Tuesday night. That was categorizing. With a lot of passion and a lot of historic reasoning and analysis, we have put forward a business plan for the preservation of Pierceville to include restoration of the Pierce home which Historic Smithfield approved 16-0. They also agreed not to raze the house. They apparently do not agree with trying to press for conservation of the three hundred (300) year old acreage of the land. It dates back to the Kings Land Grant of 1635. Thus far, town officials have refused to work with Trust for Public Land to investigate how that can be obtained. I stand here tonight, as you hear what comes forward, to say that Historic Smithfield and Smithfield 2020 deserve no more access to the plan direction of the town than do the tax paying residents of the town and Preserve Smithfield and other non-profit organizations who have a vested interest in what we are doing with the future of this town. Smithfield 2040 is a different sort of thing. It involves a lot of key assumptions of what our future looks like and it involves total involvement of the town's thinking populace to help shape this; not just a select few with apparent conflicts of interest. Thank you.

Chairman Pack – Thank you, Mr. Gay. There are no more signups. If you did not have the opportunity to sign up and would like to speak, please come forward. Seeing no more public comments, we will move Planning Commission Comments. Are there

any comments from the Planning Commission? I have just one. It is something that kind of got raised at Town Council and some of the things we have seen; especially with the approval of the zoning change for the Goodwill that was approved last month. One of those things is that we look at the landscape buffer that we have in our historic overlays. We need to take a really good look at what we require. The Planning Commission needs to decide if it is strong enough, in particular, with actions that require maintenance after it is built and into perpetuity. I would like this Commission to look at this ordinance and maybe bring it back to the next meeting and have it as an action item for discussion. We need to take a look at it and see if we are happy with where it is, if we want to improve it, or if we want to lessen it. There was talk, at Town Council level, with one of the members of the public that came up and spoke. They were discussing some of the requirements for the landscape area. It is something I would really like for us to take a look at to make sure that we are happy with it especially as things start to move forward.

Ms. Hillegass – Are you speaking specifically about the Entrance Corridor?

Chairman Pack – Entrance Corridor, yes, the historic overlay to make sure that they do not go to Lowes and buy five to ten (\$5.00 - \$10.00) dollar trees and plant them to meet the requirement and that is all they have to do. It is important that we keep those areas looking pretty and attractive. We should look into some of the maturity and upkeep of the property after it is said and done. It is one thing I would like to see us do, as a Commission, as we move forward. Are there any other comments? Seeing none, we have the Entrance Corridor Design Review and Waiver Request – 201 Battery Park Road – Trey Gwaltney, Smithfield Self Storage, applicants. Could we have a staff report please?

Planning and Zoning Administrator – Mr. Trey Gwaltney of Smithfield Self Storage LLC are the applicants. The site is 201 Battery Park Road which is the recent home of The Grill Restaurant. It is northeast of the intersection of Battery Park Road and John Rolfe Drive. The total acreage of the site is approximately one and a half (1 ½) acres. The existing use has predominately been eating establishments but also self-storage on the same site. The proposed use is the addition of multi-story self-storage to the single story self-storage. What is before you tonight is an Entrance

Corridor design review and waiver request. There is also a site plan under review for this project. In an effort to get the architectural elements before you, as far as the building and the sign as well as a potential waiver that will be asked for to encroach into the landscape buffer, the applicant wanted to find out earlier in the process if he needed to go back to the drawing board so to speak instead of waiting until the end. Some of this may seem a bit premature but it is actually logical. The applicants propose to demolish the existing structure that housed The Grill Restaurant and replace it with a three (3) story climate controlled self-storage facility. They currently have, on site, a number of single level non-climate controlled storage units; however, they prefer not to remove any of that. Due to this and other site constraints of a redevelopment project, the applicants will require the approval of two (2) waivers from the Planning Commission in order to redevelop this site as they propose. The first waiver is an Entrance Corridor Overlay District waiver in order to encroach into the forty (40') foot landscape buffer that exists on both road frontages. This waiver is before you tonight for consideration along with the building and sign designs. The second waiver relates to maximum floor area allowed on the site. That waiver will be associated with the site plan approval. Consideration of that will be when you consider the site plan for preliminary approval. I would also note, as far as the materials in your color renderings, we did not get those until late in the process. It was determined that there is corrugated metal shown in the renderings and also EIFS which is alright. It is synthetic stucco but corrugated metal is in conflict with the Entrance Corridor. The applicants have amended to propose that they use a concealed fastener insulated metal panel in all areas where corrugated metal is noted. Some of the areas noted as EIFS may be replaced with the metal panels as well. However, the color representations in the rendering will remain the same. The metal panels they propose have a similar look to synthetic stucco. A similar product was installed on the new True Value structure. You have some manufacturer's information in your packet. The 300GS granite stone version has the texture shown in your enclosure. The staff finds that the design and materials proposed are in keeping with the Entrance Corridor Overlay District requirements; however, the waiver approval is up to the Board. The strengths of the application are that the proposed changes will replace a structure in need of repair that has not housed a business for months with a

new structure that will meet the EC-O standards and expand the other existing business on the site. Also, the proposed plan will increase the amount of green space and landscaping on the site from what currently exist. The weaknesses of the application are the waivers to encroach into the forty (40') foot landscape buffer. They will not provide the amount of landscape that would normally come to ordinance standards for new construction. Also, the building entrance is not oriented to the main corridor entrance but to the side which fronts John Rolfe Drive. That is all I have tonight. I am sure the applicant will want to add something to that.

Chairman Pack – Would the applicant like to speak?

Mr. Trey Gwaltney – I am with Smithfield Self Storage. We have been in business here in town for about twenty-five (25) years with non-climate controlled storage. We feel that a lot of things are right for us to try to expand that business with some climate controlled storage. We currently own the parcel that is in front of you. As William said, the building that is there now has served lots of good purposes; but its time has kind of come and gone. We are unable to subdivide the property and sell it or cut it into another piece. We are trying to find the best use for us to do something with it. I do not think we could build buildings like we currently have which are made of corrugated metal. We are looking at doing something different. We have a lot of request for climate controlled storage. Nobody provides it in this area. There is a lot of construction going on and we have consulted with other people who design, build, and own and operate climate controlled storage units in the Tidewater area. The general consensus is that this is a good thing as far as a business move for us. We would love to make more money and generate more money for the town and the county. So, I think you have pretty good pictures in front of you of what we would like to do. There are some drawings that show the current condition of the parcel of land with the existing building and some numbers on those drawings that show you currently how much encroachment there is into the buffer area. There is also another similar drawing which shows the proposed building and parking. Even though the parking lot encroaches into the buffer zone on the secondary roadway of the corridor, the overall total of encroachment is about half of what it currently is. We are hit kind of twice as hard by being on a corner with forty (40') foot setbacks coming from each direction. We have

observed those with the placement of the building. However, we do have to park a few cars somewhere. We are asking for a waiver so that we might put that parking not on the primary road but on the secondary roadway. There is also a landscape design; probably at the end of the packet. I do not know exactly how many bushes are supposed to be on that property but there are a lot of them there. There is a little less grass because there will be parking. We have a lot of bushes and trees that are going in there. We will maintain them as well. I also have a couple of samples that I will sit on the table and let you pass them around. I will answer any questions that you have about the property.

Chairman Pack – Thank you. Are there any questions for Mr. Gwaltney?

Vice Chairman Bryan – With the encroachment into the forty (40') foot buffer along Battery Park Road, is that in compliance?

Mr. Gwaltney – The encroachment is on the John Rolfe buffer. As far as I know, the Battery Park side is in compliance.

Planning and Zoning Administrator – Mr. Chairman, there is one little 'T' turn for the parking lot that goes on the Battery Park side right on the corner that you can see on the site plan. Other than that, it does comply. Most of the encroachment is on the secondary road side. It is just about a half of a parking space on the Battery Park side.

Vice Chairman Bryan – But there is some encroachment now with the existing site.

Planning and Zoning Administrator – If you look at the current one, there is a huge amount of encroachment. The parking area goes almost all the way to the crepe myrtle trees.

Mr. Gwaltney – Currently, there is like eight thousand and some (8000+) square feet of encroachment. The new design will have approximately three thousand, nine hundred (3,900) square feet.

Chairman Pack – By my math, I see a four thousand, five hundred and eighty-three (4,583) square foot reduction in encroachment based on these two (2) designs.

Mr. Torrey – The side of the building is going to face Battery Park Road essentially. Is that correct?

Mr. Gwaltney – If you are familiar with the current building, it would be similar to that.

Mr. Torrey – So, what are you doing between the building and the road? Will there be more grass up to the building?

Mr. Gwaltney – There is a landscaping design in there. Primarily, it is grass. There are four (4) crepe myrtle trees that we plan to retain and keep on the property. There is some addition of some shrubbery. There will not be a lot of trees but bushes around the building.

Mr. Davidson – I have a question for Mr. Saunders if I could. We have listed it as a weakness to have the entrance on John Rolfe which is a street that I drive two (2) or three (3) times every day. I do not consider it a weakness. I would rather have the entrance on John Rolfe than on Battery Park.

Planning and Zoning Administrator - The design guidelines recommend trying to have entrances front the main corridor. Technically, the side is a secondary corridor. One of the things that they are definitely trying to not have is, if there is a parking lot at the rear, the door should be where it does not face any frontage. Ideally, it would front Battery Park Road. The second best is fronting John Rolfe; but you really do not want it in the rear or side so that you do not see the door from the road.

Chairman Pack – Thank you. Are there any further questions?

Mr. Torrey – What do we need to do here?

Chairman Pack – What they are asking tonight is for a waiver for this forty (40') foot buffer.

Planning and Zoning Administrator – Also, they would like approval of the design and materials of the building and the sign plan and then the waiver to encroach into the landscape buffer. There are really three (3) items before you.

Mr. Davidson – What is the first waiver we are talking about?

Planning and Zoning Administrator – The only waiver you are talking about tonight is the encroachment into the Entrance Corridor Overlay landscape buffer. The other waiver that has to do with the floor area ratio will come along later with the site plan. Tonight, it is just the design plan, materials and colors for the building, the design

plan with materials and colors for the sign, and the potential encroachment waiver into the landscape buffer.

Ms. Hillegass – Is the sign within the constraints of our ordinance?

Planning and Zoning Administrator – We will make sure that the area is right and the height is right when it comes down to permitting and site plan review. All you are looking at is the design, materials, and colors at this junction.

Vice Chairman Bryan – I have one other question. How is the stormwater runoff addressed in this?

Planning and Zoning Administrator – Actually, because it is a redevelopment project, it is less of a threshold to meet on stormwater when you are redeveloping something than rather developing something that has never been developed before. By them adding so much green space back to it, it looks at this point as if stormwater has not come back yet with their first round of comments. The expectation is that they have added enough green space and taken out enough hard surface in this plan that the green space itself will lend it to the stormwater management requirements that are necessary. There will not have to be any type of BMP pond or anything on the site as it was designed. We have not gotten comments back from Isle of Wight stormwater yet; but that is the expectation.

Vice Chairman Bryan – Thank you.

Chairman Pack – Are there any more questions for the applicant? Is there any further discussion with the Commission?

Ms. Hillegass – Mr. Chairman, I think this proposal is an improvement on the current situation of the site. I would recommend approval of the application and waiver as requested.

Mr. Davidson – Second.

Chairman Pack – A motion has been made and properly seconded. Roll call vote.

On call for the vote, five members were present. Vice Chairman Bryan voted aye, Mr. Davidson voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Mr. Gwaltney – Thank you very much.

Chairman Pack – Our next item is Entrance Corridor Design Review (After the Fact) - 1804 South Church Street – Chief Jerry Hackney, Smithfield Volunteer Fire Department, applicants. Could we have a staff report please?

Planning and Zoning Administrator – Yes, sir. Chief Jerry Hackney, with the Smithfield Volunteer Fire Department, is the applicant. Isle of Wight County Board of Supervisors is the property owner. The site is, of course, the Smithfield Fire Department across the street from McDonalds on South Church Street. They are requesting ‘after the fact’ approval for a training structure that was constructed prior to review or permits in regard to requirements for the Entrance Corridor Overlay District. They do propose to make exterior improvements in hopes of obtaining EC-O approval and by extension the permits that they need to complete the construction and maintain the accessory structure on the premises. The structure is primarily two (2) metal storage containers flanking a stick built structure with a parapet roof attached to the top. The applicants propose the following improvements: sheath the exterior of the storage containers with wood T1-11 siding, painting to match the color of the existing brick on the firehouse, remove hardware from the storage container doors and sheath them with wood T1-11 siding, painting to match the color of the existing brick on the firehouse, painting a trim color around the doors that is a couple of shades darker, finish the rear of the parapet wall painted on all sides to match the color of the existing brick on the firehouse, and cap it with a metal flashing that is the color of the green standing seam roof on the firehouse. The strengths of the application are that the modification of the structure to meet the Entrance Corridor Overlay requirements will allow for a training structure of this type to be maintained locally for the use by the fire company. The weaknesses of the application are that neither the design of the structure nor the use of the plywood for the parapet is ideal for the corridor. However, it has to be remembered that this is an accessory structure and it is minimally visible from the roadways. Enclosed, you also have a letter from Chief Hackney. It covers some of the points that I covered; but also discusses the importance of this structure to the fire department. You also have pictures of the site which show it in its current form. You can see in one picture where they have put the wood sheathing over one of the end doors. That is to illustrate what it would look like after they took the door hardware off and sheathed one of the end storage container

doors to be painted. There is also a picture with a vantage point from the bypass which shows that it is minimally visible from the bypass. You can get a fleeting glimpse of it between the firehouse and the car wash as you go down South Church Street.

Chief Hackney – Thank you, Chairman. I appreciate you hearing me tonight. As it was noted, this is kind of an ‘after the fact’ approval. There is an old saying that it is easier to ask for forgiveness than permission; but I assure that was not the case here. I start my letter with the fact that this was not done with any malice or any intent to deceive anyone. It more or less blossomed very quickly out of training that we conduct at the firehouse on a regular basis. We just kept seeing the potential to do more and better things to enhance our training. As pointed out, one of the things that we took into consideration, when we started making what we refer to as training props, is the fact that for us to conduct any training. Right now, we either have to travel to the City of Franklin out to the airport where there is a fire training facility or up to Lee Hall or over to the oceanfront near Oceana near the airfield. Travelling to any one of these locations to do training is obviously man power and vehicle intensive. It takes our resources out of the town and pretty much puts us out of service while we are gone. We have to rely on outlying companies to come in and hopefully fill in with a rig while we are gone. Keeping that in mind, it is why we created this thing. It is not mentioned in here but I do want to point out that every year we conduct, what we call, the Smithfield Volunteer Fire Department Truck Company Operations class. We have been doing it for six (6) years. We started off kind of small and it has blossomed into one of the premiere truck company operation schools in the region. We have folks travel here from three (3) states away to attend this class. Seventy-five (75) students attend. It is a classroom session on Friday and hands on training at Station 50 on Saturday using these props and then hands on training again on Sunday. We actually have rented out the other half of the building for the classroom session on Friday. We turned away students this year and we already have a waiting list for next year. That is how big this class has grown for us. We do want to, obviously, keep this structure. The plan is to sheath them in T1-11 siding and paint it to match. We want to try to blend it in. I had a conversation with Mr. Saunders a couple of weeks ago. He made recommendations that we are taking to heart so that we can blend the existing building in with the fire station so it does not look

unsightly. It is minimally visible from the bypass. You kind of have to know what you are looking for to see it. At the particular point on the bypass where you can see it, people are merging two (2) lanes into one (1) lane. They are probably paying more attention to what is going on in front of them rather than trying to gaze across the field and see what is sitting behind the fire station. However, we will enclose that back parapet wall and paint it so that even if someone does look that way; it does not appear to be anything out of the ordinary. There will not be open framed wood or bare wood showing or anything like that. It is not anything that would be eye-catching. We have two (2) Conex boxes which are simulating entering a small apartment building. One of them contains a front room and actually has a stove in the back of it. The other Conex box simulates crawling into an apartment and going into a bedroom. The one that has the bedroom has a sliding window on the back of it so that we can conduct enter and search operations. I think it is visible in one of the pictures with a ladder up to the window. We climb up the ladder and enter a room and do a search. We do have live fire in there but it is contained in a fifty-five (55) gallon burn drum. The bottom half just has small kindling pieces in there and we put wet hay on top of it to create smoke to make it more realistic and more like going into a real fire where you cannot see your hand in front of your face. The center section is basically a search and rescue. There is no live fire or anything in that. You crawl into a corridor simulating a storefront. The reason for the parapet wall on top of that is so that we can throw ladders to the parapet and descend on a flat roof as you would on most commercial structures. I have our training Captain here also. This is kind of his baby. He has samples. The store front portion, which is in the middle, actually has the old McDonalds entry doors which they were kind enough to give to us when they tore the building down. Only one door actually works. The other is welded shut. It simulates a storefront basically. On either side of that, we have the faux brick. We, at first, wanted to use that brick on the whole structure but it is not weatherproof so we cannot. The other represents the T1-11 which will be painted the brick color. The framing around that will be painted a couple of shades darker. If you have ever noticed the front of the firehouse, above the bay doors, the brick is one solid color and it is maybe a shade or two darker so there is an offset. Visually, you see the difference at the top of the bay door. That is our intention there. As far as the rim around

the parapet wall, we can either paint it green or put metal flashing. We have a guy who has a metal break so we can bend aluminum and flash the top of that. It would be green which is the same color of the roof on the firehouse. Even if somebody does see it, it will look like it belongs there more or less.

Chairman Pack – Are there any questions for Chief Hackney?

Vice Chairman Bryan – I think it was explained that this was just an oversight. Is that correct?

Chief Hackney – Yes, sir. We really did not think that we were actually constructing anything. It was more or less just something for us to train on. The Sheriff's office has also shown interest in using it for tactical training.

Chairman Pack – Is there any discussion from the Commissioners?

Vice Chairman Bryan – Looking at Mr. Saunders staff report, would these changes bring it into compliance?

Chairman Pack – Yes, sir.

Mr. Davidson – Mr. Chairman, I would like to make a motion to approve the training structure as presented with the changes they have presented to make to it.

Mr. Torrey – Second.

Chairman Pack – A motion has been made and properly seconded. Is there any further discussion? Hearing none, roll call vote.

On call for the vote, five members were present. Vice Chairman Bryan voted aye, Mr. Davidson voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – Moving along, we have a Preliminary Subdivision Plan Review – 305 Smithfield Boulevard – Dale Steffensmeier, Anchor Contracting, Inc., applicant. Could we have a staff report please?

Planning and Zoning Administrator – Yes, sir, Mr. Chairman. This is a preliminary subdivision plan. Mr. Dale Steffensmeier, of Anchor Contracting, is the applicant. Unfortunately, we have lost his attendance due to the Ruritan dinner tonight. My staff report will be all you are going to get on this one. If you have to table it then you have to table it. This is located on a parcel of about five and one half (5 ½) acres on the north side of Smithfield Boulevard. It is approximately five hundred (500') feet east of the

intersection of Smithfield Boulevard and Harrison Drive. Currently, there is one single family home there. It was in disrepair. It was always a constant code enforcement issue with the way the property was maintained. The applicant has purchased the property and the proposal is to demolish that structure and subdivide the land into four (4) lots. It would create three (3) new lots in addition to the existing lot for the construction of four (4) new single family homes on fifteen thousand (15,000) square foot minimum lots. This is currently zoned Neighborhood Residential. It does allow for that number of lots. Actually, it would allow for quite a number more than that; but four (4) is what he proposes. They will all front Smithfield Boulevard. The applicant will not have the expense of putting in any type of roadway to access the interior of the parcel. Enclosed is the preliminary subdivision plat dated January 31<sup>st</sup>, 2017. The Town of Smithfield and Isle of Wight County stormwater staff have reviewed the preliminary plans and found them acceptable. However, an acceptable utility and stormwater management plan will need to be provided by the applicant prior to approval of a final subdivision plan. Currently, you are really just looking at the concept in the preliminary plan. Later on, they are going to have to get down to 'brass tacks' with how the utilities are going to be run and how the stormwater management is going to take place before we bring you a final subdivision plat for review. The strengths of the project is that it will remove a single family home that is in disrepair and will replace it with four (4) new homes on smaller parcels that front public sewer, water, and utilities. The weaknesses of the application are that each parcel of the new subdivision will have a driveway connection to Smithfield Boulevard.

Chairman Pack – Are there any questions for Mr. Saunders?

Mr. Davidson – Chairman Pack and I attended a preliminary meeting on this. I have driven by the property. I cannot help but think that this is going to be an improvement in that particular area. Smithfield Boulevard tends to be quite eclectic as far as the types houses and construction along there. In my opinion, I think this would be a good thing.

Mr. Torrey – Is this a builder or the property owner?

Planning and Zoning Administrator – It is the builder and the new property owner.

Mr. Torrey – So, the idea is to split it up, build four (4) houses, and sell all four (4) of them individually. Will they be custom built?

Planning and Zoning Administrator – He has actually constructed a number of homes that we have used as relocation assets for the Pinewood Heights Relocation Project. Most of those have been smaller than what he proposes to do here. It would be market rate average homes. He typically deals in modular homes; not like double-wides or mobile homes. I do not know for a fact that it is proposed here; but modular homes meet the same state building code that stick-built homes do. As far as the subdivision plan such as this, there is no difference in the way we would consider that as long as it is not a mobile home or a double-wide. It has to meet the HUD building standards. As far as the state building code, it is considered stick-built as far as our purposes.

Vice Chairman Bryan – I have one concern. We consider traffic impact in all other residential divisions there and they are all designed around a cul-de-sac. This one development is going to add four (4) entrances to Smithfield Boulevard. Is there no way to avoid that? Who would be responsible? Would the town supply a road in there to facilitate a cul-de-sac design?

Planning and Zoning Administrator – No, sir. If a road were to be built in there, it would be the developer's responsibility and expense. I would have to say that Mr. Davidson is correct. It is very eclectic on Smithfield Boulevard. This section of Smithfield Boulevard that is captured in that map has cul-de-sacs; but as you go further down the road, there are many more homes that do front directly on to Smithfield Boulevard. There is a mix down there. The way it is zoned, he could actually probably get eight (8) lots in there if he put a center street and cul-de-sac. By the time you spend the money on all of the infrastructure, the profit margin is just not there I guess.

Chairman Pack – Is there any further discussion or questions? Hearing none, do I hear a motion?

Mr. Torrey – I will make a motion to approve the preliminary subdivision plan.

Mr. Davidson – Second.

Chairman Pack – A motion has been made and properly seconded. Is there any further discussion? Hearing none, roll call vote.

On call for the vote, five members were present. Mr. Davidson voted aye, Vice Chairman Bryan voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – Next, we will have a Comprehensive Plan Future Land Use Discussion. Ladies and gentlemen, we have quite a bit of information before us here. We have quite a bit of public comment from the MapEx event and from several groups statements of what they would like to see. We also have a couple of property owner's statements. We have the petitions in here from the Preserve Smithfield folks with reference to Pierceville. We want to make sure that all of this information is entered into the record.

Mr. Mark Gay – Is the Preserve Smithfield business plan part of the packet?

Chairman Pack – No, sir. We have your three (3) petitions that were provided in response to the application to develop the Pierceville property.

Mr. Gay – I provided, the Town Manager and the Mayor of this town, copies of the business plan for Pierceville on October 1<sup>st</sup>, 2016. I cannot believe it is plausible that it is not part of the packet. [Mr. Gay's comments were made from the audience and could not be clearly heard. He spoke out of order]

Chairman Pack – Mr. Gay, I have read that plan.

Ms. Hillegass – As have I.

Planning and Zoning Administrator – If I could add to that inquiry, even though it was out of order, there was also enclosed a letter on Preserve Smithfield letterhead that also has a MapEx map attached in the enclosure as well. Just for the record, I am the Planning and Zoning Administrator of the town and I have never had the business plan made available to me. As I understand, it was provided to Town Council. I have never been privy to that; but what I was privy to was the three (3) petitions and the MapEx letter and attached map on Preserve Smithfield letterhead. Both of those are in your enclosures.

Chairman Pack – Ladies and gentlemen, what we have before us tonight is the information that we have discussed here and are going to continue to discuss. What we are looking for is for the Planning Commission to give staff some guidance on how to proceed with any revisions to our Future Land Use Map so they can bring back drafts.

There will not be a vote on any of this tonight. There is supposed to be some discussion. It is somewhat of a work session. The way I suggest we start is by the way the information was presented to us. First, we had the mapping exercise. In the report on the event, we had the Future Land Use designation reference sheet, a table representing the participants input, maps to illustrate the areas of interest to participants in the Future Land Use Map from the 2009 Comprehensive Plan for reference. It is the first bit of information we have here. Would you like to add anything Mr. Saunders before we get into anything?

Planning and Zoning Administrator – I would like to walk you through it if that is alright.

Chairman Pack – That would be fantastic.

Planning and Zoning Administrator – The first section is related to the Comprehensive Plan mapping exercise. It was held on August 30<sup>th</sup>, 2016. There were forty-four (44) citizens in attendance at the exercise to try to get feedback from the citizenry. Of the forty-four (44) citizens that attended, thirty-seven (37) provided input through the mapping exercise. Thirteen (13) of the thirty-seven (37) recommended no change to the Future Land Use Map. The twenty-four (24) who did recommend changes only recommended them in a few areas of the town. Generally, the areas of interest included the southern Bennis Church entrance corridor, the Dashiell Drive and Pleasant Point area, Gwaltney Point, the undeveloped areas north of Battery Park Road, Pierceville, and also the Wombwell property. You will find enclosed some maps that illustrate the areas of interest in the mapping exercise as well as a table that tallies the participants input. I also enclosed the Future Land Use designation reference that we used at the meeting to refer to what the categories designations reflect. If you will go through the table here, the first item is the Bennis Church Boulevard corridor. You will see that on the map labeled ‘Southern Areas.’ You can see on the very southern area of Bennis Church corridor west, one applicant recommended that it be changed to Corporate Office/Research rather than the existing future land use of Highway Retail/Commercial. I would also note that across the road from that, for a number of years, we had Corporate Office/Research in that southern portion on the other side of that corridor. We ended up changing it back to Highway Retail Commercial on the

corridor frontage and then a mix on residential to the rear; but this is something to consider. I would also note that rather than percentages in your table, I put '1 of 1 or 1 of 2' in order to reflect the number of participants that actually put feedback on the map for that particular area. I felt like that was a better way of conveying the information. So, each one of these for each section shows the number of participants that gave feedback for that particular area and then in what realm their feedback entered. I will tell you why. Instead of skipping around from map to map, I will hit everything on the southern area map while we have this one in front of us. Duell Point would be across from Gwaltney Point on the bypass. One participant recommended that it be Retail Commercial. Gwaltney Point East is where the horse barn is currently. One person recommended that it go back to Community Conservation. It is currently Retail Commercial. Gwaltney Point North is the forested area just to the south of the bypass. Two people voted on that one. One felt that it should go to Community Conservation rather than Low Density Residential. The other person felt it should go to Retail Commercial. Gwaltney Point Northwest is across from Duell Point on your map. Two people voted on that one. One also recommended Community Conservation and another recommended Retail Commercial. That area is currently Low Density Residential. Gwaltney Point Southwest is currently Low Density Residential. One person felt it should go back to Community Conservation. Gwaltney Point South is currently Low Density Residential. One person felt it should go back to Community Conservation. That is all of the feedback in the southern areas of the town at this juncture. If you move on to the Eastern Area Map, it includes the Dashiell Drive and Pleasant Point areas which are currently, mostly, Low Density Residential. There are large lots back there. It was recommended that it go back to Community Conservation by one participant. Moone Creek West is a parcel of land owned by the same developers that got the Mallory Pointe subdivision approved. They have not approved any type of plan for Moone Creek West at this juncture. Three people gave feedback on this. One of the three recommended that it go from Low Density Residential back to Community Conservation. I will also note that for the Harris Tract North, Harris Tract South, Mallory Pointe, and Moone Creek West there is a note at the bottom that calls your attention to the fact that two people voted for three different potential futures for the same tracts of land. They said to either make this Suburban

Residential or Attached Residential or Mixed Use. I wanted to call that out so you understood that it was the same two people that gave three possibilities for those tracts of land. On Moone Creek West, one person recommended it go back to Community Conservation. That is all we have for the Eastern Areas. Next, we will move to the Western Area map. We have the Town Yard which is where our maintenance shop is located. You will also see Pierceville West and the Town Yard overlap. Somebody called out the Town Yard as going to Parks and Recreation. There was just one respondent for that. Overlapping with that, we had one person recommend that Pierceville West which is that portion of the Pierceville Farm across the bypass from the portion of the Pierceville Farm that you hear about a lot, go from its current category of Light Industry to Suburban Residential. For the Pierceville property proper, the fifty (50) odd acres to the east of the bypass, we certainly garnered the highest number of respondents where eighteen (18) of twenty (20) recommended that it go to Community Conservation as a future land use. Two (2) of twenty (20) recommended that it go to the Downtown Mixed Use designation which is historic downtown. That is all the results from the MapEx exercise. There is a map showing all of these areas. Also, in that section is the map from the 2009 Comprehensive Plan just to refer back to as you are going through this. I will move on to the next item. We also have correspondence from interested parties. The first one in your stack is the previously referenced letter on Preserve Smithfield letterhead from Mr. Gay. It was actually hand delivered to the Town Manager's office the morning of the MapEx exercise. It makes a lot of the same statements that the Pierceville petitions make; particularly that they would like to see specifically the future land use designation of the Pierceville's fifty (50) odd acres to the east side of the bypass remain Community Conservation. You can see that there is a map attached. It eludes to the fact that this should be deemed to be two hundred and seventy-seven (277) votes in a work group. This map was received outside of the MapEx exercise. I wanted to certainly provide it to you as a response from interested parties. Even if I put the two hundred seventy-seven (277) respondents into the table, we would be talking about a difference of ninety (90%) or ninety-nine (99%) percent. It is already ninety (90%) percent that want it to be Community Conservation of the eighteen (18) out of twenty (20) at the MapEx. The next letter in your application is from

a landowner on Gwaltney Point. If you would go back to your Southern Area map and look at Gwaltney Point, they currently own what is designated as Gwaltney Point North and Gwaltney Point South. Parcel 5 and parcel 3B are what is being referenced in their letter. They are requesting consideration by the town to change the future land use designation for Gwaltney Point North and Gwaltney Point South to what is referred to now as Suburban Residential which is likely to change to Medium Density Residential when we revise the Comprehensive Plan. Currently, what you know as Suburban Residential that you see on Cypress Creek and Wellington Estates is what they ask. Currently, it is Low Density Residential. They would like for you to consider that becoming Suburban Residential. Gwaltney Point East is already Highway Retail Commercial as a future land use and it is already zoned as Highway Retail Commercial. They do not recommend any change there.

Mr. Torrey – Excuse me, did you say what the total acreage of those two would be?

Planning and Zoning Administrator – I could tell you but I would have to have my computer in front of me. I can get that back to you. The next is a correspondence from a representative of the owners of what is referred to as the KLS Battery Park Development property. This is the property that we typically refer to as behind Royal Farms. It is also some frontage that is between the Dollar General and True Value. I am trying to figure out which map you might be able to see that on. If you look at your overall map, you can see the vacant land between The Villas and Royal Farms. It fronts on South Church Street and it also fronts on Battery Park behind the Royal Farms. They propose to cut out two (2) more parcels at South Church Street between Dollar General and True Value and leave those as Retail Commercial future land use that it is currently designated. They would like for the town to consider that the residue portion between The Villas and Royal Farms and the other frontages along South Church Street be considered for Multi-Family Retirement which would accommodate apartments, senior housing, townhomes, or condos. Currently, The Villas have a future land use and a zoning of Multi-Family Residential so it would be next to that.

Chairman Pack – Did this group develop The Villas as well or is it a different group?

Planning and Zoning Administrator – This group purchased the property about a year ago. All of it is currently a future land use of Highway Retail Commercial. The previous owners plan had that entire parcel slated for commercial. They do not feel that the market will support that amount of commercial in that one area. They would like to maintain the frontage on South Church Street as Commercial and maximize the Battery Park frontage as some type of Multi-Family or Attached Residential product next to The Villas. The next item in your packet is from another interested group. It is a statement from Historic Smithfield that Mr. Edwards spoke to tonight. I am sure he hit the high points that he would like for you to be focused on out of this statement. I will not really go through it because I will not do it justice. It is certainly in your packet for your consideration. It does not just touch on future land use but it touches on other things related to the historic district, public access, waterways, and all as related to the Comprehensive Plan. The next batch of items is the three (3) petitions on the Pierceville development project that were created and produced during the application for the rezoning of the Pierceville property. One was from February 2015, one from March 2015, and one from August 2015. They also expressed concern with not protecting the heritage of the Pierceville property and structures as well as concern with over-developing that area. They do prefer that the Comprehensive Plan map maintain a designation that does not exceed Community Conservation. Community Conservation is about the least intense one we have. It is supported by the petitioners in these three (3) petitions. Again, we wanted to get the feedback in front of you from the MapEx, from interested parties who provided correspondence, and statements on the Comprehensive Plan. We hope that you will provide us with some feedback as well as we get restarted, yet again, on the vision for the Comprehensive Plan.

Chairman Pack – Thank you, Mr. Saunders. It is a lot of work that has been put into this. I was going through my packet trying to figure out the best way to lead this group through this discussion. We had our mapping exercise which I think was very good. It gave an opportunity for public input. They did and we have that information in front of us. We have a good feeling from the folks that attended and what they want to do. We also got some correspondence and statements which is always helpful when we are trying to make these decisions. What I thought might be appropriate is on the

Comprehensive Plan that was approved in 2009 I have circled some of the areas that were of concern to the public and their input. I thought maybe we could start with those in no particular order. I will start with what I have circled on my map to discuss with the Commission. We have a request from KLS Development Group on the area behind Royal Farms. We have a request for the whole thing going from Highway Retail Commercial to Multi-Family Retirement which is similar to The Villas that is next door to it. Let's start with discussion on that one because the owner had requested that. Are there any thoughts on what to do there?

Mr. Davidson – Would the entrance be off of Battery Park to this area? It would have to be; wouldn't it?

Chairman Pack – Yes, it would. There could also potentially be an entrance between Dollar General and Royal Farms. The road could go through past those buildings. It could also be on Battery Park Road. There are a couple of potential entrances to it; but we do not have any development plans in front of us at this point.

Planning and Zoning Administrator – I have seen the conceptual plan for the two (2) commercial out parcels on South Church Street. They would align another entrance across from Mercer Street. Basically, there would be the entrance road between Royal Farms and Dollar General and then there would be another business next to Dollar General. Another road would line up with Mercer Street. Then there would be another parcel and then the True Value. They would all connect in the back; so, it would actually be two (2) entrances on South Church Street and two (2) entrances on the Battery Park Road side. Currently, on Battery Park Road, there is that loop with two (2) entrances. There would actually be two (2) entrances on both frontages that all connect.

Chairman Pack – Remember, what we are doing tonight is giving input back to Mr. Saunders and staff so they can go back and put this together and see how we are leaning. I really do not have a problem with the owners request to change that from Commercial to Multi-Family Retirement.

Mr. Torrey – It is a very specific category so there must be a very specific plan especially with the proposal to keep the South Church frontage with businesses and then continue the retirement off of Battery Park. I would tend to give them what they want so to speak. I do not see any problem with it.

Chairman Pack – Remember, as we go through this exercise, this is future land use. It does not change anything today. It is just what we think should happen in the future.

Mr. Torrey – Two (2) of these are somebody who currently owns the property and is letting us know what they would like to do with it in the future.

Chairman Pack – Correct. Are we okay suggesting to staff that we send this back to the owners request?

Mr. Davidson – It works for me.

Ms. Hillegass – Yes.

Mr. Torrey – I would say yes.

Chairman Pack – While we are on this one, let's do another one that is pretty easy for discussion. We have a second owner request to change to Suburban Residential on the Gwaltney property that came from Mrs. Stephe Broadwater. She wants to go from Low Density Residential to Suburban Residential. Mr. Saunders, could you explain the difference in the densities on that please?

Planning and Zoning Administrator – They are both single family detached. The Low Density Residential is going to be one (1) to three (3) dwelling units per acre. Suburban Residential is three (3) to five (5) dwelling units per acre. It is still single family detached. They are not attached structures; but it is more dwelling units per acre.

Chairman Pack – Is there any discussion on Mrs. Broadwater's request?

Mr. Torrey – This was for Gwaltney North and Gwaltney South. There is nothing there right now. Is that correct?

Planning and Zoning Administrator – It is Low Density Residential currently. It is undeveloped right now.

Mr. Torrey – Gwaltney Southwest has some homes there; but it is Low Density. It is off of Cypress Crossing.

Mr. Davidson – I do not see any problem with it. If this were to be developed later on, it would have to come back to us anyway. We are just talking semantics here really. I understand that you are talking about density but not a lot of density change. It is one (1) to three (3) as opposed to three (3) to five (5) dwelling units per acre.

Ms. Hillegass – I guess I would like to have a better handle on how large the parcels are in total so we can look at the potential number of homes that might be there.

Mr. Torrey – We can hold off on that one maybe.

Chairman Pack – Yes. We do not have to do anything to it. It was the owner's request. Even if we keep it at Low Density Residential and they want change it, they can still apply and we can look at that. It seems to be the will of the Commission to leave that as a Low Density Residential area. If the applicant chooses to grow it then so be it.

Mr. Davidson – That sounds good.

Vice Chairman Bryan – I am fine with that except that right now the only access to that is a small road next to Rite Aid. Is that correct?

Chairman Pack – Yes, that is correct.

Vice Chairman Bryan – So the possibility, once it is developed, is that there may be other access roads to link to Route 10.

Planning and Zoning Administrator – Well, I will tell you that there is a study being undertaken by the town with some urban funds to determine what can be done with that right-of-way and if that light can have a fourth leg on it that would come into this section of town. Currently, that light was temporary. As you can see in all of that white area, there was supposed to be a grade separated intersection there like a cloverleaf. All that white is VDOT right-of-way; but we do not believe that a grade separated intersection will even fit there by today's VDOT standards. But VDOT will not spend the money to determine if that is true. We have to spend money to determine if that is true. So, in hopes of potential development of this entire quadrant of town between the bypass and the river, we are using some of our urban funds money to do a study on this light and determine if it is going to remain temporary or is it going to become permanent because this is not enough right-of-way for the interchange that they proposed in the 1960's when they acquired this land. If not, what will VDOT do with the right-of-way? Would it be something that the town could potentially obtain or somehow put it to more serviceable use than just mowing grass there? If so, it would also give a lighted access to the interior of this quadrant of undeveloped part of the town. Right now, there is only one access point on Cypress Crossing. We are going to

try to get some type of resolution on this light and the situation that has been that way for decades on this whole section of the corridor.

Chairman Pack – The consensus seems to be to leave it at Low Density Residential for the time being. We will now move to Pierceville. Pierceville is the area that has been so much in the forefront of the public lately. Right now, the future land use is Parks and Recreation. I think we can probably all agree that Parks and Recreation is no longer an appropriate future land use because the ballparks are not going to go there. There has been no discussion from the YMCA to put anything there that I am aware of. From our MapEx study, our letters from Preserve Smithfield, and their three (3) petitions, there is a heavy community interest to change that to Community Conservation. Historic Smithfield also sent a letter to us recommending that it stay at Community Conservation. Dr. Tom Pope, who is not with us today, sent an email. In terms of Pierceville, he is in favor of changing the front which is the Little Supermarket area to Traditional Neighborhood Design. The historic area which is the back parcels he feels should stay Community Conservation until a development plan becomes available then consideration will be made to recommend changes to Town Council at that time. He is in favor of no change to the School House which is on that property. I just wanted to make sure that his notes were entered into the record today. So, let's have some discussion on this Pierceville piece. What is the Commission feeling here?

Mr. Davidson – I kind of agree with Dr. Pope. I think everyone agrees that at some point there is going to be some development. Why worry about that until we have somebody that is going to purchase that and come and try to get the zoning changed. I like the idea of changing it where the Little's Supermarket is.

Planning and Zoning Administrator – The part with Little's Supermarket and a bunch of tiny little parcels associated with the farm are already currently Downtown future land use which is similar to the Historic Downtown Mixed Use. It is the lion's share of the agricultural property and the property around the house itself that is currently Parks and Recreation.

Mr. Davidson – I agree with Chairman Pack that what it is zoned at now is not appropriate. Parks and Recreation does not fit the description. We are not going to use it for the ballfields. I have no problem with changing it to Community Conservation.

Chairman Pack – I have a couple of comments on that. I think there are three (3) things we could possibly look at for the Pierceville property and certainly Community Conservation is one. Low Density Residential and Suburban Residential could also be considered. I think those are the only three (3) that we should even consider. I do not think that Attached Residential or Multi-Family Retirement would come into play here. It is a difficult one. If you zoned it Low Density Residential, what you are telling the rest of the world is that Smithfield is looking to have this property developed. If you leave it Community Conservation, you are not saying no to development but you are also not encouraging development. As we look down the road, I think we all believe and even Preserve Smithfield said that it would be favorable for up to twenty-five (25) houses which would certainly be Low Density Residential at the most. I think we all know that the property will likely be developed at some point. There are some plans out there for it to be Community Conservation. Preserve Smithfield has a plan in place to put a farm there. If we change it to Low Density Residential then they would have to come back and ask us to change the future land use back to Community Conservation if they want to do that. It would be pretty ironic. If we look at the amount of public input we have, the date that Preserve Smithfield entered it on file, Historic Smithfield's recommendation, and the MapEx project, there were twenty (20) people that talked of Pierceville. Eighteen (18) of those people, which is ninety (90%) percent, wanted it to be Community Conservation. Two (2) of those wanted to move it to Downtown. In my opinion, Downtown Commercial is not an appropriate use for that property. The other thing I think we need to look at is, whether we do Community Conservation or anything else, the historic guidelines for historic downtown Smithfield cuts off in the back of the property. I am not sure exactly where it is; but it is somewhere around the entrance of Goose Hill Creek. If it were to be developed at any point in the future regardless of who has it, the back property does not fall under the historic guidelines. I think we really, really need to move that line before it becomes an issue before there is a new owner of the property so that, if nothing else, we are able to protect the property from having something that would have to go through the Board of Historic and Architectural Review. It is something we really need to do. I just talked by myself into a circle; but I did want to have some insight on this and where we are going with it. The first point that

I have to make on this is that public input is overwhelmingly to stay Community Conservation. It is our job at as a Planning Commission to look and see how we feel about that. Sometimes we have to make tough decisions. My second point is to move the historic line to save us a lot of heartache down the road.

Mr. Davidson – I agree with that.

Ms. Hillegass – I totally agree. Parks and Recreation is obviously not the proper designation so we have to change it to something. Community Conservation seems to be the overwhelming desire of the folks at the MapEx exercise.

Mr. Torrey – Yes, I tend to agree. I think if there was a consensus, like we all said, like it would all be built one day and we might as well be in control as to what it is and it is going to be this, but we are not there yet. Community Conservation is a good way to have it until we have to make another decision one way or the other whether it is going to be a farm or a development or whatever.

Vice Chairman Bryan – I tend to agree with two (2) of the points. I like the commercial development where Little's is and extending the historic designation to Main Street back to their property; but I tend to lean toward what you mentioned. Instead of going to Community Conservation at Pierceville, I tend to agree with the idea of changing that designation to Low Density Residential. We are in a battle here with the owner and we are not giving them many options. I have said this before. To make it Community Conservation and realizing and thinking that eventually it is going to be developed, I do not see the benefit of making it Community Conservation at this point knowing that it will eventually be developed. I prefer Low Density Residential designation. That is my view.

Chairman Pack – So, is it safe to say that you feel that switching it to Low Density Residential designation would protect the property?

Vice Chairman Bryan – That is correct. It protects it from over-development and gives the owner some leeway.

Chairman Pack – We have three (3) Commission members that have recommended asking Mr. Saunders to bring it back to us as Community Conservation future land use. Actually, I should say four (4) because Dr. Pope wrote in his letter that is what he is in support of. Four (4) seems to be the majority. Remember, we are not

voting tonight so we can continue to have discussion on this as it comes forth. I think it is fair and democratic to ask Mr. Saunders to bring this back as a change from Parks and Recreation to Community Conservation. Vice Chairman Bryan, in this case I certainly agree with you and definitely lean your way; but we have four (4) members saying it should be Community Conservation. There is one other piece on the property that I would like to bring your attention to. It is labeled #2 on the Future Land Use Map. It is adjacent to Windsor Castle Park which is Parks and Recreation future land use. This particular piece, #2, is Low Density Residential. It is along Cedar Street before it gets to Jericho Road. I would very much like to see this changed to Parks and Recreation designation on the Future Land Use Map. I think it would be wonderful one day for the town if they wanted to expand Windsor Castle Park. The development currently is stopped near Little Creek before it goes underneath the bypass. I would very much like to see development stop there and that area become Parks and Recreation with the hopes that one day it will become part of the park. As I understand it, the owner has been contacted to see if he is interested in selling it. At the time, he was not. He may be in the future. I do not know what his plans are. There are no plans to develop it that I am aware of. I would really like to see the future land use designation be Parks and Recreation. I am hoping we can incorporate that into Windsor Castle Park.

Vice Chairman Bryan – You are talking about section #2. It is currently Low Density.

Chairman Pack – Yes, sir. It is about fifty (50) acres, give or take, I believe. Are there any thoughts on that from the Commissioners?

Mr. Davidson – Have you talked to the owner?

Chairman Pack – I have not. There has been contact through some folks that tried to purchase it. They wanted to purchase it and give it to the park but he was not willing to sell it.

Ms. Hillegass – Does he own the entire parcel?

Chairman Pack – Yes. He owns the entire parcel. My understanding is that he is retired military and lives in Northern Virginia. His intention is to leave it to his children.

Mr. Davidson – So, there are not any plans to develop it at this point.

Chairman Pack – Not that I am aware of.

Mr. Davidson – I have no problem with the designation becoming Parks and Recreation.

Chairman Pack – It just seemed appropriate to me as I looked over this map.

Mr. Torrey – Is it on the other side of Cedar Street?

Chairman Pack – Cedar Street is on one side of the property and the bypass is on one of the other sides. It is a big field right there.

Vice Chairman Bryan – What is the owner's desire for the property?

Chairman Pack – I am not aware of his desires other than to pass it on to his children.

Vice Chairman Bryan – So, he has not requested a change.

Chairman Pack – He has not requested a change.

Mr. Davidson – He just does not want to sell it right now because he wants to leave it as part of his estate, I assume.

Chairman Pack – That is my understanding.

Mr. Davidson – At some future time, if he wanted to develop this and it still belongs to him, he can always come back and apply for a rezoning. Is that correct?

Chairman Pack – They would have to first change the future land use and then apply for rezoning. It would make it more difficult to be developed which is my intention for asking it to be Parks and Recreation. I really feel that the parcel would make more sense as part of the park.

Ms. Hillegass – Is there a timeline for making that happen?

Chairman Pack – No, not that I am aware of. It just seemed a reasonable expectation if the park were to grow. It is about the only place it could expand. Even Parcel #4 back there is not connected to the park. The other green space there is part of Jericho Estates. If the park were to ever expand, #2 is the only place it could expand.

Mr. Torrey – Could we come back to this? We are missing a couple of members tonight. We can talk about it when everyone is here.

Chairman Pack – Absolutely. We can table this part and bring it back another time for more discussion. I believe that takes care of most of our future land use discussion this evening. Is there any additional future land use discussion? Does

anybody think there are other parcels in town that need discussion? I am still going to move on to some of the things that Historic Smithfield has touched on.

Planning and Zoning Administrators – Do you want to touch on any of the other areas from the MapEx exercise that people discussed that we have not discussed? Some were only one (1) or two (2) people that made suggestions.

Chairman Pack – I do not personally but I am open to a group discussion.

Mr. Davidson – I do not see any that really stand out.

Ms. Hillegass – Pierceville is the one that really stands out among everything else.

Chairman Pack – And the others were driven by the property owner which was Battery Park and the Gwaltney properties.

Mr. Davidson – As far as the Gwaltney property, I do not see any problem with that as Low Density Residential. I see no reason to change it to Community Conservation.

Ms. Hillegass – I think we said that we wanted to look at what the potential numbers would be.

Mr. Davidson – Right.

Planning and Zoning Administrator – It was not reflected in the MapEx which is why I did not mention it.

Mr. Davidson – I would like more discussion on that rather than just the letter from the owner.

Chairman Pack – Yes. I think Mr. Torrey asked for the total acreage so we can figure out what the difference would be between Low Density and Suburban Residential with the number of possible homes.

Mr. Davidson – Okay.

Chairman Pack – Once we have the total acreage, we can revisit that.

Mr. Davidson – Sounds good.

Planning and Zoning Administrator – I would like to bring up three (3) areas, at least, that are sizable areas that are undeveloped. They were touched on by a few people. The first is Pierceville West. Currently, it is shown as Light Industry and Community Conservation. We did have a respondent that recommended Suburban

Residential back there. It might be something to consider. Should it remain Light Industry or potentially be considered for a residential designation?

Chairman Pack – It is an interesting point. Let's talk about it a little bit. We have Westside Elementary and the Jersey Park area there. We have some Retail Commercial along the street. It is not unreasonable to consider especially with the ballpark on that end of town. It could possibly be some residential property. It looks like the Jersey Park community is zoned Low Density Residential. Is that correct?

Planning and Zoning Administrator – Yes.

Chairman Pack – I would argue that probably not. I would think it may be high density. It looks to be more than three (3) to five (5) per acre to me.

Planning and Zoning Administrator – For the designations that we currently have, they would be more consistent with Suburban Residential. Jersey Park West, Lakeside Heights, and historic downtown all correspond to Suburban Residential future land use as it relates to density rather than Low Density Residential as shown; but it is all in what you want. Are you expecting there to be the assembly of land to create larger lots in this area? It is kind of our urban core. I would be tempted to switch it to Suburban Residential myself because that is what is there and that is what you expect to be there. There is nothing that says you cannot assemble land if you chose to even though the designation is lower; but I am not espousing any type of attached residential or multi-family residential in those areas. I would make it more congruent with what is on the ground right now.

Chairman Pack – For that matter, we probably ought to look at #6 as well.

Mr. Torrey – Is it one owner on Pierceville West.

Planning and Zoning Administrator – Most of that is the same owner as the Pierceville farm. The designations kind of run across the property lines. You can see that the property lines are more faint underneath; but the vast majority of that property in the back, the back half of #4, all of #3, and the green part along Mount Holly Creek are all part of the Pierceville farm. The other question is would you want to plan homes or to keep industry somewhere? Again, it is something that we got feedback on. It is something that is undeveloped at this point. I just wanted you all to consider that. The other area is the lower Bennis Church corridor at the very southern end south of Tractor

Supply. One applicant, who is also the owner of the property, recommended Corporate Office/Research future land use to be considered there. Again, in a previous plan, we had that across the road in hopes of entertaining something like the Smithfield Foods headquarters on the south end down there. It came to naught for those years and so it was shifted back to a combination of Attached Residential and Low Density Residential to the rear and Highway Retail Commercial on the corridor frontage. The other one is the undeveloped land north of Battery Park which includes Moone Creek West and the Harris properties. The Mallory Pointe farm already has a plan that has been approved for that. It is Low Density Residential. I do not know that the developer would not come back to redraw that if he was able to get the Scott farm in the town. The developer was one (1) of the two (2) that recommended three (3) different alternatives for these parcels. They were Mixed Use, Suburban Residential, and Attached Residential.

Chairman Pack – It is reasonable to expect that, as our community grows, Battery Park Road will have to grow along with it. At some point, if Mallory Pointe were to be developed in this whole large area here, there would probably be a desire for some Retail Commercial in that area as well. You will have a pile of residents from Wellington Estates, Mallory Pointe, Gatling Point, and Gatling Point South that would probably prefer to go to the 7-Eleven on Battery Park Road as opposed to the other ones in town as an example. When we do our future land use map, how far in the future are we supposed to look?

Planning and Zoning Administrator – Up to twenty (20) years as a rule of thumb.

Mr. Davidson – So, are we talking about Moone Creek West right now?

Planning and Zoning Administrator – And the Harris tract and Mallory Pointe. Of course, Mallory Pointe already has an existing subdivision that has been approved. The market has changed since it was approved. I do not know that a developer would not revisit it if he had the opportunity. They also own Moone Creek West but they do not own the Harris tracts.

Chairman Pack – If we were to look at an area like Moonefield, what is the average lot size? I am trying to imagine what a one third (1/3) acre lot looks like. It does not seem like a lot to me.

Mr. Davidson – My lot is in between one third (1/3) and one half (1/2) acre. It is right off of John Rolfe.

Vice Chairman Bryan – On a one third (1/3) acre, you would have about fifteen thousand (15,000) square feet. The typical configuration would probably be something like one hundred (100') feet of road frontage and about one hundred fifty (150') feet along the sides.

Chairman Pack – Okay, so if you were to boost that to Suburban Residential where they can do five (5) houses per acre, you are at .2 acres and that gets pretty small.

Mr. Davidson – You will have houses a lot closer together. Right now, there is a lot of property on both sides of my house. My house is in the middle of the property.

Chairman Pack – I am looking at it from the Mallory Pointe area. It is a huge piece of property. How close do we want our lots there? It is a big jump for me. Personally, right now, until somebody brings something better to us I do not see a problem with that staying Low Density Residential.

Mr. Davidson – I do not either.

Mr. Torrey – I feel the same way.

Ms. Hillegass – I agree.

Vice Chairman Bryan – I concur.

Chairman Pack – What about the area of Pierceville West where it is Light Industry. There is a little bit of industry behind Powerhouse Equipment.

Planning and Zoning Administrator – It is very industrial already. A lot of it is zoned industrial along Pole Road.

Chairman Pack – So, if we were to have Light Industry in town then that makes sense but if somebody wanted to develop it then they could bring that back to us. Be mindful too that area #1, where the ballpark has already been built, has already changed to Parks and Recreation. That area, right now, is not slated to be developed other than Parks and Recreation.

Mr. Davidson – I do not see any problem with leaving it the way it is until somebody wants to change it.

Chairman Pack – I agree. I believe we have done the MapEx properties. I would like to speak to the Historic Smithfield document and their recommendations. I will start discussion with Dr. Pope's email. He highlighted a few of these areas. He is in favor of the Joyner parking lot expansion. However, he is not in favor of the Wharf Hill parking lot expansion unless, we, as a town already owns the land. For example, he is not in favor of spending more money to acquire land for a very small parking lot without a clear intent of why. Mr. Edwards spoke to the BMP on Cedar Street. Dr. Pope is not in favor of spending money on studies to control stormwater runoff. He feels the money could be better spent doing other things at this time. Dr. Pope agrees with the historic area being its own planning area. He agrees with removing Pierceville from the West Main planning area and making Pierceville its own planning area. He also agrees with the boundary to exclude Pierceville from the historic area. He agrees with the Riverview changes to encompass the library, PDCC, county, etc. He supports changing the sub-area #3 and #4 as outlined. Those are some talking points to get us started that Dr. Pope shared with us. Are there any comments on his comments? Are there any comments on Historic Smithfield's Comprehensive Plan statement at all?

Vice Chairman Bryan – I have already expressed mine. I thought it was very well done.

Chairman Pack – Part of this exercise this evening is to give our Planning and Zoning Administrator guidance in what we would like to see. Is there any part of this information from Historic Smithfield that we want to agree or disagree with?

Ms. Hillegass – One big area that I hear a lot of complaints about is waterfront access in town. We have heard discussions about the Clontz Park boat ramp being in jeopardy. I think we should do something to plan for that.

Chairman Pack – Mr. Saunders, how do we address this on the Comprehensive Plan? Obviously, this is not a future land use. What is an appropriate measure if we want to address waterfront access?

Planning and Zoning Administrator – It is actually mentioned in there but nothing specific about providing more opportunities for waterfront access. As far back as 2009 when the previous one was adopted, we did not have Windsor Castle yet. In the general vein of providing more waterfront access for public access, we have already created the

kayak launch at Windsor Castle and are working on the public boat ramp at Clontz Park since the 2009 plan was adopted. If you all want to add something more specific, we will certainly recognize those achievements as working toward implementation of things that were aspired to in 2009.

Ms. Hillegass – So, the Clontz Park project is not in jeopardy at this time.

Planning and Zoning Administrator – I said we were working on it; not that it was happening right now. The kayak launch is there but we are working on the boat ramp. Apparently, the unexpected expense of a coffer dam due to the depth and velocity of the water there, threw a wrench in the budget. The plan itself does not really have anything extravagant if it were in a shallower creek with less volume of water. The hope is that we regroup and revise our grant proposal in hopes that some other monies could be obtained for the grant for the coffer dam expense that was unexpected. If not, we can try to change the plan somewhat to get the cost down. It is not dead in the water; no pun intended. There is a contingency plan in place after the unexpected coffer dam expense; but it is still up in the air.

Chairman Pack – There is some re-engineering happening too that would hopefully eliminate the need for the coffer dam. The money is also held by the Recreational and Fishery Advisory Board. It is fishing license money. There have not been a whole lot of applications for it so it is reasonable to expect that the money that was earmarked for this will be given an extension on the \$235,000.00 until they can get it figured out. If need be, there may be more money available. Historic Smithfield is asking, with respect to waterfront property, that we designate areas that are suitable and acceptable for different types of water oriented development and/or facilities. I thought it was a pretty concise way of saying they want more waterfront access.

Planning and Zoning Administrator – Yes because the kayak launch at the park is obviously not the place to launch motor boats. Clontz Park is not really designed to launch kayaks. There will be different types of access.

Chairman Pack – They have also asked for a Parks and Recreation planning objective for a public events venue which, I feel, we can certainly address. They have asked that we add a transportation, traffic and parking planning objective specifically at Joyner field. Remember, we are not asking us to fund all of these in one year. It is not

the Planning Commission's job to fund them. It is our job to say that we need more parking and we think Joyner field would be a suitable place if we ever decide to do more parking downtown. They have asked that we add an environment planning objective for stormwater management. They asked that we help curb the runoff directly into our rivers specifically Little Creek and Cypress Creek. They want us to define a planning area and sub-area for the historic district. The historic district has certainly taken on a life of its own in the last twenty-five (25) years since it was revitalized. There is logic behind creating a planning area that addresses the historic area specifically. The historic area is loosely defined as from the Cypress Creek Bridge at the Smithfield Station along South Church Street to the bridge before the Packing Plants. It follows the river along the bypass and the area at Goose Hill Creek then back along Cedar Street. It splits the park. They propose the future land uses for the Pierceville sub-area takes down the Historic District Overlay boundary. I believe we discussed that with Pierceville; but I was not real clear on what they were reading. They want to promote the Riverview campus assets. They want to adjust sub-areas #3 and #4 for commercial use. Area #3 is Main Street west of the intersection with Grace Street. Sub-area #4 is along commercial Main Street. They are asking for a more cohesive and coordinated planning approach for the commercial activities in those areas. They are recommending that we remove sub-area #3 and the portion of Main Street that extends beyond the intersection with Grace Street and particularly the former Little's Supermarket in this sub-area for commercial Main Street. It would actually bring all of that into one sub-area. They want to establish a local tax abatement program for historic renovation projects. Anybody who has a home in the historic would have some tax abatement. It is a program that we do not currently have in place. It would help with the preservation of historic homes. I imagine if someone were to redo the Pierceville home then that would be a big motivating factor. Remember, Pierceville is not the only historic home in Smithfield. There are a lot of others that could benefit from this program as well. Finally, they want to incorporate miscellaneous edits and updates which they included on page 14 of their report. Does that give you a little bit of insight into where we are?

Planning and Zoning Administrator – Absolutely. I appreciate the discussion.

Chairman Pack – We knew we had quite a bit to read and research. What are the thoughts of the Commissioners? Does anybody have anything else they would like to add or discuss as we move forward with this Comprehensive Plan?

Ms. Hillegass – I just want to acknowledge all the time that Historic Smithfield and Preserve Smithfield have taken along with all of the other comments we have received.

Chairman Pack – Absolutely. It is one of the things that makes our community wonderful; people that are involved. We have one last order of business tonight. We will now move to the Approval of the March 14<sup>th</sup>, 2017 Meeting Minutes. I trust everybody has had the chance to review them.

Mr. Davidson – I saw no glaring errors. I would make a motion that we accept the minutes as presented.

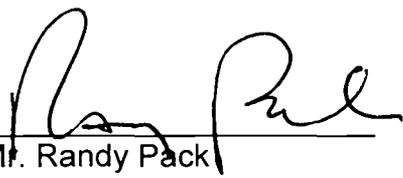
Ms. Hillegass – Second.

Chairman Pack – A motion has been made and properly seconded. All in favor say aye, opposed say nay.

On call for the vote, five members were present. Mr. Torrey voted aye, Ms. Hillegass voted aye, Vice Chairman Bryan voted aye, Mr. Davidson voted aye, and Chairman Pack voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – Is there any further business for the Planning Commission this evening? Hearing none, ladies and gentlemen, we are adjourned.

The meeting adjourned at 8:41 p.m.

  
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Mr. Randy Pack  
Chairman

  
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William G. Saunders, IV  
Planning and Zoning Administrator