

The Smithfield Planning Commission held its regular meeting on Tuesday, July 10th, 2018. 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, Mr. Mike Swecker, Dr. Thomas Pope, Ms. Julia Hillegass, and Mr. Michael Torrey. The staff members present were Mr. William G. Saunders IV, Director of Planning, Engineering and Public Works and Mr. William H. Riddick, III, Town Attorney. There were eight (8) citizens present. The media was not represented.

Chairman Pack – Good evening ladies and gentlemen. Welcome to the Smithfield Planning Commission meeting of July 10th, 2018. We will start our meeting with the Pledge. Please stand.

Everyone present stood and recited the Pledge of Allegiance.

Chairman Pack – Good evening and thank you for joining us. Before we get into our agenda this evening, I would like to introduce our new Town Manager; Mr. Brian Throver. He started on July 1st. He comes from Emporia. Welcome to Smithfield. The first item on the agenda is the Director of Planning, Engineering and Public Works Activity Report.

Director of Planning, Engineering and Public Works – Thank you, Mr. Chairman. I have a couple of items to update you on tonight. The Joseph W. Luter, Jr. Sports Complex project has had a final walk-thru yesterday. We spent about two and a half hours out there. There will be a few more punch list items on the site but nothing of any real gravity. I think in the next few weeks the contractor will have a crew back out there to button that project up. Hopefully, we are sending out the last of the documents to VDOT for the right-of-way acquisition so we can put the turn lane out for bid today. We hope to be able to turn around the bid and get it posted within a week's time of getting the Notice to Proceed after they totally sign off on the right-of-way acquisition. We hope that is going to come soon. As far as the Clontz Park Boat Ramp, we have met since the bids came in with the consultant as well as the lowest responsive and responsible bidder to try to tweak the project a little bit to get the cost down closer to what we have grant funding for. We are going to make a recommendation to Town Council tonight on how to proceed with that. Thank you.

Town Attorney – One other thing, did you want to update them on the Boundary Line Adjustment.

Director of Planning, Engineering and Public Works – You take the honors.

Town Attorney – The Boundary Line Adjustment is final. It was effective at midnight on June 30th, 2018. The town is larger now by over one hundred and eighty-four acres.

Chairman Pack – That came quicker than we expected.

Town Attorney – Well, it almost did not happen; but Mr. Saunders saved the day. There was a technicality which the judge said that we had not complied with when, in fact, we actually had. Mr. Saunders had all the necessary proof so it went through as expected.

Chairman Pack – It has been a long time coming. Thank you both; good work. We will now move to Upcoming Meetings and Activities. A Town Council meeting will follow this meeting right here in this very room at 7:30 p.m. The Board of Historic and Architectural Review will meet at 6:30 p.m. on July 17th, 2018. The Board of Zoning Appeals meeting for this month has been cancelled. On July 23rd and 24th, beginning at 4:00 p.m., we will have our Town Council Committee meetings. The next Town Council meeting will be on August 7th at 7:30 p.m. Our next Planning Commission meeting will be August 14th at 6:30 p.m. at the Smithfield Center. At this time, I would like to open the meeting for Public Comments. The public is invited to speak on any matter except for scheduled public hearings. Tonight, we have one. I do not imagine that we have any signups. Is there anyone who would like to speak? Mr. Stallings, would you like to come up?

Mr. Stallings – No. We just came to see how things operated and are here to answer any questions if needed.

Chairman Pack – We will move to Planning Commission Comments. Are there any comments from the Planning Commission members? Hearing none, I have one comment. I am going to ask Mr. Saunders and the rest of you if we could have a work session. It is a little less formal than a Planning Commission meeting where we can sit around and have a philosophical discussion of where we want this town to grow and more specifically what we want to attract. Earlier this year, we had Goodwill come and

apply to be on the entrance corridor. I do not think anyone on the Planning Commission was really in favor of a Goodwill being here. At the same time, none of us felt that just because they were another thrift store coming to town that it was an adequate reason to turn them down. Isle of Wight County has an Economic Development Department that we do not use very often; but we certainly could employ to help figure out what kind of businesses we want to attract. If we want a specific type of business, we could let them know. We could do it for various areas of town. What do we want to continue to attract downtown, in the entrance corridor, or other businesses? What, in our opinion, do we see that we can kind of encourage as a Planning Commission. While we cannot really go out and solicit business, we could encourage businesses that we would like to see here. It might behoove us to think of this. We could just sit around and kind of put our heads together and come up with a game plan of how to attract businesses. We do not want to be in the spot of someone coming in, like Goodwill, and meeting all our criteria but this is our town. If we plan for it and plan appropriately; maybe, we could get the businesses we are proud to see here and that our residents would like to see as well. Everybody says they would love to have a Chick-fil-A but we will not get one until we have sixty thousand people here which is not what our goal is. One of the things about downtown that keeps it viable and nice is the amount of restaurants that we have. It is what keeps a lot of us going down there. I have had conversations recently with folks that say they just do not shop downtown. Well, the shops are not really designed for the locals but the restaurants certainly are. Some things are really nice for us to have for our tourists. It would just be a philosophical discussion; but not really for vote taking or anything else. It would be for us to figure out where we would like to go and what we would like to see as a Planning Commission. We could try to plan a little bit instead of just handling what is in front of us. What are the Commissioners thoughts on this?

Mr. Swecker – It is a good idea.

Mr. Davidson – I think so too.

Chairman Pack – I will be honest. It was not my own idea; but I thought it was an excellent idea.

Mr. Swecker – How about if we join with the Town Council? Everyone could sit down together.

Chairman Pack – We certainly could; but I think a smaller group to start off would be a good place to start. Then, perhaps, we could carry our ideas to Town Council.

Mr. Davidson – I think that would be a good idea. After we have formulated some ideas then we could go to Council. Since we have a relatively new Town Council, we could put it all together.

Chairman Pack – Yes. What I would like also, from Mr. Saunders and Mr. Riddick, is that there are means that we may not know that we can help attract businesses that we are interested in whether it is ordinances or things that we do not want to see. We just need some guidance. You both know the ins and outs and specifics a whole lot better than we do.

Director of Planning, Engineering and Public Works – At least we could look at what the planning districts are and what the current permitted uses are by right and the permitted uses by special use permit are for each district. If there is something that you really want, it might be a special use permit requirement. You might want to back off of that and make it permitted by right or vice versa. You might want to take something that is not your favorite that is permitted and make it a special use permit. The starting point would be to see exactly what we are doing now and how you would like to tweak it.

Vice Chairman Bryan – Where does Goodwill stand as far as their application goes?

Chairman Pack – They did not purchase the property.

Vice Chairman Bryan – So, that is pretty much off the table at this point.

Chairman Pack – At this point. How do we want to schedule the work session? What time works better for everyone?

Town Attorney – Do it at a regular work session. If you have a light docket like you do tonight then it is reasonable to do it at a regular meeting.

Director of Planning, Engineering and Public Works – Adjourn the regular meeting and open a work session. Plus, the minute taking requirements are different for a work session. We do the minutes verbatim for regular meetings. At a work session, there is more than one person talking at a time and it is really hard to do those minutes. They can do summary minutes for a work session instead of verbatim. It would really

help out the Town Manager's staff for doing minutes if we adjourn the regular meeting and open the work session.

Chairman Pack – Maybe we could shoot for next month depending on what the agenda looks like.

Director of Planning, Engineering and Public Works – I do not think we will have the Town Council meeting directly following us like tonight so that should work.

Chairman Pack – We will have Mr. Saunders circle back with us as soon as we have a lighter agenda next month. We will adjourn the Planning Commission meeting and then rearrange the tables to be less formal and just sit down and have a discussion. Are there any other comments from the Planning Commission? Hearing none, our next item is a Public Hearing – Special Use Permit – 318 Main Street – Wayne Stallings, Imagine Art, applicant. Could we have a staff report please?

Director of Planning, Engineering and Public Works – Yes, sir. Mr. Wayne Stallings of 318 Main Street has an application in for a special use permit. The property owner's name and address is Gary and Monette Brooks of Old Town Place in Smithfield. The property location is 318 Main Street. Specifically, this is an application for the conversion of a residential structure to a commercial use in the Downtown Zoning District. It is proposed to be a retail sales outlet and art gallery. Due to the fact that there is less than 10,000 square feet of usage here, there are zero spaces required for parking. However, the applicant has proposed to put in two to three spaces offsite for employees and customers to use. The application is consistent with the Comprehensive Plan. Again, this is for a retail outlet and art gallery. The applicant previously ran the Imagine Art Gallery at 131 Main Street and envisions a similar use at 318 Main Street including the sale of original art, prints, bronzes, and gift items. They will also do custom framing as well as the use of the location for art shows; meet the artist events, and book signings. The proposed commercial use is intended to include both the ground floor and the upstairs floor of the structure. The hours of operation are proposed to be from 10:00 a.m. until 6:00 p.m. on Monday through Saturday and closed on Sunday. There will be two employees including the owner/proprietor himself. Town staff has deemed the application to be complete. The proposal seems to be within the parameters required by the Zoning Ordinance. However, as this is a special use permit application, reasonable

conditions may be recommended by the Council as deemed necessary to protect the public interest and welfare. Also, in your packet, you will find the application, an exhibit of the site, site plan, as well as a site photo of the location. Thank you.

Chairman Pack – Mr. Stallings, would you care to speak about this project? If you do, please come to the podium and state your name and address for the record.

Mr. Stallings – I live at 202 Irvin Drive in Smithfield. We are excited to have the opportunity to be back on Main Street. This came about through a friend. His goal was to see us on Main Street and he helped us. We are diligently working toward making that a possibility. We are looking forward to working with the other art galleries and the other art venues Thank you very much.

Chairman Pack – Do any Commissioners have any questions for Mr. Stallings?

Mr. Torrey – You said possibly two or three more parking spaces.

Mr. Stallings – There is a driveway on the side of the house. Behind the house there is a cedar tree but it sits far enough back that we plan on being able to pull in and back up and then pull out. It would discourage someone from trying to back out onto Main Street. It can be done but it is much more difficult.

Vice Chairman Bryan – Is it too early to discuss signage?

Town Attorney – It will go to the BHAR for approval for the signs. It is required.

Director of Planning, Engineering and Public Works – It depends. If he is doing exterior renovations as well then it will all go to the BHAR. However, we can administratively approve signs. They will be reviewed administratively.

Town Attorney – He will have to do what is required by the limits of the ordinance for the historic district.

Chairman Pack – Are there any other questions? Hearing none, thank you Mr. Stallings. At this time, I would like to open the public hearing. We do not have any signups but if you would like to speak please come to the podium. We limit comments to five minutes. Please give your name and address for the record.

Mr. Russell Brooks – I live at 314 Main Street. I would like to welcome the art gallery to 318 Main Street. I do have a concern about public parking behind the art gallery. We have lived there for over thirty years as a neighbor to the parsonage. We have a private back yard. The parking area would be in full view of my back yard. It is a

matter of privacy. I do not have a problem with employees parking back there; but I have a concern about public parking especially if there is paving and what effect the run-off would be for that parking area. Those are my concerns.

Chairman Pack – Is there anyone else who would like to speak? Seeing none, I will close the public hearing. We will now have consideration by the Planning Commission.

Mr. Davidson – I volunteer at the art center once a week. I have talked to some of the various artist in the 300 block including Shelia Gwaltney who is the Director of the art center. Everybody in that particular part of town is very excited. One of the things that I like about this is that they are proposing to be open on Monday. We know how hard it is to have stores open on a Monday. We have tourist who come in from Williamsburg weekly and the stores are closed on Monday and Tuesday. They wonder what the deal is. I know people, like Smithfield 2020 and different organizations, have worked hard on that; but to have another business that would be open on a Monday, I think it would be a big asset for the town.

Chairman Pack – William, could you speak to the concern from a legal aspect about the public parking behind the home? I understand the homeowners concern; but is there a legal aspect of why we could not have that?

Town Attorney – You could make it a condition if that is what you want to do. It could be employee parking only. You do not have to but you can.

Ms. Hillegass – Public parking is really a misnomer. It is really customer parking which is different from public parking.

Town Attorney – You are right; but it is still for the general public versus the employees.

Director of Planning, Engineering and Public Works – Because the use is less than 10,000 square feet, he is not required to have any parking spaces offsite. Of course, we know parking is an issue in the 300 block of Main Street.

Chairman Pack – I thought it was actually one of the strengths of the application for that area.

Director of Planning, Engineering and Public Works – It just goes to show you how complex the issues are turning these residential structures into commercial in the

tight confines of the 300 block. If you felt that customer parking was too much of an impact, you could certainly require visual buffers, privacy fences, landscape buffers, or limit the parking to just employees. It is a special use permit application. You can put conditions on it if you feel that the impact is too great the way it is proposed.

Mr. Swecker – Mr. Brooks had a question about the run-off if you paved it. Does the applicant have any intention of putting asphalt back there or will he leave it as is?

Director of Planning, Engineering and Public Works – If he was going to make it bona fide parking spaces, he would have to put some type of all-weather surface there whether it is gravel, pavement, or concrete.

Ms. Hillegass – Can we require it to be pervious as one of the conditions?

Director of Planning, Engineering and Public Works – Just putting gravel or clam shells is not by definition pervious anymore either. To have anything that is classified as pervious, it would have to be engineered with a certain amount of stone underneath and specifically installed to be such. It would be an additional cost to put an all-weather surface down. State regulations treat gravel the same as asphalt or concrete as it relates to perviousness.

Vice Chairman Bryan – I think we may be getting too ahead of ourselves. The applicant did not mention anything about doing any parking improvements. We are making some assumptions here.

Director of Planning, Engineering and Public Works – It is in the staff report.

Chairman Pack – It is in the application for two to three parking spaces.

Ms. Hillegass – Like Mr. Pack, I think this is one of the positives of the application.

Vice Chairman Bryan – What is available back there right now?

Mr. Stallings – There is a garage in the back with a driveway. It looks like there was gravel there at one time but grass has grown through it. We were adding the parking as a benefit to our customers as well as employees. I know how bad parking is in that area. At 6:00 p.m., the gates will close. There is a double gate there at the entrance. It would not be anything that would be after hours. I do not know how that affects Mr. Brooks. We want to be good neighbors; so we do not have to have parking. Our goal was to get open and be able to use it as an art gallery.

Vice Chairman Bryan – But during your conversion was there some cost for improvements to the parking.

Mr. Stallings – Obviously, it would have to be landscaped. Right now, the land is higher and water actually runs towards the garage area instead of away from. We had planned to slope the landscape and probably some sort of crush and run or pea gravel put down.

Vice Chairman Bryan – Was that in your plan?

Mr. Stallings – Yes.

Vice Chairman Bryan – I stand corrected. I thought it was just what was there already.

Mr. Stallings – No sir. We were going to make some improvements to make it a little more usable.

Vice Chairman Bryan – Thank you.

Chairman Pack – We have a lot of options on the table. What is the will of the Commission?

Dr. Pope – What is your address Mr. Brooks? Are you to the right or the left of Mr. Stallings when you are facing the house?

Mr. Brooks – 314 Main Street. It is on the right when you are facing the house.

Dr. Pope – Mr. Stallings, are you entering the property on the driveway on the left side of the house? In the picture, there looks to be two full mature trees on the right hand side of the property that you would be abutting with the front of the car. There are three mature trees in the back of the yard according to the photo. Is that correct?

Mr. Stallings – They are back in the far corner. There is a cedar tree directly behind the house and then a walnut tree a little further back.

Director of Planning, Engineering and Public Works – Just for the record, this satellite photo is from 2007. It is possible that one of those trees is not there anymore.

Dr. Pope – Thank you. You are proposing two employees; the owner and another employee. Realistically, is it only going to be two employees or are you likely to look at three?

Mr. Stallings – Probably just one additional employee and that would probably be a part-time person. It will depend on how things go.

Mr. Torrey – If he does do something in the rear as far as parking and we approve this tonight, what is the extent of he can do with no further permits or action? He could not just go back there and pave the entire thing with asphalt; could he?

Director of Planning, Engineering and Public Works – No. If he disturbs more than 2500 square feet during the project, he is getting into full site plan generation and review. There would have to be stormwater management with the county. It becomes a much more extensive project.

Mr. Torrey – Not that I think you would do that; I am just asking.

Vice Chairman Bryan – Wouldn't parking improvements fall to the BHAR?

Town Attorney – No.

Chairman Pack – I have pulled it up on Google Maps. It is a bit clearer. I will let you guys take a look at it.

Dr. Pope – The parking would be nice. I do not think it is unreasonable to limit it to employee parking since he is only looking at two to three employees and two to three spots. It keeps the general public out of it and it keeps the traffic down. The employees are not going to be coming and going all day long. You are going to enter once or twice maybe three times at most while getting lunch back and forth. If it is nice to have the parking, it seems reasonable to limit the special use permit to employee parking only and keep the general public out of that area. They can park in the spots across the street in the little parking lot back there. I do not think that is unreasonable from my standpoint.

Chairman Pack – So, Dr. Pope is suggesting that, perhaps, we limit it to employee parking only. Mr. Brooks did mention when he was speaking that he would be okay with that. It is always difficult to mix residential use and business use. It is one of the things we struggle with up here. We try to keep everybody happy but you know how well that works sometimes.

Town Attorney – The only other option that I can think of is to give him an option. He can do what Dr. Pope says or if he wants to use any portion for customer parking then require him to put up a privacy fence. It gives some flexibility. You do not have to but I am just saying that you do not want to make Mr. Stallings have to come back.

Vice Chairman Bryan – I think it is restrictive. I think he should have the option to have customers park back there. How much traffic would you be expecting? I would not think it would be that much. Customers are just coming through and purchasing art and such. There is convenience of loading it on the property instead of going out on the street. I think he should have that option if he has some reserved for them.

Mr. Davidson – Parking in the 300 block does get somewhat crowded at times. There are several businesses that do not have any customer parking other than the street like the furniture and antique place. It is directly next to them across the driveway. I just do not see a problem with having customer parking in the back for one or two customers. I think it is an asset to the whole situation. I do understand the privacy concern; but this thing is going to close at 6:00 p.m. each night.

Chairman Pack – We have a couple of different opinions here. Usually, the best way to get through those is a motion. We can continue to discuss too until we are done discussing or we can table this and discuss it next month.

Ms. Hillegass – I do not think we need to do that.

Mr. Davidson – Mr. Chairman, I would recommend that we approve the special use permit as presented with the addition of allowing the parking of up to three spaces in the back for customers or employees.

Mr. Swecker – Second.

Chairman Pack – A motion has been made and properly seconded. Is there any further discussion?

Director of Planning, Engineering and Public Works – Just as a point of clarification, I believe the applicant stated that he wanted to provide parking for the employees which we would assume is two spaces since there are two proposed employees plus two to three for customers. I do not know if that would change your motion. I am thinking the applicant is talking a total of four to five parking spaces. Is that right, Mr. Stallings?

Mr. Stallings – No. Two to three is the total.

Mr. Davidson – That was the impression I got from Mr. Stallings.

Director of Planning, Engineering and Public Works – I stand corrected.

Chairman Pack – The motion that has been made is for up to three parking spots total and that has been seconded. Is there any further discussion? Hearing none, roll call vote.

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

Town Attorney – For the record, this matter will go to the Town Council immediately following this meeting for the same public hearing and action by Town Council.

Chairman Pack – So, this motion was a recommendation to the Town Council from the Planning Commission.

Town Attorney – Yes.

Chairman Pack - Next, we have 305 Smithfield Boulevard Subdivision Utility Plan and Final Subdivision Plat Review, Dale Steffensmeier, Anchor Contracting, Applicants. Could we have a staff report please?

Director of Planning, Engineering and Public Works – You reviewed the preliminary plat some months ago. They have been working on the utility plan. This is to take a +/- five acre parcel and cut it into four lots. Previously, there was a home on the site which has been demolished. The applicant has built a speculative home on the area that would encompass one of these lots. It has been strategically placed to accommodate this subdivision. The improvements consist of the installation of a water service line and water meter base at each lot. There are two manholes at the frontage; but the sewer line here is very deep. It would be cost prohibitive to connect to this. We have allowed this applicant to connect to the manholes. As you see on the utility plan, they propose to hook the far right lot to the manhole in a single connection. The cleanout at the property line will be the end of town maintenance on that one. On the three lots to the left, they will hook to the other manhole. The cleanout would also be the end of town maintenance at the frontage. The manifold would be on private property with those three lots having an easement to one another in case they need to work on that sewer line connection. All those improvements would be made by the applicant as

part of this plan. The town would not take maintenance responsibility of that portion of the sewer infrastructure that is on the private property there. You have the detail sheet is the second sheet. The plat also has a conservation area shown on the back. It will be recorded with each lot. Again, to minimize the impact on the developer on such a small scale project, what they have done is rather than doing onsite regional stormwater management because these lots ended up being so large they have got a dedicated conservation area that will be recorded on each one of those that will work for the stormwater treatment for each lot and provide a maximum impervious area calculation for each lot. This will also go to record along with this final plat. Just a footnote, at tonight's Town Council meeting, we will be reviewing a subdivision agreement for this applicant related to the improvements that will go on before we would let this go to record.

Chairman Pack – On these conservation notes which are drawn on the plan, is that to say that if I bought Lot A, for example, that I could build in front of the conservation area? If I wanted to put a pool or a shed or anything else behind that line then could I do that?

Director of Planning, Engineering and Public Works – No. In order for the calculations to work that area needs to remain defined as open space which means it has to stay completely natural. It cannot be disturbed at all.

Chairman Pack – But you could cut the grass.

Director of Planning, Engineering and Public Works – There should be no grass. It will be forest. It is a conservation easement. Everything within these lines would just be forest by law or else they would have to do onsite stormwater management for each lot.

Chairman Pack – So, if I buy this lot and know about the conservation easement; but three years later I decide I will put a shed back there anyhow and I am going to cut the grass because I am tired of looking at woods what then? Who enforces that at that point? Where does that put us?

Director of Planning, Engineering and Public Works – If it is detected by regulators, you would be doing engineering and calculations and, possibly, onsite stormwater management.

Vice Chairman Bryan – But as Mr. Pack asked, who specifically would be handling that?

Director of Planning, Engineering and Public Works – It would be the Isle of Wight Stormwater Division as the authority. We are under the Isle of Wight County Stormwater program. I will close by saying that the strength of the project is that they have removed a single family home that was in disrepair and replaced it with four new homes on smaller lots that front public sewer and water utilities. The existing home was on a septic tank. One of the weaknesses of the application is that each new parcel of the subdivision will have a driveway connection to Smithfield Boulevard. The developer wanted to put a small street in here but it was not feasible. Thank you.

Chairman Pack – Are there any questions from the Planning Commission? I am not crazy about these conservation limits. I guess it is a way of skirting around something that we are here to protect. Certainly, if I was purchasing this property, I would want to know this up front.

Director of Planning, Engineering and Public Works – Certainly. It will be recorded on the deed. If you do your due diligence, you will know it.

Chairman Pack – I am not sure that most people know what that means.

Director of Planning, Engineering and Public Works – It is not unlike buying nutrient credits to some conservation open space somewhere else that is going to be treating storm water.

Town Attorney – It is not unlike buying property adjacent to a Chesapeake Bay Preservation area either. It is exactly the same. You own it. You can look at it but you cannot do anything with it. It is the same thing.

Chairman Pack – Is this common practice to put a conservation area here instead of stormwater management?

Director of Planning, Engineering and Public Works – The only real reason it is being done in this case is because there is really no economy of scale in a subdivision this small to put in regional stormwater management. Typically, stormwater management and other regional things like that would require a Homeowner's Association to manage those. When you only have four homes, it is really not feasible for a Homeowner's Association. We would have required there to be a Homeowner's

Association for this subdivision had they not figured out a way to make all the criteria for each individual lot area. There is no common open space that needs common maintenance. There is no regional stormwater plan which is the only way we are not requiring a Homeowner's Association.

Ms. Hillegass – Is there no way he can tie into an existing stormwater BMP?

Director of Planning, Engineering and Public Works – Well, he backs up to Wellington Estates and I would argue that they are trying to tie into somebody else's rather than looking for someone to tie onto theirs.

Town Attorney – This is effectively an infill redevelopment situation. The original Scott's Landing subdivision had very, very large lots. It then got re-subdivided and developed over the years in sort of a hodgepodge fashion. Some of it was planned; but a lot of it just kind of happened. There really was not much planning for any of this. This is the best he can do under the circumstances. If you remember, there was a really dilapidated house there. It was a thorn in everyone's side for many, many years.

Vice Chairman Bryan – Does it meet the density for that area with the way it is zoned? How many units per acre can they have?

Director of Planning, Engineering and Public Works – Yes. It is 5.47 acres for four units. They are over an acre per house on average. One of them is a little smaller.

Mr. Davidson – That particular area of Smithfield Boulevard is very eclectic to say the least. You have big, beautiful homes mixed with smaller homes and apartments. I think this would be a big benefit to that area. As Mr. Riddick said, the whole section was a real eyesore for many, many years.

Vice Chairman Bryan – Yes; but looking at the road frontage, it seems to be small compared to the other properties in that area.

Town Attorney - I think it is pretty typical of the lots that are there. They are big, deep lots.

Ms. Hillegass – Mr. Chairman, I move to approve as presented.

Mr. Davidson – Second.

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

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

Chairman Pack – Moving on, we have Approval of the May 8th, 2018 Meeting Minutes.

Town Attorney – Mr. Chairman and members of the Planning Commission, I recommend approval of the minutes as presented.

Ms. Hillegass – So moved

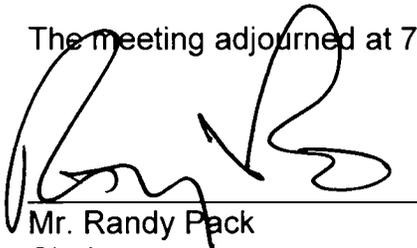
Mr. Davidson – Second.

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

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

Chairman Pack – Ladies and gentlemen, thank you very much. We are adjourned.

The meeting adjourned at 7:15 p.m.


Mr. Randy Pack
Chairman


William G. Saunders, IV
Director of Planning, Engineering and
Public Works