

The Smithfield Planning Commission held its regular meeting on Tuesday, August 13th, 2019. 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, Mr. Mike Swecker, Dr. Thomas Pope, and Mr. Michael Torrey. The staff members present were Mr. John Settle, Community Development & Planning Director and Mr. William H. Riddick, III, Town Attorney. There was (1) citizen present. The media was not represented.

Chairman Pack – Good evening ladies and gentlemen. Welcome to the Smithfield Planning Commission meeting of August 13th, 2019. We will start our meeting with the Pledge. Please stand.

Everyone present stood and recited the Pledge of Allegiance.

Chairman Pack – We have a slightly amended agenda this evening that everyone should have with them. It was emailed to everyone. The first item on the agenda is the Community Development & Planning Director's Report with Mr. John Settle.

Community Development & Planning Director – Thank you, Mr. Chairman. The first item in my report tonight concerns the rezoning application that staff has received for the large piece of property located behind Royal Farms on the corner of South Church Street and Battery Park Road. At this point in time, we have received a second submittal of the application. Following staff's determination of completeness, sent to the applicants in May, the applicants have resubmitted their application. It is currently under review and it was received last week. Staff has a two week window to review the application for completeness before it is distributed to all of the appropriate agencies. The second item in the report is one of two items that were distributed late last week to the Planning Commissioners. The first item is concerning 208 Great Spring Road. Basically, the property owner sustained flood damage during a significant rain event about a year ago. We found a survey of the property from 1998 indicating that the property was, at that time, located outside of the flood zone. However, given the age of this survey, we informed the property owner that before we issued any sort of zoning permit waiver we wanted to see a more current survey indicating the extent of the flood zone. As a result, he had a survey prepared about two months ago showing that the

house was still located outside of the flood zone but that the flood zone was still present on the property. Staff acknowledges that all houses on this side of Great Spring Road are flood prone. Some are and some are not located inside of the flood zone which contributed to staff's reluctance to issue a zoning permit or a zoning permit waiver for repair. We have nothing in our ordinance prohibiting us from issuing the waiver in this case. Staff wanted the Planning Commission to be aware that we are prepared to issue this waiver despite knowing that the properties are flood prone. We just wanted to bring it to your attention. It is an administrative act but we wanted the Planning Commission to know. The next item in the report concerns 14096 Bennis Church Blvd. This is a piece of property commonly referred to as the Yeoman Farm. This is about two hundred and fifty acres. It is located outside of the town limits. I believe state code requires that for rezoning applications submitted within a quarter of a mile of an adjacent locality, the locality receiving the application has to distribute it to the adjacent locality for courtesy review. Isle of Wight has done that for the town. The property is zoned Agricultural and they would like to rezone it to the county's Planned Development/Mixed Use zoning district. This would entail a Comprehensive Plan amendment and amending the official Zoning Map. The Future Land Use Map in Isle of Wight County has the property, for future designation, as a Commercial district kind of akin to the town's Highway Retail Commercial district. Basically, the applicant wants to rezone the property, amend the Comprehensive Plan, and develop a total of four hundred age-restricted single family detached dwellings. There would also be two hundred and eighty-five townhomes. It would also entail the retention of a single commercial outparcel fronting on Bennis Church Blvd and comprising approximately seven acres. We have distributed this to our Public Works Department, Fire Department, and the Police Department for their input. The Planning Department is developing its own comments for the application; however, we wanted the Planning Commission to see it and be aware of it. Staff welcomes any comments from the Planning Commission which we will, in turn, relay to Isle of Wight County. I welcome any questions from the Planning Commissioners. Thank you.

Chairman Pack – In regards to 208 Great Spring Road, I understand that we are not able to force any type of flood mitigation but we are working with some other

property owners on that road, as I recall, on a FEMA grant that would allow this property to be elevated. Is the homeowner aware of that grant and what his neighbors are doing?

Community Development & Planning Director – Yes, sir. He is aware of it. The last time we talked his words were that he cannot afford to elevate his home. I believe it was this property as well as 600 Quail Street.

Chairman Pack – So, this is the property we were looking at the FEMA grant for. Is that correct?

Community Development & Planning Director – Yes, sir, 208 Great Spring Road is one of two.

Chairman Pack – We approved that application for the grant. Was it one of the houses that were on the application?

Community Development & Planning Director – I believe that the application and the necessary materials are still being developed by Michael Dodson.

Chairman Pack – But 208 Great Spring Road was on that application but they are saying that even with the grant they cannot afford it?

Community Development & Planning Director – Yes, sir, those were the property owner's words.

Chairman Pack – I believe the town paid for that application for about \$5,000.00. That is a little discouraging.

Community Development & Planning Director - He is, however, just repairing his home. Repairing his home so that it is livable again would not necessarily bar him from elevating his home; perhaps at a later date. If it were me, I would prefer having it all done at once but I believe that is the property owner's intention in this case.

Dr. Pope – Has the home been damaged to the point that it is condemned and you have to do a waiver in order for him to repair it? Is that the issue of trying to get the waiver?

Community Development & Planning Director – The situation that he described is that it has been damaged to the point where he cannot inhabit it. I do not believe that it has been condemned; but the repairs that he needs to make would not trigger a zoning permit. He only needs a zoning permit waiver so that he can get building permits from the county to conduct the repairs.

Town Attorney – It has not been condemned. He wants to fix it. We know it is in an area that is prone to flooding. We have told every property owner down there for the last twenty-five years that it is prone to flooding. For the longest time, there were no flood zone designations down there. So, there was no basis to deny permits and people built homes down there. Now, the maps have been changed; but still this lot is not impacted with respect to the residence. However, in an abundance of caution, we have told them we will not stop them from doing this but they know very well that it is likely to flood again. We have been as proactive as we possibly can to explain to the property owner the ramifications and the risk; but we do not believe that we can deny him the permit to fix his house. The town came under a great deal of criticism and scrutiny about everything the first time and we did not do anything wrong. There was no basis for denying these people their permits. There is nothing in the law that would allow us to do that. When it flooded, there are a lot of people who say we should have done something. My question to them is what should we have done? There was no basis in the law for us to deny their permits. It is their property and we told them that it was subject to risk and they chose to go forward anyhow. It is the reason you are getting this so that there is a record that we have done everything we possibly could to explain to the property owner the risk of doing what he wants to do.

Ms. Hillegass – Do they have flood insurance?

Town Attorney – They do not have flood insurance.

Dr. Pope – We have done our due diligence and it is up to them to throw good money after bad.

Town Attorney – It is their decision. I hope it does not happen but if it does one day we will be pulling these minutes out and we will be saying ‘we told you so.’ It is not a very satisfactory thing to do; but I do not know what else we can do.

Vice Chairman Bryan – Just to get me up to speed, does this have something to do with an issue some time back about some sort of drain fall on their property? There was a question about who owned it; VDOT or us? Does that contribute to this flooding?

Chairman Pack – Yes. There is some question about the drain pipe that goes underneath Route 10 at Great Spring Road and whether that was adequate to drain the

property. There were some questions back and forth. VDOT claims that they own the drain and that it is adequate which is what you would expect them to say.

Town Attorney – Well, it is designed for a one hundred year or a five hundred year storm; I do not know, I am just guessing. The design criteria were met when they built the bypass according to them. That is all they have to do. You do not design for a one thousand year storm or whatever. You can't because you would never build anything. What year was it when we had that downburst of rain and the pond at Cypress Creek and the museum flooded? It was not a hurricane; it was just a nor'easter. It was just a rain storm and it exceeded all expectations for everything. It flooded on Great Spring Road. Nobody knew that it would happen; it's just nature.

Mr. Torrey - So, the property is in the flood plain but the house is not.

Town Attorney – It is just the front yard in the flood plain.

Mr. Torrey – Could they have flood insurance?

Town Attorney – They could probably buy flood insurance.

Mr. Torrey – And a flood caused by an inadequate storm drain or a backed up storm drain would qualify to be covered by flood insurance.

Town Attorney – We cannot make them buy flood insurance but it is there.

Ms. Hillegass – Is it affordable?

Town Attorney – Flood insurance is subsidized by the Federal government. It is very affordable.

Ms. Hillegass – That is a relative term.

Town Attorney – Well, considering the risk; it is. You have to carry insurance on your house to keep it from burning down.

Ms. Hillegass – It is a relative term to different people.

Town Attorney – This is not a “nanny” state. People can make their own decisions. They are grownups and property owners. They can do as they will; but when things go wrong, the town does not come in and pay for things like that.

Ms. Hillegass – I am not saying we should swoop in and rebuild their house.

Town Attorney – There is great sentiment that the town should do that; but that is not the town's function. We are not in the insurance business.

Ms. Hillegass – I am not saying that either.

Town Attorney – I am not saying that you are. I am saying that there are those that believe otherwise.

Ms. Hillegass – There are those who believe that; yes.

Chairman Pack – How about the application that was filed on their behalf to raise the property?

Town Attorney – I do not know what the status is. I have no idea.

Chairman Pack – I believe that we paid for the application and the engineering to help the two properties down there. We were told at that time that the homeowners had the means to raise the house so we agreed to pay the application fee. I believe it was around \$5,000.00 for the engineering and the application fee with the assurance that they would be raised.

Ms. Hillegass – So, why are they not raised?

Chairman Pack – I do not believe this happened yet; but now he is saying that he cannot afford it even with the grant. They just want to fix it. It is a bit of a sticking point for me; not enough to hold the application up by any means; but.....

Town Attorney – We could ask the questions about the application and find out if they applied, completed the application, what is the status of it, and what the outcome is for their efforts to do this.

Vice Chairman Bryan – I know it is not our responsibility; but has it been determined that this flooding is due to the weather or is it due to the drain?

Town Attorney – There is no way to know that Mr. Bryan. VDOT says that their culvert pipe underneath the bypass is sufficient and meets standards. We have had significant rain events which have caused flooding down there. It has not been designated as a flood zone; but that does not stop it from flooding. If you look on a map, there is a huge drainage area all down Great Spring Road back towards Hearn's trailer park down past the doggie day care place. All of that watershed flows into that little creek and is a huge area.

Chairman Pack – It starts at the Luter Sports Complex and goes under the road there where the former S. W. Rawls building was.

Town Attorney – That is right. If you look on a map, the watershed is enormous. If you get a lot of rain, it has to go somewhere.

Ms. Hillegass – But it was designed to the current standards.

Town Attorney – At the time it was built, it was designed to whatever the required standards were. At least that is what VDOT has assured us.

Chairman Pack – This portion was really for our information tonight.

Town Attorney – It is but it is important for it to be well known that Mr. Settle is just doing his job. He does not have the authority to deny people permits when there is no legal basis to do that.

Ms. Hillegass – Is there still an opportunity for the house to be raised?

Town Attorney – Sure.

Ms. Hillegass – I think that would be our preference; yes?

Chairman Pack – It is our preference; but we do not have any way to enforce that.

Town Attorney – You cannot make them do it.

Ms. Hillegass – Is that not the property owners preference?

Community Development & Planning Director – The property owner has stated that even with the grant he cannot do it.

Town Attorney – The real concern is that if he fixes it up and then turns around and sells it to an unwitting buyer then that is a concern. We do not really know how to deal with that because we are not in a position to be able to monitor that activity on a daily business.

Ms. Hillegass – Does the future property owner have the opportunity to get that property raised through a grant process? Or is this a onetime shot?

Chairman Pack – I do not think it is a onetime shot.

Town Attorney – The problem would be if they buy it, in good faith, and have no idea.

Chairman Pack – Which did happen down there.

Town Attorney – Right.

Mr. Torrey – So, they would know that part of the yard is in the flood plain?

Town Attorney – If they were to get a survey with a flood delineation on it then they would.

Mr. Torrey – Is that part of a general survey?

Town Attorney – You do not have to do that.

Ms. Hillegass – Well, if you buy a house in Hampton Roads, you ought to know to get that.

Mr. Torrey – Most people are worried about tidal flooding. They are thinking that is far enough away from the river. They are not worried about storm flooding.

Town Attorney – You would think that common sense would tell someone who is looking in that area that every other home is raised. This one is not.

Ms. Hillegass – If you live in Hampton Roads, you need to look at flooding.

Mr. Swecker – If he fixes the house up and sells it and down the road we have another flood and it gets flooded is he not liable for that knowing that the house could and would flood again?

Town Attorney – No.

Ms. Hillegass – Buyer beware.

Town Attorney – You are not your neighbor's keeper; buyer beware.

Chairman Pack – Moving along folks, we had a memorandum in regards to 14096 Benns Church Blvd. Mr. Settle has asked for Planning Commission comments. Is there anybody who would like to comment on it this evening?

Dr. Pope – How stringent are we on the RPA? If you look at enclosure #1 which shows you the RPA line, there are some divots in there based on marshes and they left lots out and things of that nature. How hard is it for them to fill those areas in? It does not look like there is a tremendous amount of encroachment upon the RPA. I know they are trying to maximize every lot they can but it seems like it would create a funny landscape if you are just going to start eliminating houses based on where the RPA comes in. It is the first thing that jumps out at me - why are they missing houses and missing lots? There is an RPA line so that is the reason but how hard is it for the county to help them fill in to make things look a little bit more contiguous?

Community Development & Planning Director – From a zoning perspective, Dr. Pope, what I can say is that in Smithfield we have a standard that requires an additional twenty-five foot setback from the one hundred foot RPA buffer. We appreciate this. Under the assumption that this would someday be annexed into the town, it would jive very well with our ordinance with the extra distance from the RPA.

Dr. Pope – So, you are saying to keep it like this.

Community Development & Planning Director – I am saying it is good to keep as much distance from the RPA as is feasible and yet still convenient.

Dr. Pope – With the recreation area all the way in the far right hand corner, it seems like you would eliminate those four lots. I think it will look funny to ride down the street and see two houses standing out by themselves with a recreation area in it and behind it. It is my criticism of the site plan. There is a pedestrian walkway that cuts in the middle of those last three lots. Can they not sneak that within the RPA and come to the recreation area to create some continuity? That would be my suggestion to the developer. Those are my couple of comments if they are going to proceed as the plan is drawn. I am just a little curious as to what this front area is that fronts the highway. It says open area and then it kind of has a loop de loop. I am not 100% sure what those buildings are and what that is delineating on this map next to the highway.

Community Development & Planning Director – It is townhomes, Dr. Pope.

Dr. Pope – I am sorry. I missed that. It just seems awkward up there to me especially for the Entrance Corridor area coming into Smithfield. It just does not seem to jive with that being right in your face.

Community Development & Planning Director – One of staff's comments is to, basically, encourage the developer to arrange the frontage of the property as closely in accordance with the ECO guidelines for Smithfield as possible. Granted, we can only say so much. It is Isle of Wight County's jurisdiction; but we will note that. Another one of staff's recommendations is that the entirety of the frontage remain commercial. If you turn to one of the last pages in the enclosure, you will see the town's Future Land Use Map. We, basically, have the entirety of the frontage on that side of Benns Church Blvd. in the corporate limits as remaining Highway Retail Commercial. For it to jive with our Future Land Use Map, it would have to remain commercial. It is another one of our recommendations.

Town Attorney – One of the things on this townhouse issue is the way this is designed it looks like you are going to see the backs of about fifteen homes. It will be the first thing you see when you come into Smithfield. It seems to me that is unwanted, unnecessary, and inappropriate.

Community Development & Planning Director – Just for the Planning Commission's knowledge, if you look at the Future Land Use Map of Isle of Wight County, this whole parcel is intended to be commercial in the future. When I was checking, I believe it is one of the largest anticipated commercial parcels in the county. I do not know how that influences Isle of Wight's administrative attitude towards it.

Town Attorney – Unfortunately, they have an inventory of currently zoned commercial property that far exceeds the expectation and need for decades. It is not going to be a very compelling argument. For example, they have the old golf course and it is a huge tract of commercial land. It is zoned already and it has not taken off. You would be concerned about aesthetics. If this were in the town, I do not think you would be very pleased or happy with the idea that the first thing you see is people's backyards as you come into town.

Ms. Hillegass – They are showing a landscaped berm behind it; but what does that mean? Will it just be another block of red tip bushes at the edge of the highway?

Town Attorney – It is a pretty odd location for townhouses.

Mr. Davidson – It certainly is.

Mr. Torrey – Is this a phased thing taking a certain number of years?

Town Attorney – They have not gotten that far yet. All developers do that because they do not want to build it all at one time. They build it as they need it.

Mr. Torrey – I would guess they would build apartments first.

Town Attorney – I do not know.

Community Development & Planning Director – I cannot remember if there was a phasing plan in the submission.

Mr. Davidson – They would likely build some of each and see how they fly.

Town Attorney – It does not say anything about apartments.

Mr. Torrey – I meant townhouses.

Dr. Pope – Do we want an RV lot right up on the highway.

Town Attorney – I would say not.

Dr. Pope – That is what they are proposing up there at the north end.

Community Development & Planning Director – The RV lot also cuts into that commercial parcel.

Ms. Hillegass – Is that an active RV lot or a storage area?

Dr. Pope – I would interpret it as storage.

Town Attorney – That is certainly not the highest and best use of that property is it?

Ms. Hillegass – That is a big fat no.

Mr. Torrey – So, what do we need to do? Do we need to have Mr. Settle put together a statement to give them or are they just looking for bullet points?

Community Development & Planning Director – I am taking notes here tonight. If you all have any other thoughts, you can email them to me and I can incorporate them into a comment letter that I will send the county before the 26th of this month.

Dr. Pope – I am assuming with this many homes and the area in it there will be a stop light on the road.

Community Development & Planning Director – I do not recall anything related to signalization.

Dr. Pope – Can we make sure those entrances are appropriately spaced so we do not have to have more turn-arounds and circular things? Can we make sure all that spacing is correct so that you can put another light in there if they have to put a road in? I do not know what that distance requirement is but make sure it is appropriate.

Ms. Hillegass – Do you know when this goes to the Isle of Wight Planning Commission?

Community Development & Planning Director – I want to say that it goes to the September meeting. I can double check on that.

Chairman Pack – It says that it should be no more than six hundred and eighty-five residential dwelling units constructed on the property.

Vice Chairman Bryan – Mr. Settle, we were looking at some concepts of another development behind Cypress Creek Run.

Community Development & Planning Director – I believe that is under the same ownership as this parcel.

Town Attorney – No, it is not. This is the Yeoman Trust. The other property belonged to Henry Layden. He happens to be the trustee; but it is not his property. It is a beneficial trust for the estate of Billy Yeoman.

Vice Chairman Bryan – Is there any movement on that?

Community Development & Planning Director – The last time I spoke with Mr. Layden was back in late April or early May.

Town Attorney – They withdrew their interest. I know that for a fact. The potential developer backed out.

Community Development & Planning Director – The situation was that they wanted to put homes halfway over that body of water back there. It was a concept that some developer in South Carolina had utilized. We had told them that in order to do that they would have to apply for some sort of blanket variance in order to create lots that were over a certain percentage of water in order to make it work as far as setbacks were concerned. Now that I know they have lost interest, I know that is probably what it was that put them off.

Town Attorney – There is also an access issue. The whole situation with the road between the Taco Bell and the shopping center is a mess. It is an easement; but it is not a dedicated road. They need to work that out. It is not our job.

Dr. Pope – The only other comment I would have for the county is that there looks like there is a lot of public green space in there. Who is going to maintain that and how are they going to make that look? Are they going to let it grow, maintain it, and cut grass in all this green open space? A lot of it is in the RPA but how will they maintain that for the homeowners? It is a whole lot of grass cutting there.

Town Attorney – One thing I would point out, and this is purely based on feedback at public hearings pertaining to the development out at Benns Grant, is that there never seems to be enough parking. It is particularly true for these small lot developments. There is not enough parking in the rights-of-way because the streets do not seem to be big enough. You end up with a lot of parking on the streets and not enough off-street parking. People will complain about how congested it is and how dangerous it is. Perhaps, they need to heed their own concerns. The citizens keep raising that issue out there and, yet, they do not seem to address it. When you have that much density and that many cars, there needs to be ample parking. If they are counting the one in the garage, they shouldn't because most people park in the garage when they first move in. It gets filled up and then they no longer park in the garage.

Vice Chairman Bryan – It gets cluttered but it seems like there is limited access in and out of this property for that many homes. There would need to be some changes to Route 10 to cross for left hand turns. I am curious as to how that would be handled.

Town Attorney – There is a rendering that shows another parking issue. You are assuming that at least two people would be living in a house and what happens when they have a teenager? There would be at least two vehicles and maybe three. Where are they going to park?

Chairman Pack – There is only one parking spot per townhome.

Town Attorney – Unless they are counting the one in the garage. It means that one car cannot leave without the other moving. It is just not practical. There were two hundred and eighty-five townhomes I believe. Just do the math on the number of cars.

Mr. Torrey – How many are out there at Queen Anne's by the golf course? Most of them use street parking up and down each street.

Town Attorney – I bet there are not even sixty townhomes there.

Chairman Pack – If you have any additional concerns or comments, please let Mr. Settle know by email. Our next item is Upcoming Meetings & Activities. There is a list provided for your review. The next item is Public Comments. The public is invited to speak to the Planning Commission on any matter except for scheduled public hearings. No one has signed up but if anyone would like to speak please come forward.

Mr. Bob Hines – I live at 216 Washington Street. I will be brief. I guess this is the place to mention this. I mentioned it at the Town Council meeting the other night. Do you all have anything to do with the bike trail?

Chairman Pack – We have not seen anything yet on it. We may see something when the designs are finished.

Mr. Hines – Well, Beth Haywood made a suggestion about the bike trail. I have a suggestion and it may be nutty. If you could come across at Royal Farms and go back into Grimesland and find an access across the creek over to the park, you would eliminate all of the stuff down Church Street completely. Ms. Haywood's idea would be good as a temporary thing. It sounds like it would not cost a lot of money to do what she is talking about. A lot of bike trails that are built are not always built complete. If it is possible to do a bridge over the creek to the park then you would really have a nice trail

that would truly be a park to park trail. Like Mayor Williams said the other night, I do not guess you can eliminate the situation at Royal Farms; either way there is an intersection. It is just a problem. I do not know if anybody is going to figure out anything about that. As I stated the other night, I have done some biking and crossing trestles over rivers and that is nice. What I am suggesting, if at all practical, would not involve any paving because the trail would be similar to what is at Windsor Castle. Many other trails are not paved. It would be through the woods, over the water, and into the park. You would have access to any which way you wanted to go. You could come into town on Jericho or come into town on Cedar. Thank you.

Chairman Pack – Thank you, Mr. Hines. We will move along to Planning Commission Comments. Are there any comments from the Planning Commissioners? Hearing none, we will move to a Public Hearing – Amendments to the Smithfield Zoning Ordinance (SZO): Event Facilities – Town of Smithfield, Applicant. Can we have a staff report please?

Community Development & Planning Director – There are hardly any changes to what was presented to you last month. There were, basically, two major comments received from the Planning Commission last month on the proposed amendments. The first concern was noise and the town's noise ordinance. The Planning Commission suggested that we cause the proposed amendment to refer directly to the town code's noise ordinance to simplify things. Staff was tasked to look into a separate text amendment that, basically, more realistically addresses the town's noise ordinance which we will do. The second item was the inclusion of additional language in Article 8 which is the parking and loading section of the proposed amendment specifically to deal with parking in the Downtown and the Downtown Neighborhood Residential Zoning districts. If you look at the attachment to the staff report on page Article 8: 9. It is in red text and the following sentence was added: "For both principal and accessory uses within the Downtown and the Downtown Neighborhood Residential districts where sufficient parking cannot be provided onsite, the applicant(s) must furnish an alternate/cooperative required parking agreement, pursuant to Section B.4 of this Article." These two changes have been made, Mr. Chairman. Again, as I stated, there is virtually no difference between the proposed text amendment and what was seen by

Planning Commission last month. Town staff will say that over the course of the development of this text amendment we have received input from several citizens. In fact, I received an email today from Smithfield Auto Center. It states: "We are definitely interested in new language to the current ordinance allowing us and others to use available space to do events. Please forward my appreciation to the Planning Commission in this matter." It is signed Tony and Jennifer Macioci. He is one of several citizens who have been asking me about the status of this proposed text amendment. This concludes my staff report.

Chairman Pack – At this time, I would like to open the public hearing. No one is signed up to speak and no one is in the audience to speak on this. I will now close the public hearing and open it up to Planning Commission comments. We did review this last month and asked for a couple of changes which we have seen. Do we see a need for any further changes to this or is the Planning Commission happy with the zoning ordinance changes as presented? If there are no other comments, I would be happy to entertain a motion for a recommendation to Town Council if we so desire.

Mr. Davidson – I would recommend that we forward these changes to Town Council with our recommendation for approval.

Ms. Hillegass – 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, seven members were present. Mr. Davidson voted aye, Ms. Hillegass voted aye; Mr. Mike Swecker voted aye, Dr. Pope abstained, Mr. Michael Torrey voted aye, Vice Chairman Bryan voted aye, and Chairman Pack voted aye. There was one abstention. The motion passed.

Chairman Pack – Our last item for tonight is Approval of the July 9th, 2019 Meeting Minutes.

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

Ms. Hillegass – So moved.

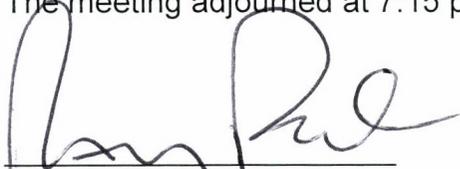
Mr. Davidson – Second.

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

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

Chairman Pack – Ladies and gentlemen, we are adjourned.

The meeting adjourned at 7:15 p.m.



Mr. Randy Pack
Chairman



Mr. John Settle
Community Development & Planning
Director