

The Smithfield Planning Commission held its regular meeting on Tuesday, May 14th, 2013. The meeting was called to order at 7:30 p.m. Members present were Mr. Bill Davidson, Vice Chair; Mr. Michael Swecker, Ms. Julia Hillegass, Mr. Larry Odom, Mr. Randy Pack, and Mr. Charles Bryan. Member Ms. Virginia Smith was absent. Staff members present were Mr. William G. Saunders, IV, Planner/GIS Coordinator, Mr. William T. Hopkins III, Director of Planning, Engineering and Public Works; and Ms. Margaret Mary Fullmer, Attorney. There were five (5) citizens present.

Vice Chair Davidson - I would like to call the meeting of May 14th, 2013 of the Smithfield Planning Commission meeting to order. If you would all rise for the Pledge of Allegiance.

Everyone present stood and recited the Pledge of Allegiance.

Vice Chair Davidson – For those of you that would like to remain standing, Mr. Odom will offer a word of prayer.

Mr. Odom – Lord we thank you for this opportunity to gather as a group. We pray for wisdom and guidance in the decisions that are made this evening that they all may benefit the citizens of our community. Our Lord, Jesus Christ we ask this prayer. Amen.

Vice Chair Davidson– Thank you. First of all I would like to introduce Ms. Margaret Mary Fullmer who is an associate of our Town Attorney, Mr. Bill Riddick. Next is Director of Planning, Engineering & Public Works Activity Report.

Director of Planning, Engineering and Public Works – Thank you, Vice Chairman. We have a couple of items. The Smithfield Foods test kitchen is very close to being 100% complete. We have met with everyone necessary and the plans have been drawn up. There is a little landscaping adjustment had to be made. True Value is basically the same thing. I need to inspect the rear of their site where the fence was involved and some additional landscaping.

Vice Chair Davidson – Next is Upcoming Meetings and Activities. May 20th and 21st are Town Council committee meetings at 4:00 p.m. May 21st is the Board of Historic and Architectural Review meeting at 7:30 p.m. May 27th the Town offices will be closed in observance of Memorial Day. June 4th at 7:30 p.m. is the Town Council meeting. June 11th at 7:30 p.m. is the Planning Commission meeting. Next is Public Comments. The public is invited to speak on any matter except something that is on the schedule

tonight. Seeing none, public comments are closed. Next is Planning Commission Comments. Are there any comments from the Planning Commission members? Next is the Public Hearing – Special Use Permit Review – Lot 5A Cypress Crossing – Jerry and Mary Hughes, Ricky Edgerton, applicants. Could we have a staff report please?

Director of Planning, Engineering and Public Works – Thank you, Vice Chairman. We have special use permit for a single family house being built on +/- twenty seven acres of land at Cypress Crossing. It is very well drawn up. The main purpose of this special use permit application is because of the utilities. As stated in Article 3-A of the Town of Smithfield's Ordinance, a temporary private water and private sewer is required. That is the case because there is no public water or sewer down Cypress Crossing. Staff does recommend that be one of the conditions if and when public water and/or sewer are brought to Cypress Crossing residents they must tie into those utilities.

Vice Chair Davidson – Are there any questions? The public hearing is open. Is there anyone who would like to speak on this matter?

Director of Planning, Engineering and Public Works – The applicant signed up to speak. Please come to the podium and give your name and address.

Mr. Hughes – I live at 21 Meeting Road in Newport News. We are certainly willing to agree to hook up to the utilities as required to get the site approved.

Director of Planning, Engineering and Public Works – I do not think that will be happening anytime soon but it will be in our record.

Vice Chair Davidson – Are there any questions? If no one else is going to speak then we will close the public hearing. Are there any questions?

Mr. Swecker – I make a motion to recommend to Town Council for approval with the condition that when public utilities become available that they will tie in.

Ms. Hillegass – Second.

Vice Chair Davidson – A motion has been made and properly seconded to recommend to Town Council to approve the special use permit for Lot 5A Cypress Crossing with the condition that when public utilities are available that they will tie in. All in favor signify by saying aye, opposed say nay.

On call for the vote, six members were present. Mr. Bryan voted aye, Vice Chair Davidson voted aye, Ms. Hillegass voted aye, Mr. Odom voted aye, Mr. Pack voted aye

and Mr. Swecker voted aye. There were no votes against the motion. The motion passed.

Vice Chair Davidson – The motion passes. Next is a Public Hearing – Special Use Permit Review – Lot 4 Cypress Run Drive – Henry Layden, Randy Lenz, applicants. Could we have a staff report?

Director of Planning, Engineering and Public Works – We have met with the applicant and contractor several times on this. We have a clear understanding of the purpose of this. Their particular parcel of land is 11.73 acres back behind the shopping center where the Farm Fresh is located. This is an existing parcel of land. There was a property line that was vacated but that could be done administratively. There are two parcels of land back there one of them already had a house on it and the other one did not. The applicants would like to build a single family house back there. In order to do so it requires a special use permit because there is no public water or sewer back there so it will involve private water and sewer system. It is basically the same situation as the previous applicant that we just voted on. One of the conditions is if public utilities are ever available back there then we would like for them to tie into it.

Vice Chair Davidson – We will open the public hearing. Anyone would like to speak on this matter? Please give your name and address for the record.

Mr. Lenz – I live at 19351-C Battery Park Road in Smithfield. I represent Mr. Henry Layden. We are requesting a special use permit for temporary water and temporary sewer. Mr. Layden is agreeable to hooking up to town water and sewer if and when it becomes available.

Vice Chair Davidson – Are there any questions?

Mr. Odom – Currently they say that this is a borrow pit?

Director of Planning, Engineering and Public Works – Part of it back there is a borrow pit.

Mr. Lenz – It is not being mined. It is just a lake right now.

Director of Planning, Engineering and Public Works – There is no activity in that particular one. As you drive behind Farm Fresh, I believe that the one on the left is active. This particular site is to the right as you can see on the plan. This property is behind it.

Mr. Odom – Currently the borrow pit is filled with water?

Director of Planning, Engineering and Public Works – It is partially filled. It is not to its highest.

Mr. Bryan – Did you say that there was an existing structure on the property?

Director of Planning, Engineering and Public Works – This particular site right here has an existing house on it. What we have done is vacated that property line and added another one. You still have two parcels of land that have been reconfigured. I think that this will be the last house that can be built behind the Farm Fresh without rezoning.

Vice Mayor Davidson – Are there any further questions?

Mr. Bryan – The existing structure is not on this property.

Director of Planning, Engineering and Public Works – No, sir. The 11.73 acres is where it will be built.

Vice Mayor Davidson – Is there anyone else that would like to speak? Hearing none, the public hearing is now closed.

Mr. Pack – I would like to make the recommendation to Town Council to approve this as submitted with the condition to require the applicants to connect to town water and sewer at such time that future town utilities are extended to the property.

Ms. Hillegass – Second.

Vice Mayor Davidson – A motion has been made and properly seconded that we recommend approval to Town Council with the condition that requires the applicant connect to the town water and sewer at such time in the future when the town utilities are extended to the property. All in favor signify by saying aye, opposed say nay.

On call for the vote, six members were present. Mr. Bryan voted aye, Vice Chair Davidson voted aye, Ms. Hillegass voted aye, Mr. Odom voted aye, Mr. Pack voted aye and Mr. Swecker voted aye. There were no votes against the motion. The motion passed.

Vice Chair Davidson – The motion passed. Since our Town Attorney is not here tonight, I would entertain a motion that we table the review of last month's minutes until next month.

Mr. Pack – So moved.

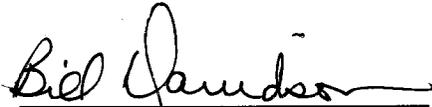
Mr. Odom – Second.

Vice Chair Davidson – A motion has been made and properly seconded that we table the minutes until our next meeting. All in favor signify by saying aye, opposed say nay.

On call for the vote, six members were present. Mr. Bryan voted aye, Vice Chair Davidson voted aye, Ms. Hillegass voted aye, Mr. Odom voted aye, Mr. Pack voted aye and Mr. Swecker voted aye. There were no votes against the motion. The motion passed.

Vice Chair Davidson - There is no further business. The meeting is adjourned.

The meeting adjourned at 7:44 p.m.



Mr. Bill Davidson
Vice Chair



Mr. William T. Hopkins III
Director of Planning, Engineering and
Public Works