

The Smithfield Planning Commission held its regular meeting on Tuesday, October 11th, 2016. The meeting was called to order at 6:30 p.m. Members present were Mr. Bill Davidson, Chairman; Mr. Charles Bryan, Vice Chairman; Ms. Julia Hillegass, Mr. Mike Swecker, Mr. Randy Pack, Dr. Thomas Pope, and Mr. Michael Torrey. The staff members present were Mr. William H. Riddick III, Town Attorney and Mr. William G. Saunders IV, Planning and Zoning Administrator. There was one (1) citizen present. The media was not represented.

Chairman Davidson – I would like to welcome everyone to the Town of Smithfield's Planning Commission meeting of October 11th, 2016. If everyone will please stand, we will say the Pledge of Allegiance.

Everyone present stood and recited the Pledge of Allegiance.

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

Planning and Zoning Administrator – Thank you, Mr. Chairman. I have a couple of items tonight. The first is the Clontz Park Public Boat Ramp which went out for bid. The bids were received one day last week. I believe that will be going forward to Town Council to select a contractor at the next Town Council meeting. The Smithfield Foods Parking Lot Expansion is still in the process of finalizing the Shared Use Agreement and the stormwater management documents. After that, it should be approved and go to permitting. That is all I have tonight.

Chairman Davidson – Thank you. Our next item is Upcoming Meetings and Activities. On October 18th, there will be a Board of Historic and Architectural Review at 6:30 p.m. The Board of Zoning Appeals meeting for October has been cancelled. On October 24th and 25th at 4:00 p.m., the Town Council Committees will meet. The next Town Council meeting will be on November 1st, 2016. Our next Planning Commission meeting will be on November 8th. Our next item is Public Comments. The public is invited to speak on any matter except scheduled public hearings. We do not have one scheduled tonight. Is there anyone who would like to speak? Hearing none, we will move on to Planning Commission Comments. Are there any comments from the Planning Commissioners? Hearing none, we will move on to the Entrance Corridor

Main Street – Town of Smithfield, applicant. Could we have a staff report please?

Planning and Zoning Administrator – Yes sir, Mr. Chairman. The site plan for the Joseph W. Luter Jr. Sports Complex came before you all either last month or month before last. We had mentioned, at that time, that there would be architectural as well as a landscaping plan that would come before you at a later time for the Entrance Corridor Overlay District Design Review. Tonight, we have the architectural plans which encompass the brick fences at the entrance. We also have the two (2) concession stand structures. The concession stand exteriors are proposed to be a mix of split-face block, brick, and cementitious siding such as Hardie Plank. The roof is proposed to be thirty (30) year fiberglass architectural shingles. The proposed fence will be brick. You have several plan sheets in your packet that show details and elevations for that. The architect was also kind enough to provide a 3-D video that he put together. If you all would like to view that, you will need to go to the other side of the table to see it. Also, the architect was a little tree happy when he put this together. Do not expect to see this many trees in reality as you will see in this representation.

The Planning Commissioners viewed the 3-D video of the project.

Planning and Zoning Administrator – The way this project was bid the landscape plan will come to you at a later time. The contractor is the one that is supposed to design the landscape so that is why you do not have it before you tonight. We are bringing items to you as soon as we have them ready.

Chairman Davidson – Are there any questions?

Mr. Pack – Based on what we have been presented, there is some specifics in here about fiberglass shingles or PVC roofing and cementitious siding. If the contractor or the town chose to change any of the materials, they would not have to bring that back to us. We are just basically approving the concept and the footprint. Is that correct?

Planning and Zoning Administrator – Some of the material requirements are laid out in the ordinance itself. None of the materials that are proposed for this contradict the ordinance. However, if there were a substantial enough change to the materials or the materials that were proposed contradicted the ordinance, we would have to bring that back to you or they would have to change the materials. It could also be something that

you all could potentially consider in your motion tonight. If you were willing to give a little bit of flexibility to save time so that it does not have to come back, I would think you could put a certain amount of flexibility in how you formulate your motion in case there were some changes made for cost cutting.

Mr. Pack – One of the reasons that I brought this up, the roofing material is an obscure fiberglass shingles. If we were to do something along the lines of approved materials because we already have approved materials in our zoning ordinance, would that be acceptable at that point?

Planning and Zoning Administrator – The roofing they were looking to put on here, originally, was a very obscure roof. It was very expensive and that is why they changed it back to regular architectural shingles. It was going to be a unique standing seam style roof made out of a very modern product. It has since disappeared from the plan because it was cost prohibitive.

Mr. Pack – That is kind of what I heard. I just do not want to limit what they can do and have to come back to us for every little thing; if we can do it and it stays in the realm of the Overlay District.

Planning and Zoning Administrator – Frankly, I think, even if some things are changed for costs, the basic overall plan is going to stay the same. It will still have the same look. They are not going to go but so cheap on the materials on the exterior. Certainly, if there was a substantive change then it would require approval.

Mr. Pack – Thank you.

Ms. Terry Mulherin – May I say something?

Chairman Davidson – Well, not normally, but go ahead.

Planning and Zoning Administrator – Please come to the podium and state your name and address for the record please.

Ms. Mulherin – I live at 206 Washington Street. Thank you. I have been playing ball for forty (40) years. I am pretty experienced with parking lots. Make sure you get a head count of how many spaces. Each field, for one game, is about twenty-eight (28) cars; when you account for nine (9) players, three (3) subs, a coach, base coaches, and two (2) ump. I do not know how many they will have under regulations for baseball.

When you change over games from one game to the next, that is when you are going to feel that traffic backup that you were worried about. That is all. Thank you.

Vice Chairman Bryan – I am looking at the drawing of the concession stand. I see a men's and women's restroom and a storage area. Can you clarify where the second concession stand would be?

Planning and Zoning Administrator – The one you are looking at is the big one. The little one is located next to the baseball field and the multi-use field up front. On sheet A1.3 which is the second sheet in your packet, it shows the small concession stand that is adjacent to the field in the front. It shows just a single men's and women's restroom. There are two water fountains on the outside. There is a bay inside with a roll-up door on one side, another man door on the other side, and a window to serve food and drink out of. This is the one where you are just basically buying candy bars or drinks out of a cooler.

Vice Chairman Bryan – So the storage area is a concession stand.

Planning and Zoning Administrator – Correct. There will just be people in there with coolers and selling candy bars out of the little window. It will give you the opportunity to buy unprepared food at the front and have restroom facilities at the front without walking all the way to the back.

Mr. Swecker – Last month we talked about whether or not there would be money to put asphalt down. Did they find the money or are we still looking at gravel?

Mr. Pack – We are working on getting asphalt. To answer your question, not yet, but it stays at the top of my list. I think we will end up with it. We need one hundred fifty-seven thousand (\$157,000.00) dollars to put in asphalt with striping and painting. I believe that was the figure. There are a few options. It is one of the reasons that I was asking about the PVC roof that they had originally talked about. It was pretty costly. We are hoping to find some savings in that. So we might be able to get asphalt for the parking lot.

Mr. Swecker – It would be nice. Is that one hundred fifty-seven thousand (\$157,000.00) dollars more for what the original drawing showed as asphalt or for the entire thing to be asphalt?

Mr. Pack – It was for the gravel parking areas. There is an asphalt entrance up to a certain spot. So yes, it would be an additional one hundred fifty-seven (\$157,000.00) dollars. The calculations were interesting because it gave the square footage and tonnage of what material was required and what was going in. It is not cheap to pave something. The good news is that you do not have to do anything different such as grading or drainage because that is already there and in place. You just take what has already been bid and lay two (2) or three (3) inches of asphalt on it or whatever you are supposed to put down.

Dr. Pope – I had a question about the small concession stand up front. I am sure they are using a split faced block in order to save money. Are we really talking that much square footage on that to not brick the whole building on all four sides? It will be one of the first things that you see when you pull in other than the brick columns. I am just asking for consideration about that.

Planning and Zoning Administrator – The split faced block is on the short sides of the concession stand where the restroom doors and rollup doors are. The long sides are brick. The little pilasters on either side are brick on the small one. On the large concession stand, on the bulk of the sides downstairs, it has split faced block with brick corners. The archways above each door on each corner are brick and also a detail above the windows. The second floor is where you will see the Hardie Plank or the cementitious clapboard siding on the large concession stand.

Dr. Pope – I do not think I have much issue with the big building. It is just the little building and looking at this eight (8') feet in here and asking if we can do it in all brick?

Planning and Zoning Administrator – I have to just make an assumption based on the architect. I guess since they were using both materials on the larger one; to some degree, they felt it would tie in better to use a little bit of each on the other but I see your point.

Dr. Pope – My other comment is do we need to put water fountains out there? They just seem like a trouble maker with kids riding up, sitting on them, or breaking them. Is it really necessary that we put a water fountain out there? It might be a code issue but, I guess, the issue is if we really need a water fountain outside.

Planning and Zoning Administrator – I honestly do not know if it is a code issue or not. These folks have done sports complexes before. I do not know if that is standard practice or what.

Dr. Pope – I just see it as people are going to ride their bikes up there or walk up there. It would be nice to have a drink of water; but at the same token, I was a kid at one time and water fountains were fun to play with. My last comment is on the main building. They have a metal roof on there in foul ball territory. I am questioning how much denting that is going to hold up to with foul balls hitting it. What is it going to look like in five (5) to ten (10) years down the road with multiple foul balls hitting the metal roof?

Planning and Zoning Administrator – These are proposed to have architectural shingles.

Dr. Pope – Is that on the lower section? On the rendering, it shows a metal roof on the low section where it juts out. I do not know how well a metal roof holds up to balls hitting it. I imagine there would be a fair amount of foul balls coming behind the plates in all directions. I hate to think what would happen if it gets a bunch of dents in it unless it is going to hold up. It is just a question. I do not know the answer to that.

Planning and Zoning Administrator – It looks like a standing seam roof. It is pretty flat. You will not see it standing on the ground.

Chairman Davidson – Are there any more questions or comments? Hearing none, could we have a motion please?

Mr. Pack – Mr. Chairman, I move to approve the plans as presented with materials approved and appropriate for the Entrance Corridor Overlay District guidelines.

Ms. Hillegass – Second.

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

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

Chairman Davidson – Our next item of business is Approval of the September 13th, 2016 Meeting Minutes.

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

Mr. Pack – So moved.

Vice Chairman Bryan – Second.

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

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

Chairman Davidson – Is there any further business? Hearing none, we are adjourned.

The meeting adjourned at 6:51 p.m.


Mr. Bill Davidson
Chairman


William G. Saunders, IV
Planning and Zoning Administrator