

The Smithfield Planning Commission held its regular meeting on Tuesday, April 8th, 2014. The meeting was called to order at 7:30 p.m. Members present were Mr. Bill Davidson, Chair; Ms. Julia Hillegass, Vice Chair, Mr. Larry Odom, Mr. Randy Pack, and Mr. Charles Bryan. Mr. Michael Swecker was absent. Staff members present were Mr. William T. Hopkins III, Director of Planning, Engineering and Public Works; Mr. William H. Riddick III, Town Attorney, and Mr. Joseph Reish, Planning Technician. There were four (4) citizens present.

Chairman Davidson– I would like to welcome everyone to the April 8th, 2014 Planning Commission meeting. If everyone will stand, we will say the Pledge of Allegiance.

Everyone present stood and recited the Pledge of Allegiance.

Chairman Davidson – For those who would like to remain standing, Mr. Odom will offer a word of prayer.

Mr. Odom – Lord, we thank you for this opportunity to meet as a group. We pray that the decisions that are made this evening will enhance the Town of Smithfield. We pray for wisdom and guidance in all that we do. Through your son, our Lord Jesus Christ, I ask this prayer.

Chairman Davidson – The first item on the agenda is the Director of Planning, Engineering & Public Works Activity Report.

Director of Planning, Engineering & Public Works – Staff has been working on our Zoning Ordinance Amendments continuously. There are quite a few changes throughout the ordinance in several different locations.

Chairman Davidson – Next we have Upcoming Meetings and Activities. The Board of Zoning Appeals has been cancelled for April 15th. The Board of Historic and Architectural Review will meet on April 15th at 7:30 p.m. We have the Town Council Committee meetings on April 28th and 29th. We will have the regular Town Council meeting on May 6th at 7:30 p.m. The Planning Commission will meet on May 13th at 7:30 p.m. The next item is Public Comments. We do not have any sign ups. Next is Planning Commission Comments. I would like to say with deep regret that we have all received notice that Ms. Virginia Smith has resigned from the Planning Commission. She will be greatly missed. She had a lot of corporate knowledge. She has been on the

Planning Commission for a long time and did a great job as the chair. I received a phone call from Mr. William Saunders this afternoon that we would need two Planning Commission members on a subcommittee to work on the Comprehensive Plan. I need volunteers.

Director of Planning, Engineering, & Public Works – The meetings will be scheduled in the late afternoons in the summer.

Chairman Davidson – I discussed it briefly with Ms. Julia Hillegass and she volunteered to be on the subcommittee. Do I hear any other volunteers to serve on the subcommittee?

Mr. Bryan – I will volunteer to be on the subcommittee.

Chairman Davidson - Mr. Charles Bryan has volunteered. Thank you both. Next we have Preliminary Site Plan Review – Livengood Project, Carver Avenue – Mr. Bob Kellam, Mr. Bob Livengood, applicants. Could we have a staff report please?

Director of Planning, Engineering, & Public Works - This application involves a piece of property in Pinewood Heights. It will actually be the first site plan review for this new portion of Pinewood Heights. We have demolished quite a few of the houses. It is on Carver Avenue. It is zoned (CI) Commercial Industrial. It consists of four lots for a total of .53 acres. There is an aerial photo of Pinewood Heights showing where the property is located. It shows where the fences and storage areas will be located. The applicant has been involved with this project for quite awhile. There is more review of the stormwater management which could impact the overall site plan. Staff feels comfortable with them receiving preliminary site plan approval. Hopefully, next month after all the comments involving the stormwater management they will receive final site plan approval. The applicant has addressed the majority of concerns from town staff.

Mr. Randy Pack - This is exactly the type of business that we were hoping to attract to this redevelopment of Pinewood Heights. We have been doing this for a long time I believe over twenty years. I will make a motion to approve as presented.

Vice Chair Hillegass – Second.

Chairman Davidson – Are there any other questions? A motion has been made and properly seconded. All those in favor signify by saying aye, opposed say nay.

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

Chairman Davidson – The motion passed. The next item is a Preliminary & Final Site Plan Review – Dollar General, West Main Street – Chris Parrish, Par 3 Development, applicants. Could we have a staff report please?

Director of Planning, Engineering & Public Works – A few of you are familiar with this parcel of land because we discussed it with them at a pre-application meeting a few months ago. When we had that meeting there were some concerns with Route 10 and VDOT. The applicant worked with VDOT to address all of their concerns. Staff received a letter from VDOT. The property is next to the church. It is part of the Smithfield Lumber Company's property. This particular site is being subdivided off of that main parcel. It is 1.5 acres. It is zoned (HRC) Highway Retail Commercial. We have reviewed the plans in great detail including lighting, stormwater management, site distances, and landscaping. Staff recommends preliminary and final site plan approval. The applicant's engineer is here if you have any detailed questions.

Chairman Davidson – Does anyone have any questions?

Mr. Bryan – Could you be more specific about what VDOT's concerns were?

Mr. Parrish – My name is Chris Parrish. I live at 3808 Woodmore Court in Chesapeake. There is an existing entrance on the right side of the property next to the church's property. We were trying to use the existing entrance but due to access management VDOT wanted a shared entrance. Virginia Department of Transportation wanted the entrance on the opposite side of the property to be shared and not an additional entrance in the future. They wanted to minimize the amount of traffic in and out the entrance that could slow down cars in the corridor. They asked us to have the entrance on the other side of the property. We went through the exception process because the entrance will be on the other side of the property we could not meet the separation distances set forth for a principal arterial due to other entrances outside of our property. The spacing for the church was 450 feet to 500 feet to the next entrance. There was no way that we were going to meet that. There is a variance process that you have to go through. VDOT would not approve until we flipped the entrance to the

left side. We received a variance for the spacing. It was finally approved in mid January. Everything has been reviewed and approved by VDOT. They had drainage and some other concerns but they have all been addressed. We got the original calculations that were designed back in 1998 to make sure that the drainage was done in accordance with those calculations.

Mr. Bryan – What will the entrance be shared with?

Mr. Parrish – We do not know what is going to be on the Smithfield Lumber's property but there is an easement set up for the entrance to be shared in the future.

Director of Planning, Engineering & Public Works – It will be similar to the entrance at Royal Farms and the Dollar General on South Church Street.

Mr. Parrish – It is a variable width ingress/egress easement that was set up for the residual parcel. The other concern with VDOT was site distance. We have plenty of site distance out there.

Chairman Davidson – Are there any other questions?

Mr. Pack – I will make a motion to approve the preliminary and final site plan as presented.

Vice Chair Hillegass – Second.

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

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

Chairman Davidson – Next we have the Entrance Corridor Overlay Exterior Design Review – Dollar General, West Main Street – Chris Parrish, Par 3 Development, applicants. Could we have a staff report please?

Director of Planning, Engineering & Public Works – This particular Entrance Corridor Overlay District Design review involves the Dollar General. It is identical to the other store on South Church Street which is also in the Entrance Corridor Overlay District. The colors, signs, bricks, and windows will all be the same. The landscaping will be a little different which is fine. Staff recommends approval.

Chairman Davidson – Are there any questions? Do I hear a motion?

Vice Chair Hillegass – I will make a motion to approve as presented.

Mr. Pack – Second.

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

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

Chairman Davidson – Next we have Approval of the February 11th, 2014 Meeting Minutes.

Town Attorney – Mr. Chairman and members of the Planning Commission I have reviewed the minutes and found one minor correction and would recommend that the minutes be approved as corrected.

Mr. Pack – So moved.

Vice Chair Hillegass – Second.

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

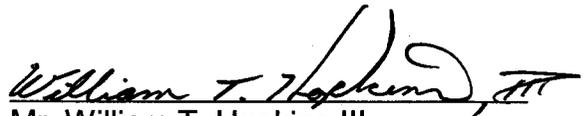
On call for the vote, five members were present. Chairman Davidson voted aye, Vice Chair Hillegass voted aye, Mr. Bryan voted aye, Mr. Odom voted aye, and Mr. Pack voted aye. There were no votes against the motion. The motion passed.

Chairman Davidson – The meeting is adjourned.

The meeting adjourned at 7:47 p.m.



Mr. Bill Davidson
Chairman



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