

The Smithfield Planning Commission held its regular meeting on Tuesday, May 12<sup>th</sup>, 2015. The meeting was called to order at 6:30 p.m. Members present were Mr. Bill Davidson, Chairman; Ms. Julia Hillegass, Vice Chair; Mr. Charles Bryan, Mr. Mike Swecker, Mr. Randy Pack, and Dr. Thomas Pope. Mr. Michael Torrey was absent. The staff member present was Mr. William G. Saunders IV, Planning and Zoning Administrator. There were fifteen (15) citizens present. The press was represented by Ms. Allison Williams with The Smithfield Times.

Chairman Davidson – I would like to welcome everyone to the May 12<sup>th</sup>, 2015 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 – The first item on the agenda is the Planning and Zoning Administrator Activity Report.

Planning and Zoning Administrator – Thank you, Mr. Chairman. I have two items to report. The first one is for Cypress Creek. Their engineers are still working on their stormwater plans for the new subdivision phase. We have not had a resubmittal on the plans yet. The Pierceville Subdivision Rezoning project still does not have a complete application. They have made some changes to the conceptual plan and elevations. They are still making changes to the proffers on the rezoning that we do not have revised and signed yet. It does not constitute a complete submittal as of yet so the clock is not ticking on that project. I expect to get it anytime. It would probably be the last item required to make a complete submittal. It is possible that it could be back here for review at the June meeting. It would not be a public hearing at that time.

Chairman Davidson – Our next item is Upcoming Meetings and Activities. On May 18<sup>th</sup> and 19<sup>th</sup> at 4:00 p.m. we will have the Town Council Committee meetings. The Board of Historic and Architectural Review will meet on May 19<sup>th</sup> at 6:30 p.m. The Board of Zoning Appeals meeting for May 19<sup>th</sup> has been cancelled. Our town offices will be closed on May 25<sup>th</sup> in observance of Memorial Day. The next Town Council meeting is June 2<sup>nd</sup> at 7:30 p.m. The Planning Commission will meet on June 9<sup>th</sup> at 6:30 p.m. Our next item is Public Comments. The public is invited to speak on anything that is not part of the public hearing. We do not have any signups for public comments. Does anyone

want to speak that has not signed up? Next we have Planning Commission Comments.

Do we have any comments for the Planning Commission? Hearing none, we will move to the Public Hearing: Comprehensive Plan Amendment – Growth Area Map Review – Town of Smithfield, applicant. Can we have a staff report?

Planning and Zoning Administrator – As everyone is well aware we have had several iterations of this map under review. We have had a public hearing. During the April Planning Commission meeting the Planning Commission recommended that Gatling Pointe and Battery Park be taken off of the future growth area map and the future land use section of the map. The map that is in your packets tonight is the map dated April 15<sup>th</sup>, 2015. It shows the growth map without Gatling Pointe and Battery Park communities. It is also without the future land use designations that are inside the current town limits. This is for your review and for public comments during the public hearing.

Chairman Davidson – I would like to open the Public Hearing.

Mr. Arinello – My name is Dennis Arinello. I live at 113 Goose Hill Way. First I would like to compliment the chairman and some of the board members. I had a great education last night at the ISLE 2040 meeting. I saw some of the board members and the chairman there as well as the Planning and Zoning Administrator. It was nice to see you all there. It became clear to me why all of this is happening and where we are at with this particular map. I now understand how this all evolves in terms with what Smithfield is trying to do with growth and what the County is trying to do with growth. It is clear to me after last night's meeting and the map exercise. It is clear that the County has an agenda about where they want to go with urban and suburban. In the context of what this Newport District developmental corridor is about we are back to the same issues and liabilities. I think in terms of growth and the road network and who we are trying to attract back to this area in terms of the County and in the town. They talked about liabilities last night that I think are going to be very conducive in what you are trying to do. I am all about growth and development if it is done the right way. I want to make sure you understand that I want to be part of that process. I have only been here nine months. I am learning what you are trying to do and where you want to go. The Route 460 corridor has now disappeared. The fact of the matter is you have the Route

258 corridor and the Route 10 corridor that ties into Route 17. When looking at it in terms of growth in the southern growth area how are we going to get this battle tussled out between the County and the town? From what I understand what they want to do around the Route 258 and Route 10 interchange and the farm is to turn that into something like a Port Warwick type of urban environment. I think we want to do something similar to attract those people out there. I just do not see the trends in the growth. I looked at the numbers that they were talking about and the Weldon Cooper numbers. It showed the historical trends and the highs and lows. It is somewhere in between but we have not done that attraction yet to get the young couples out here. The infrastructure is not here yet. It all ties together. The Town of Smithfield generates the majority of what the County gets in the way of revenue according to their pie chart. I would expect from the leadership that we take advantage of the position the Town of Smithfield is in and what they generate and provide back to the County in the way of services. I am interested in what happens at Cary and Main Streets in the way of what goes in across the street on the farm area. I know it is zoned for suburban residential. I still do not think the structure is there to support it in talking to the builder and their representatives. I would like to see that go to a low density residential to tie in with the rest of the town. If Isle of Wight goes off in the way they want to go with urban and suburban and we do not as a town then there will be a disconnect in terms of what is outside the town line versus what is inside the town line. Attracting the trends and the numbers that you want to see move into the town to generate what we need for revenue to continue our growth between the next ten or fifteen years. I would like to see some sort of cohesiveness between the County and what the town is trying to do especially in the south, southeast, and eastern growth areas. You are all fighting for the same terrain. I think it makes sense with those areas because it will buffer what the town is right now. It is rustic, rural, and the low density residential. I would like to see it maintained because it is the quality of life that is why I moved here.

Mr. Bodson – Mr. Rick Bodson. I live at 115 Commodore Lane. I am speaking as a private citizen and not as a representative of any organization. I am here to support your approval of the current April 15<sup>th</sup> version of the growth map. I think it reflects a lot of analysis and pragmatism. As the prior speaker mentioned, it also provides a buffer in

some of the areas against the County's plans for the periphery of the town. I encourage you to vote tonight to adopt this future growth plan and to endorse it to the Town Council for their consideration.

Chairman Davidson – That is all of the signups that I have on the sheet. It does not preclude anyone else from speaking as long as it is about the growth map. Does anyone else want to speak? Hearing none, I will close the public hearing. We will move to consideration from the Planning Commission. I know we have talked about this for months. We have had meetings and work sessions.

Mr. Bryan – It is somewhat refreshing to hear a town resident speak in support of what we are doing. I appreciate that. It is a reflection of what we do on the Planning Commission listen to our citizens. I think we have satisfied those who are opposed to the previous version of this map. We are still proactive in what we are doing as far as the growth area and trying to protect our borders. I just wanted to acknowledge it. I appreciate the comments made tonight.

Chairman Davidson – I agree with you. I have had several people comment to me privately that this has not been an easy process. I think everyone up here will agree with that but it was something that we were mandated to do by Town Council. I think we have done the best that we could. I would entertain a motion that we approve the map as presented and forward it to Town Council.

Mr. Pack – I would like to make a motion to approve the growth area map dated April 15<sup>th</sup>, 2015 as presented and forward to Town Council.

Vice Chair Hillegass – Second.

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

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

Chairman Davidson – Next is Approval of the April 14<sup>th</sup>, 2015 Meeting Minutes. Our Town Attorney, Mr. Riddick, is not here tonight. Our town attorney reviewed the minutes. Could I have a motion to approve the minutes from last month?

Vice Chair Hillegass – So moved.

Mr. Pack – Second.

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

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

Chairman Davidson – There being no further business this meeting is adjourned.

The meeting adjourned at 6:45 p.m.

  
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Bill Davidson  
Chairman

  
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William G. Saunders, IV  
Planning and Zoning Administrator