

The Smithfield Planning Commission held its regular meeting on Tuesday, November 12th, 2014. The meeting was called to order at 7:30 p.m. Members present were Mr. Bill Davidson, Chairman; Ms. Julia Hillegass, Vice Chair; Mr. Charles Bryan, Mr. Larry Odom, Mr. Mike Swecker, Mr. Randy Pack, and Dr. Thomas Pope. 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. William G. Saunders IV, Planner/GIS Coordinator. There were four (4) citizens present. The press was represented by Ms. Abby Proch of The Smithfield Times.

Chairman Davidson – I would like to welcome everyone to the November 12th, 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 tonight. We thank you for this great nation of ours and our veterans that have protected this nation. We thank you for this community. We pray that the decisions that are made tonight are made through your wisdom and guidance that you provide us. In your Holy name, we ask this prayer. Amen.

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

Director of Planning, Engineering, and Public Works – Thank you, Chairman. The Cypress Creek Phase 7-B and 7-C is still under review. Phase 7-A is just about completed with the portion of construction for all of the utilities and street connection. O'Reilly Auto Parts is under review. It has been for quite a while. The Comprehensive Plan update is one of the reasons that we are here tonight. Staff has already done quite a bit of the work.

Chairman Davidson – Next we have Upcoming Meetings and Activities. On November 17th and 18th we will have the Town Council Committee meetings at 4:00 p.m. The Board of Zoning Appeals has been cancelled for November 18th. The Board of Historic and Architectural Review will meet at 7:30 p.m. on November 18th. The town

offices will be closed in observance of the Thanksgiving holiday on November 27th and 28th. The next Town Council meeting will be on December 2nd, 2014 at 7:30 p.m. The Planning Commission will meet on December 9th at 7:30 p.m. The next item on the agenda is Public Comments. The public is invited to speak on any matter except scheduled public hearings. No one has signed up. Is there anyone who would like to speak? Next is Planning Commission Comments. The Town Council has asked us to review the Comprehensive Plan update and make recommendations. Previously we had a subcommittee which included Ms. Hillegass and Mr. Bryan. I had several members approach me after the last meeting who wanted to be involved in this process. I am disbanding that subcommittee. We are going to form a committee which will include all of the Planning Commission members. We need to discuss which nights and times are good for these special meetings. Staff suggested we could meet at 6:30 p.m. until 7:15 p.m. and then have our regular Planning Commission meeting at 7:30 p.m. Is there any discussion?

Mr. Swecker – I can do whatever is convenient for everyone else.

Dr. Pope – I am flexible as long as it is after 5:00 p.m.

Chairman Davidson – If we have it after the Planning Commission meeting then staff would have to hang around for a couple of hours. Staff is willing to do it but in the interest of their time possibly we could have our meetings a little earlier. Are there any other comments?

Ms. Hillegass – I like the idea of having the work session before our next meeting.

Chairman Davidson – Next we have the Comprehensive Plan Update – Review of Future Land Use Chapter and Map. Can we have a staff report?

Planner/GIS Coordinator – Thank you. The last time we did a Comprehensive Plan update was part of 2007, all of 2008, and part of 2009. We had an outside firm do a lot of work including a town wide survey. We are required to review the Comprehensive Plan every five years but are not required to make any changes to it if you feel that it is sufficient. We are going to have a number of meetings to get feedback from everyone. We are going to make some changes to the Comprehensive Plan that staff recommends. Some are technical updates such as the 2010 census which has

come out since the last time. But also some things have changed in town as far as how we look at some of the areas for future land use and the Windsor Castle Park is real instead of just an idea in the plan. We have made changes to chapters that relate to the future land use. Anytime you have a question as we go through the information please contact us. On the easel I have the future land use map that was adopted in 2009 and a proposed future land use map that we have created that reflects the red line changes in the chapter that you have in your packet. The bottom map has the Cox Company logo and the other has the Town of Smithfield logo on it. The future land use chapter itself is broad based. On page four there is a technical change. On page five we just updated the dates of the plans. On page twelve there is another little grammatical change. On page fourteen we have noted the Stormwater Management Act in addition to the Chesapeake Bay Preservation Act as it relates to our Resource Management Areas in the Town of Smithfield. On page eighteen Suburban Residential is one of our future land use categories for residential. It was not really designated as medium or median density so that was added as opposed to the low density residential. At the bottom of page eighteen there were a couple of minor changes. We took the Downtown Historic District out of low density residential. At the top of page nineteen this section relates to the change of the areas such as the historic district from low density residential to medium density. The Downtown Neighborhood Residential zoning district which reflects those areas was struck from this low density section. It was also struck from the bottom of that same page. Low density is effectively one to three dwelling units per acre. On the top of page twenty, Suburban Residential is our medium density which is basically three to five dwelling units per acre. This section down at the bottom reflects some of the changes that I was just outlining. You can see that we added (DN-R) Downtown Neighborhood Residential district to this section. While we focused on undeveloped land the medium density category also includes the (DN-R), Downtown Neighborhood Residential district. Additionally, the DN-R zoning district has been developed to replace the old R-1A district, as well as to support the types of residential uses allowed in the old ordinance by the MX and R-O zoning districts. Although several of the older subdivisions in Town are developed at a higher density than that which is promoted in this category (numerous lots in these subdivisions are smaller than 12,000 square feet

in area), such as Jersey Park West, Lakeside Heights, and the Historic Downtown, the low density residential designation is appropriate for planning purposes for these existing subdivisions because they are considered stable and few, if any, infill opportunities exist within them. Where opportunities do exist to develop new homes within these neighborhoods, it is recommended that future development respect the framework of the existing neighborhoods and be sympathetic to the surrounding uses in terms of its density, scale, setbacks, etc. Thus, the medium density residential category provides for the most efficient means for planning future infill development within these established neighborhoods. Basically, what we have done with these areas that are already pretty intensely developed as low density residential we do not expect the infill to be on a reduced density level. We stepped that up to the medium density which is the highest density that we have for single family detached homes. Right after that it lists the three subdivisions which are Jersey Park West, Lakeside Heights, and Historic Downtown. I missed low in that one area. It should say medium right there. I am making that change in my book. Basically, what we have done is to step those neighborhoods up to the highest possible future land designation that we have for detached single family residential. On page twenty-two and twenty-three we have a couple of grammatical updates. Please look on page twenty-four under the Retail Commercial heading. Part of the redevelopment plan for the Pinewood Heights neighborhood in 2010, we created a new zoning district designation in our ordinance which was (C-I), Commercial/Industrial. This would encompass heavy commercial and light industrial but not necessarily retail commercial with road frontage that you would expect to have really good exposure. A light industrial park in the Pinewood Heights neighborhood that would focus on things such as light manufacturing, warehouse and distribution, contractor shops, and storage yards. We have taken the Commercial/Industrial and put it under the future land use of Retail Commercial and the future land use of Light Industrial. We feel that any area that is in a future land use of either Retail Commercial or Light Industrial would be a potential location for rezoning to Commercial/Industrial. We had a late addition to our agenda this week which relates to a minor change to the C-I zoning district. However, new to this category for the 2015 Comprehensive Plan is the C-I, Commercial/Industrial zoning District designation. The C-I district was initially developed

for the Pinewood Heights Redevelopment Project area to create a heavy commercial light industrial park in this formerly blighted area; however, areas elsewhere in town could also be rezoned to this designation to accommodate light manufacturing, warehousing and distribution, contractor shops and storage yards, or a mix of light industrial and commercial uses. On page twenty-five we have added (C-I) Commercial/Industrial district to the list and made another grammatical change. On page thirty I reworded what the previous planning consultant had put regarding the Residential/Office district section. While residential uses are permitted within the R-O District, it is recognized that these areas, due to their proximity to heavily traveled streets are transitioning from a residential zone to a commercial one. They kind of missed the mark with their statement so I just changed that a little. On the bottom of page thirty there was another grammatical change. On the top of page thirty-two under Light Industry is basically the same language regarding plugging in the (C-I) Commercial/Industrial zoning district and future land use under the Light Industrial category. You will see that I have added the (C-I) Commercial/Industrial section to that as well. I made a minor adjustment to the wording under Heavy Industry. On page thirty-three under Parks and Recreation this category encompasses historic properties, open spaces, parks, and recreational facilities which are owned and maintained by the Town, State or Federal government. I added the County there because I felt that had been left out in the previous version. At the top of page thirty-four the Community Conservation zoning district may have been recently adopted under a previous plan but it is not under this one so I struck that. On page thirty-five I struck consultants from that sentence. This goes into the first of our Sub-Areas under our land use chapter. It is the Battery Park North Planning Area. There was a minor change on the top of A-3 which was a date change. On the bottom of page A-6 I inserted some language regarding the potential for traditional neighborhood development and incentivize clustering of residential uses in those areas by means of a special use permit. At the bottom of page A-7 I struck a section there that referred to traditional neighborhood development and work force housing opportunities and added it back to the previous section. Next page is 6-B regarding the Battery Park South Planning Area. It is south of Battery Park Road, Wellington Estates, and the section where Harvest Fellowship Baptist Church is located.

I struck a number of projects that were listed as future projects and reassembled the list in a more updated fashion. A significant amount of development has taken place within the Planning Area since the 2009 Comprehensive Plan was adopted. The Harvest Fellowship Church is constructing a new sanctuary facility just south of Battery Park Road and to the east of Wellington Estates. They also plan to add a day care facility, school, and ball fields in future phases of the project on the southern portion of the site. The Dollar General built a retail outlet on South Church Street south of Battery Park Road. The True Value Hardware constructed a new retail center and greenhouse on South Church Street. Smithfield Manor an attached residential community located adjacent to Smithfield Boulevard is being developed. The McDonald's Restaurant redeveloped their site on South Church Street. On the top of page B-4 I struck Light Industrial use along that corridor. I believe that was an inaccuracy from the previous consultant. On page B-6 at the bottom, I noted the adding of multi-use paths for bicycle and pedestrian use on the Battery Park Road corridor. As we all know there is an ongoing park to park trail that will go there in the future. The next planning Sub-Area is 6-C which is Cypress Creek Planning Area. This is bounded on the north by the Route 10 Bypass, on the west by Great Springs Road and the Town's corporate boundary, on the south by the Town's corporate boundary, and on the east by Cypress Creek. On the bottom of C-2 I have updated some dates and updated some numbers of zoning permits and percentage of total density of the area.

Mr. Pack – I am just trying to get the designation for this area. Is this basically the Cypress Creek neighborhood? Does it stop at Cypress Creek?

Planner/GIS Coordinator – Yes it does.

Mr. Pack – There is another section between the creek and Route 10.

Planner/GIS Coordinator – The area is pretty much the Cypress Creek neighborhood and then between Fairway Drive and Quail Street. There is a triangle of undeveloped land that is right there and a couple of pasture type areas and farm fields. It is the whole area there.

Mr. Pack – Okay.

Planner/GIS Coordinator – Section 6-D is the Jericho Planning Area. It is located in the central portion of the town just southeast of downtown. It is bounded on the

northeast by the Downtown Area and Little Creek, on the south and west by the Route 10 Bypass, and on the east by Cypress Creek. On the bottom of page D-2 I have added park to historic resources. On the bottom of D-5 there was a lot of discussion about future potential of a park in that area but I struck all of that. I reworded it on the bottom of page D-6 regarding what has actually taken place at the Windsor Castle Park. In August 2009, the first permits to construct the Windsor Castle Public Park Project were issued. Since that time, the park has been developed; including four miles of hiking trails, a one mile mountain bike trail, five wooden foot bridges, a fishing pier, a handicapped accessible kayak and canoe launch, a picnic area, a dog park, and a scenic lookout on the river. Connectivity to the sidewalk network of the downtown historic district was accomplished by the purchase and demolition of a house that facilitated the construction of the landscape park entrance and access to the three hundred and ninety-seven foot Mason Street Bridge. A second connection to the historic district sidewalk network was made via the five hundred and seventy-nine foot Station Bridge, which terminates at the South Church Street across the street from the Smithfield Station Restaurant and Marina and the Station Shoppes. This project was accomplished in close coordination with the Virginia Department of Historic Resources, Virginia Marine Resources Commission, US Army Corps of Engineers, Isle of Wight County Wetlands Board, and the town's appointed boards and citizens. A copy of the approved plan is provided on the following page. At the bottom of page D-8 I updated some references to the potential of pedestrian linkages to the park. They have been reflected in the section that I just read on the previous page. The next page is 6-E which is the John Rolfe Planning Area located in the northeastern portion of town. It is bounded on the north by the River Residential Planning Area and its three stable neighborhoods: Red Point Heights, Pagan Point and the northern half of the Moonefield subdivision, on the west by South Church Street, on the south by Battery Park Road and on the east by Moone Creek. There are a couple of items that I struck and changed were inaccuracies from the previous plan. On the bottom of page E-3 I made reference to the potential of the Beale Park facility. If the baseball fields are relocated to another location the potential of that section of the sub-area provides more options for future development. At the top of page E-4 is another reference to the future of Windsor Castle

Park which I struck. On the center of page E-6 is another reference on pedestrian access regarding John Rolfe Drive I struck motels in that area and substituted inns. At the bottom is another reference for the potential redevelopment of Beale Park if the baseball facility moves elsewhere. Section 6-F is the Pagan Pines Planning Area. Pagan Pines is basically the Grimesland neighborhood to the east of Cypress Creek. I struck a reference to the town well in the post 911 world that we find ourselves in. I am striking all references about the geography or locations of the town wells. At the bottom of page F-4 I made reference to the town's new Reverse Osmosis Water Treatment Plant in that Sub-Area. It is something else that has occurred since the last plan. Section 6-G is the River Residential Planning Area. The River Residential Planning Area is located in the northeastern portion of the Town of Smithfield. It is bounded on the north and west by the Pagan River, on the south by a portion of South Church Street and the John Rolfe Planning Area, and on the east by Moone Creek, the Town's corporate boundary and the Gatling Pointe subdivision. This is a pretty stable nearly built out section. There were actually no revisions made to that Sub-Area. The next section is 6-H the Smithfield Industrial Planning Area. On page H-2 I updated some of the changes that have occurred in the Smithfield Foods Corporate umbrella. The updated section is the planning area that currently houses the following facilities under the Smithfield Foods corporate umbrella: the Smithfield Farmland Packing Plant, the Smithfield Farmland Corporate Innovation Center, and the John Morrell Premium Pet Health Food Plant. In 2013, approximately eighty thousand square feet of the old south packing plant was demolished, which opens up further opportunities for new heavy industrial development in this planning area. On page H-6 the last plan inaccurately said that private roads are prohibited in new subdivisions in town. It has been updated to read that they are discouraged. At the bottom of the same page the planning area mostly regarding the Pinewood Heights Redevelopment Project added reference to potential light industrial and heavy commercial industry in that redevelopment area rather than heavy industry that was reflected before. There was a similar change at the top of page H-7. On the future land use map that redevelopment area which used to be the Pinewood Heights neighborhood was shown as Heavy Industrial in the darker gray. In the future map that area is reflected as Light Industry. On page H-8 has a narrative

discussing what lead up to the development of the Pinewood Heights neighborhood and the redevelopment project. One of the reasons that it was rezoned to Heavy Industrial was to eliminate the possibility of increased residential development while the plan was being put together. It was previously attached residential. While we were working on the redevelopment project it would not have stopped anyone from building new residential homes or putting additions on residential homes. The Town Council at that time rezoned that to I-2 so it was consistent with what was adjacent to it but it also eliminated the building of new houses or new additions. It at least drew a line in the sand while the plan was being put together. We have some updates regarding the Pinewood Heights Project. The relocation of the inhabitants within Phase 1 of the project has been completed, as well as the purchase of their homes and the subsequent demolition of those structures, which included 2 single-family and 30 duplex housing units. Also completed is a new (C-I), Commercial/Industrial zoning district ordinance for rezoning and use in this redevelopment area, as well as other suitable areas in town. Phase 1 of the project has already been rezoned to the new (C-I), Commercial/Industrial zoning designation and is generating some commercial interest. Currently underway is the creation of a development plan for the improvement of properties within the future light industrial/heavy commercial business park in the completed phases; as well as, actively relocating residents, acquiring properties and demolishing structures within Phase 2 of the project. The project is not quite to the halfway mark but is running smoothly and is hoped to be beneficial to all. At the top of page H-9 is another update from future heavy industrial potential in that sub-area to light industrial/heavy commercial potential. Chapter 6-I is the Southern Gateway Planning Area. I made an update on page I-2 regarding the fact that one of the borrow pits there now is not functioning as a borrow pit. It is actually functioning as a stormwater management BMP for the shopping center. On the bottom of page I-4, top of I-5 and I-6 are grammatical corrections. At the top of I-7 I updated some of the retail outlets that are in the area. We have a furniture outlet and a farm supply retail outlet which is the new Tractor Supply that has been developed since the previous plan was adopted. The things that are highlighted are things that we are still having conversations about how we might want to update the language. On page I-8 is a highlighted section which is a marker for me to know to go back and revisit

that section. If you have any ideas about that let us know. Previously the plan called for a berm along all of the road frontages along the Benn's Church Boulevard area. One thing that we do enforce is the forty foot landscape buffer along that Entrance Corridor Overlay district. However, the berm is not something that we have been enforcing so it maybe something that we choose to remove from the Comprehensive Plan or either something we add it to our zoning ordinance. Either way it is just something for further discussion. Chapter J-1 is the West Main Planning Area. This planning area is located in the western portion of the Town of Smithfield. It is bounded on the north by Mount Holly Creek and the Town's corporate boundary, on the west by Waterworks Road and the Town's corporate boundary, on the south by the upper reaches of Little Creek and the Town's corporate boundary, and on the east by the Route 10 Bypass, West Main Street, and Cary Street. I struck the fact that the Isle of Wight County Health Department is located in this Sub-Area. I added the fact that the Dollar General has been added to this Sub-Area on the center of page J-2. At the top of page J-3 they are talking about the conditions of some of the existing neighborhoods and the updates that were done in part of the Jersey Park West neighborhood. I also added the fact that some of the interior stormwater drainage systems were improved at that time in addition to some of the substandard quarter lines that served that neighborhood. On the center of page J-3 there is a section that related to Virginia Department of Transportation plans that I need to get more information on to update that section. On page J-5 at the bottom refers to Sub-Areas 1 & 2 recommendations. Sub-Areas 1 & 2 constitute effectively the Little's farm which is the large piece of undeveloped property at the intersection of Waterworks Road and West Main Street. In the previous plan this was all Community Conservation. At that time we made it more intense. We brought it up to low density residential for the majority of that property. We put a Retail Commercial buffer along the road frontage similar to other main thoroughfares in town. This is what was adopted in 2009. In this plan we recommend leaving the Retail Commercial part however, upgrading the low density residential future land use on this property to Suburban Residential which is the medium density. It would still be single family detached residential but the land has a lot of carrying capacity that could also be a potential mixed use area. But for now we

decided to bring it up to medium density which is similar to the Cypress Creek area and the Wellington Estates area.

Mr. Pack – If they wanted to put a recreational ball park in that area, how would the zoning have to be changed?

Planner/GIS Coordinator – It would have to be changed most likely. The future land use map would also have to be revised. It would also have to be revised the way it sits right now. A lot of times when rezoning comes through the future land use map update or amendment is kind of a step ahead of the rezoning. If a future ball park on part of that property is desired by the Town Council then they would be the ones that would approve the amendment to the future land use map. It should not create a barrier to that. We see as a good use for that property right now is increasing the density and encouraging cluster development to preserve a more open space but maintaining that commercial corridor along the frontage. On page J-6 we have some updates to some inaccuracies as far as the last plan the depth of that corridor that was added last time, recognizing some changes in the housing market, and the economy overall is one of the reasons that we step the density up here. I think what was envisioned for that area much like the Battery Park North area when the last plan was being done it is probably not something that the housing market is going to support at this time. At the bottom of page J-6 I mentioned going from the low to the medium density residential and other changes to the depth of that corridor from low to medium residential. In the middle of page J-7 they were discussing up to three units per acre under the low density and I added three to five per acre. On page J-8 there are very similar changes from low to medium. I changed some of the calculations on the sub-areas numbering and the number of acres that are in those sections of the sub-areas. I struck a reference to town recreational facilities and parks on page J-9. This is referring to the section of Pierceville west of the bypass. At this time the ball parks and encompassing recreational facilities were envisioned to be on that property across from the YMCA, the library, and the Community College. Currently that is not something that is being anticipated. The future land use recommendation for this is also medium density or Suburban Residential. It would accommodate the Downtown Neighborhood Residential zoning district which most of historic downtown is already. It would be able to handle the type of density of

single family homes that are in the historic district currently in that area adjacent to the historic district.

Mr. Pack – How many homes per acre would that allow?

Planner/GIS Coordinator – It would be up to five. At the bottom of page J-9 there are some updates on Sub-Area acreage and Sub-Area net developable acreage. I updated the dates at the top of page J-10. I referenced some of these changes in this Sub-Area. However, due to the inability to obtain the land and the opportunity of obtaining other property many of these needs have been met with the Windsor Castle Park. Therefore, this Sub-Area has been envisioned as an ideal location for medium density residential development at three to five dwelling units per acre; at this density, the Sub-Area's 38.25 net developable acres would bear between one hundred and seventeen and one hundred and ninety-one new single family detached dwelling units. Further down I struck proposed park facility as an option for future development there and linkages from the park to the YMCA. The master plan for the development of this Sub-Area should take into consideration transitional landscape buffering in regard to adjacent commercial and residential areas, as well as the adjacent bypass. This Sub-Area also includes the historic Pierceville property, whose house and barns represent some of the oldest and most historically significant structures within the Town of Smithfield. Any development in Sub-Area 5 should certainly account for the preservation of this site and its history. At the top of page J-11 I added reference to Lakeside Heights. The previous consultant had just referred to it as the Quail Street neighborhood. I mentioned that the 2009 Plan earmarked this 45.8 acreage for light industrial use in its entirety; however, this plan recommends the conversion of the road frontage, approximately 500 feet deep, to be designated Retail Commercial future land use in order to provide consistency with the corridor as it exists to the northeast and southwest adjacent to this area and the frontage of Sub-Area 2 across Route 258. South of West Main Street is also included in this sub-area. The future land use of Light Industry goes all the way up to the road frontage. We are recommending taking the line for Retail Commercial up on the front part similar to what we did across the street on the Little's farm property previously. You can see that reflected on the map where it shows that corner as Retail Commercial rather than Light Industry. However, we would still

maintain the Light Industry to the rear of that similar to the way residential is maintained behind it across Route 258. The balance of Sub-Area 6 would remain as future land use of Light Industrial. The commercial band across the road frontage would encompass approximately twenty acres of the Sub-area which would provide the potential of between 160,000 and 400,000 square feet of new retail commercial use in its fifteen net developable acres. The balance of the Sub-Area could be developed as Light Industrial use. I updated the acreage and net developable acreage based on subtracting that area from the Light Industrial future land use category. On the top of J-12 there was another grammatical change. At the bottom of J-12 I updated the sub-section and the square feet areas reflecting the fact that there has been development in this redevelopment area since the previous plan. The Redevelopment Area's currently home to a 7-eleven convenience store that was renovated in 2011 and a Dollar General retail store that was completed in 2014. On page J-13 I reflect that additional Retail Commercial corridor has been added to this Sub-Area which we previously discussed there south of West Main Street. I updated the numbers as far as households, square footage of Light Industry, and square footage of new commercial space for the entire sub-area based on the changes that we have made as we worked our way through there. This is all I have for you tonight. Please let me know if you have any questions. We are going to try to work through a few chapters at a time. We will have meetings as previously discussed. We might even have some work sessions prior to the meetings to keep from going so late. Do you have any questions for me at this time based on what we have been through tonight?

Director of Planning, Engineering and Public Works – Do you want to go over briefly again what recommendations we have on our future land use map versus our existing one. I want to make sure you realize which ones are which.

Planner/GIS Coordinator – The low density section area went to medium density. This other one went to Suburban Residential. This section of Light Industry on the corridor is now Retail Commercial. The eastern portion of Pierceville went from Parks and Recreation to Suburban Residential, medium density, and single family residential. You cannot really see it but at the corner of James Street and Washington Street the original plan shows it as low density residential. The new plan changes it public/semi-

public. At the time of the previous plan, we were looking at using it as a residential relocation asset for people that were relocated for Pinewood Heights. I think now we are looking at more potential institutional uses to payoff of the college, library, and the YMCA across the street. We also have the Virginia of Foreign Wars building right there on the corner. There is a small area in the back of the Riverview section up on the river that will show as Parks and Recreation. At the time of the last plan there was a public boat ramp envisioned there. Currently that is not even being considered so that was removed and changed back to the normal land use that is around it. All areas that are zoned Downtown Neighborhood Residential currently which would be most of the downtown historic district residential areas such as Jersey Park West, Quail Street neighborhood, and Lakeside Heights went from low density residential to medium density residential. We do not foresee people combining lots and increasing the density in those areas. Pinewood Heights went from Heavy Industry to Light Industry.

Dr. Pope – What about the Rescue Squad building currently?

Planner/GIS Coordinator – Currently the Rescue Squad building is outside of the town limits.

Dr. Pope – I mean the one that we are currently using.

Planner/GIS Coordinator – That one is already public. It shows on the map as a turquoise section. We did not change that because it will just be another public use even if it is not a rescue squad. At least that is what is envisioned today.

Chairman Davidson – Are there any other questions for staff?

Director of Planning, Engineering, and Public Works – We do not expect things to jump out at you all tonight. It gives you the opportunity to see where we have gone and the reason for it. Please let us know if you have any questions, comments or concerns. We will be glad to discuss it with you or meet with you so we can continue to move forward.

Chairman Davidson – I suggest that we go ahead with our plan to meet on December 9th, 2014 at 6:30 p.m. to approximately 7:15 p.m. then have our regular Planning Commission meeting at 7:30 p.m. if there are no objections.

Director of Planning, Engineering, and Public Works – It will give us an opportunity to see how much we are able to accomplish between now and then.

Chairman Davidson – There is not any New Business on the agenda. Mr. Saunders contacted me this afternoon to ask if we could add the Zoning Amendment Review – Article 3.K:2 C-I, Commercial – Industrial. I would like to introduce that as new business. Could we have a staff report?

Planner/GIS Coordinator – Thank you, Mr. Chairman. I touched on some of this when I was going through this section in the Comprehensive Plan Review. In 2010 when this was created we took a lot of elements from our Light Industrial zoning district and Retail Commercial zoning district and kind of morph them together to create this new district that we envision for Pinewood Heights and other potential areas outside of town for Heavy Industrial/Light Industrial type use. It may not necessarily be on road frontage that would be ideal for Retail Commercial. Similar to what is in our Light Industrial category currently is a minimum district size of five acres. We do not have that in our Highway Retail Commercial because that is basically going by street frontage of major thoroughfares. In order not to have spot zoning we have a minimum district size of five acres. We have looked at some possibilities for this zoning district outside of Pinewood Heights. Five acres is fine within Pinewood Heights but outside of it this may be limiting. We do not want to change the five acre minimum but similar to the way we classified the (C-I), Commercial Industrial future land use we put it under Retail Commercial future land use as well as Light Industrial land use in the Comprehensive Plan. We would like to do a similar thing as it relates to rezoning this zoning district as far as the minimum zoning district size. What we propose is to add language to the minimum district size. It would remain five acres but it would also be able to be adjacent to current Highway Retail Commercial, current planned shopping center, or current industrial zoning districts. If you want to rezone a three acre parcel to Commercial Industrial and there is ten acres of Highway Retail Commercial next to it but it does not meet the minimum lot size for the Commercial Industrial; you would be able to parlay that adjacent either commercial or industrial zoning district and count that toward the minimum district size. Since there is overlap in this between industry and future land use and since a rezoning would have a lot of sets of eyes on it as far as being approved anyway we feel that would be a logical amendment to the ordinance. It would give it a lot more flexibility in using it outside of Pinewood Heights without spot zoning. We

added a simple phrase that under the minimum district size of five acres that other commercial or industrial zoning district could be counted toward the minimum district size as it relates to rezoning to (C-I) Commercial Industrial in town.

Director of Planning, Engineering, and Public Works – We plan on having a public hearing at our next Planning Commission meeting and then it can go to Town Council.

Planner/GIS Coordinator – If you all are comfortable with this and you feel that you are ready then we would like to have a public hearing next month. We can nail this change down to make it available as soon as possible for those businesses that we may be able to get to entertain this zoning district outside of Pinewood Heights.

Chairman Davidson – Are there any questions? Do we need a motion?

Planner/GIS Coordinator – You probably just need a consensus.

Town Attorney – We will just put it on the agenda for next month and have a public hearing.

Chairman Davidson – The next item is Approval of the October 14th, 2014 Meeting Minutes.

Town Attorney – Mr. Chairman, I have made some minor corrections and revisions and would recommend the minutes be approved as revised and corrected.

Mr. Pack – So moved.

Mr. Swecker – Second.

Chairman Davidson – A motion has been made and properly seconded that we approve the minutes with minor corrections. All those in favor say aye, opposed say nay.

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

Director of Planning, Engineering, and Public Works – I would like for you all to take a look at the water and sewer infrastructure map after the meeting. It gives you a good idea of where the utilities are located inside of town and where they could possibly

be extended outside of town. It will be part of our next discussion. It is time for us to start considering expanding the towns limits.

Mr. Pack – When the Town Council asked us to take a look at the Comprehensive Plan one of the things they wanted us to do was take a look at the expansion of town limits. The motivating factor behind that was the Scott Farm located on Battery Park Road south of Gatling Pointe South. The owner, Mr. Napolitano, would like for it to come into town limits. It is currently in the County. The town had an agreement with the County and that dissolved. You cannot do another contested annexation for ten years. The Planning Commission needs to look at where we want to be in ten years and what land should be brought into the town. There are three things that you have to look at when you bring property into the town. The first one is a need for urban services such as fire, rescue, and police. It is a little hard to make a case for because it is all covered by the County. Water and sewer are certainly urban services that are not currently provided by the County. The second one is the town needs to increase its tax base. Additional revenue for the town is a financial aspect of it. The third reason is the need for vacant land to provide for additional development. Basically, we just look at the town to what is being developed and plans for development. The Scott Farm was something that they wanted us to look at. The last time we looked at annexation the town was kind of scolded for not working toward getting Gatling Pointe in there. We feel that it is important to look at Gatling Pointe and Gatling Pointe South to see if that is a logical step for us. Often times when the courts look at it the residents wanting to or not wanting to come into the town is a large factor for consideration for them. Also, with the growth opportunity for the town we are looking at the Yeoman Farm on the other side of Sherwin Williams up to Battery Park. One of the things that really push this for the town to look at is the need for urban services. Not necessarily fire, rescue and police but water. The town just spent a ton of money on this Reverse Osmosis Plant. Twenty percent of the town's water is sold to Gatling Pointe and Gatling Pointe South through the County. We are trying to pay for the Reverse Osmosis Plant so it is a huge thing for us to consider. Of course, adding any additional development would lower the cost for all. Anything on the west side town that we want to look at that we feel makes a good fit within the town we should consider. When you are trying to do

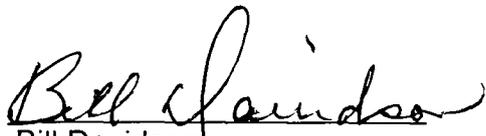
town limits your best bet is to have a physical boundary like a road, river, or creek.

Going across property lines sometimes becomes difficult to differentiate. If you have a creek that could make a natural boundary then that is something good for us to consider when looking at this. When we get to our work session we will have some topics for discussion for what might fit into the town.

Town Attorney – We also have to consider the fact that the County has just rolled out a very aggressive plan as well for future development. We need to take a look at how that could impact the town. They have plans for tremendous density that has not been approved yet in order to sustain their utility bill. Their plans could have a tremendous impact on the town. We need to look at how that impacts the town's future.

Chairman Davidson – Is there any further business? We are adjourned.

The meeting adjourned at 8:38 p.m.



Bill Davidson
Chairman



William G. Saunders, IV
Planner/GIS Coordinator