

**ADOPTED
TOWN OF WEST POINT
PLANNING COMMISSION MINUTES
March 4, 2015**

I. Call to Order at 5:00 pm

The West Point Planning Commission held its regularly scheduled meeting on Wednesday, March 4, 2015, at 5:00 p.m. Chairman Paul Diggs called the meeting to order.

Members Present: Paul Diggs, Chairman
James Pruett, Vice-Chairman
James N. Brockwell
Daniel Hockenberger
James H. Hudson, III
James Vadas

Members Absent: Mary Montague Sikes

Also Present: John Edwards, Jr., Town Manager
Andrea G. Erard, Esq., Town Attorney
Holly McGowan, Community Development Director
Charlotte G. Scanlan, Secretary
Other interested persons

II. Review of Agenda

There were no changes.

III. Citizens Address the Commission

A. Citizens Address the Commission

Chairman Paul Diggs opened the floor for any citizen to address the Commission on any subject. There being none, the citizens address portion of the meeting was closed.

IV. New Business

A. Case # 02-2015-POD-02/Lawrence Fuccella/West Point Enterprises, LLC/
Plan of Development.

Ms. Holly McGowan, Community Development Director, presented the Planning Commission with a Plan of Development for West Point Enterprises, LLC, Lawrence Fuccella, for re-development of the old Rennie's site on the 14th Street Corridor.

Ms. McGowan reported that a staff report had been generated; but since she had just received VDOT's comments that day and had still not heard anything from HRSD, she requested that the Planning Commission defer that Plan of Development to the April 1, 2015 meeting.

Ms. McGowan stated she would like for either Mr. Fuccella or Mr. Wilson to address the VDOT issues for the Planning Commissioners.

Mr. Blair Wilson, Wilson Engineers, stated he would be happy to answer any questions the Commissioners might have on a plan of development for a drive-through car wash which he had prepared for West Point Enterprises, LLC.

Mr. Wilson addressed the VDOT comments provided to the Commissioners which included a request from Mr. Doczi from VDOT for the two entrances closest to Lee Street to be abandoned and the concrete aprons to be removed and replaced with curb and gutter. This would leave only one entrance, the one entrance next to Harper's Carpets as the only access to the site.

Mr. Wilson stated his discussion with Mr. Doczi was quite productive and that he believed that the VDOT issues would be able to be worked out.

Mr. Lawrence Fuccella, West Point Enterprises, LLC.; introduced himself and stated he would be happy to answer any questions the Commissioners might have as well.

A discussion ensued between J. Blair Wilson; Lawrence Fuccella; Andrea Erard, Town Attorney; Holly McGowan; and the Commissioners on possible options for the project pertaining to the VDOT comments on the abandonment of entrances.

Mr. Wilson stated that negotiations process with VDOT had begun.

Ms. McGowan added that one waiver had been requested for the project by the applicant. The waiver request was to adjust the sixteen feet requirement for the drive lane to be lessened to twelve feet.

Commissioner James H. Hudson, III made a motion to defer the case until the April 1, 2015 meeting of the Planning Commission. Commissioner Pruett seconded. Upon unanimous vote, the motion was approved.

V. Old Business

A. Authorize to Advertise/Text Amendment/Sub-Division.

Ms. McGowan presented the Planning Commission with a request from Town Council to study language to be added to the Subdivision Ordinance to allow the zoning administrator approval of minor subdivisions and to proceed with a public hearing.

Commissioner James Vadas made a motion to authorize the Director of Community Development to advertise for a public hearing on Ordinance 01-2015. Commissioner Hockenberger seconded. Upon unanimous vote, the motion was carried.

VI. Committee Report

Commissioner James H. Hudson, III reported on the February 24, 2015 Town Council Meeting.

Commission Daniel Hockenberger reported there had not been a BZA or Wetlands Boards Meetings in February to report on.

VII. Adoption of Minutes

Commissioner Vadas made a motion to approve the Feb. 4, 2015 meeting minutes, as written. Commissioner Pruett seconded. Upon unanimous vote, the motion was adopted.

VIII. Set Next Meeting Date

April 1, 2015 at 5:00 p.m.

IX. Motion to Adjourn

Chairman Diggs declared the meeting adjourned.

Approved / /

Paul Diggs, Chairman
West Point Planning Commission

Commissioner's Terms

Paul Diggs (Chairman)	843-4052	6/30/2015	pdiggs@schnabel-eng.com
James Pruett (Vice-Chairman)	832-1185	9/30/2017	jpruett@baydesigngroup.com
James N. Brockwell	843-2485	9/30/2018	james@brockwellseptic.com
Daniel Hockenberger	380-0471	9/30/2017	danhock@cox.net
James H. Hudson, III	843-3262	12/31/2018	jhudson@west-point.va.us
Mary Montague Sikes	843-3284	9/30/2016	monti7olen@verizon.net
James E. Vadas	843-4082	9/30/2016	jimvadas@yahoo.com