

**COMMUNITY DEVELOPMENT
AGENDA
April 11th, 2019
10:00 A.M.**

- I. Agenda Changes
- II. Adoption of Minutes
1 March 14th, 2019
- III. Ordinance No.01-2019, more than one Dwelling on a lot – Zoning Text Amendment
- IV. Alternative Mosquito Control Methods
- V. 14th Street Right-Of-Way
- VI. Airport Drain Field
- VII. G & T Corporation Property – Buy Back Provision
- VIII. Riverwalk Park and Pavilion
- IX. General Information
 - a. 3 Rivers Seafood Rezoning
 - b. Comprehensive Plan Update
 - c. Zoning Violation
 - d. Food Trucks by the River
- X. Town Council Agenda
- XI. Next Meeting: May 9th, 2019 @ 10:00 a.m.
- XII. Adjournment

**ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING
April 11th, 2019**

Mr. Lawson called the meeting to order at 10:00 A.M. Committee members present included Jack Lawson, Chairman, Gail Nichols and James Pruett.

Also present: Jim Hudson, Mayor; John Edwards, Town Manager; Karen Barrow, Town Clerk; Holly McGowan, Director of Community Development; Jon Morr, Building Inspector and other interested persons.

I Agenda Changes

There were no changes made to the agenda.

II. Adoption of Minutes

March 14th 2019

Mrs. Nichols made a motion to adopt the minutes as presented, seconded by James Pruett. Upon a unanimous vote, the motion was approved.

III. Ordinance 01-2019, More than One Dwelling on a Lot – Zoning Text Amendment

Thomas Redd, Chairman of West Point Board of Zoning Appeals suggested the following language for Ordinance 01-2019:

“On any single-family lot, no additional single-family dwelling shall be permitted if a single-family dwelling already exists on the lot. Attaching the additional single-family to the existing single-family does not create one single-family dwelling.”

The consensus of the Committee is for the Planning Commission to review the suggested language from Mr. Redd.

IV. Alternative Mosquito Control Methods

Mr. Edwards advised that this year will be a rough year for mosquito's. Anything the town can do to encourage the public to assist with the mosquito problem would help. Standing water needs to be dumped, leaves and debris need to be removed from gutters.

Mr. Lawson suggested residents try to attract birds, bats or dragonflies, because they feed on mosquito's and gnats. Mr. Lawson suggested the town educate the public on preventative options to assist with mosquito control.

Mr. Edwards suggested that citizens avoid walking when the mosquito sprayer is treating the streets and alleys, because when the sprayer is on, the driver turns the sprayer off as he is driving pass people walking and it reduces the treatment. Mr. Edwards advised that he will check to see if the Tidewater Review is willing to do an article on mosquito's.

Mr. Pruett asked if there is a state agency that can assist with the problem or evaluate the issue.

Mr. Edwards advised he doubts there is and suggested that the Town consider aerial spraying.

V. 14th Street Right-Of-Way

Mr. Edwards advised that after the bridge replacement project, the right-of-way north of 14th Street had some surplus land. Mr. Edwards stated that he asked Bay Design to look into the status of the right-of-way on 14th Street and the proposed Riverwalk, to see who owned the right-of-way in both locations. Mr. Edwards presented a draft plat of the work performed by Bay Design so far on both locations..

Mr. Edwards stated there is a challenge for some of the businesses north of 14th Street with signage. The bridge replacement project moved most of the right-of-way south of 14th Street and if the right-of-way north of 14th Street is not needed, then the town should consider requesting the right-of-way. Changing the ownership would reduce some of the tight restrictions from VDOT on use of the right-of-way. Mr. Edwards asked for input from the Committee on the 14th Street corridor.

The consensus of the Committee is for the Town Manager to continue researching property records on both locations.

VI. Airport Drain Field

Mr. Edwards advised that the drain field at the airport was installed when the Town owned the property before the property was divided and the Airport Authority was established. When the terminal was built, it tied into the septic system, the system is located on Town property. The septic system serving Air Methods medical transport company has failed. The drain field serving the terminal has the capacity to carry the Air Methods site. Mr. Edwards went on to say that the attached email from Tom Swartzwelder is requesting an easement from the town to the septic system. The documents, surveys and public hearing would be done at no cost to the Town. Mr. Edwards asked the Committee how they want to proceed with the issue.

Mr. Lawson stated that at the last Town Council work session, the consensus of Town Council was that the town would not pay any of the expenses for the easement or for a public hearing and that the Authority should look for options and locations for a bigger, alternative system.

Mr. Hudson suggested that when or if the Authority decides to install a new system, the Authority would give up the easement back to the town. Mr. Hudson also stated that the Town does not want to stand in the way of any issues for Air Methods.

Mr. Edwards asked if Town Council is willing to let the Town Manager conduct a public hearing, Town Council would not have to take action at the public hearing, but it would get the public hearing out of the way to move forward with the project.

Mr. Hudson asked if there would be an easement agreement or a draft text language available for the public hearing, if the easement has not been signed, the draft language should include "Under terms and conditions approved by the Town Manager and Town Attorney".

The consensus of the Committee is for the Town Manager to move forward with the project as listed above.

VII. G & T Corporation Property – Buy Back Provision

Mr. Edwards advised that the 3 lots the town sold to G & T Corporation 3 years ago with the intention of G & T Corporation developing the property. The contract contained a buy back clause in 3 years if it has not been developed, the contract deadline is May 2019. Mr. Edwards asked if there was any interest in buying the property back.

Mr. Lawson asked about the price set by G & T Corporation. In the past, G & T has over price property.

Mr. Edwards stated that G & T Corporation is paying taxes on the property and that the property pricing is based on what the car wash and Burger King paid. Mr. Edwards also stated that there has been some interest in the property.

Mr. Hudson stated that he would not want to jeopardize any future development and it would take at least a year to pull a project together if G & T has a possible interest in the property. Mr. Hudson suggested that the Town put G & T Corporation on notice to extend the contract for one year and that if no proposal or plans has been submitted in one year, the town will buy back the property.

Mr. Edwards advised that if the town buys back the property it would be a 50 feet by 125 feet lot plus the alley. It has been suggested that the shopping center buy the property for another business but there is not enough parking at the shopping center to put another business. The parking requirements are maxed out for the current businesses.

The consensus of the Committee is to offer a one year extension on the contract and if there are no prospects during that time, the town would exercise the right to buy back the property in May of 2020.

VIII. Riverwalk Park and Pavilion

Mr. Edwards advised that Bay Design has been working on the design, Schnabel Engineering is working on boring test and cost estimates are coming in. There is \$150,000 in the FY 2019-20 Budget, and there is \$50,000 in the current budget for the project. The latest estimate for the site work is approximately \$250,000. There is a lot of site work that needs to be done to clean-up the property.

Mr. Hudson asked what C & F lots the Town would like for the project.

Ms. McGowan advised she would email the lot numbers to Mr. Hudson.

Mr. Hudson asked what kind of parking is included in the parking.

Mr. Edwards advised the project would include, turf track parking, a walking trail, pavilion and the sidewalk on 14th Street will connect to the walking trail.

The consensus of the Committee is for the Town Manager to proceed with the project.

IX. General Information

1. Three Rivers Seafood Rezoning

Ms. McGowan advised that the Planning Commission held a public hearing and has a recommendation that Town Council approve the application. A public hearing is scheduled for the April 30th Town Council meeting.

2. Comprehensive Plan Update

Ms. McGowan advised that the Town received comments from 2 town residents after the Planning Commission held a public hearing.

Mr. Hudson suggested that Planning Commission review the additional comments before a recommendation is sent to Town Council.

3. Zoning Violation – Light on 1st Street

Mr. Edwards advised that town staff meet with Mr. Townsend regarding the revolving lighthouse light on 1st Street. There was some discussion and Mr. Townsend intends to file an appeal with the BZA regarding the use of the light.

4. Food Trucks by the River

Mr. Edwards advised that the first food truck event is on April 12th 2019, the vendors will be the Two Drummers, Carytown Burgers and Fries, Gauthier Winery, Sno to Go and the Windbags will be providing music.

X. Town Council Agenda

Mr. Lawson advised there were no items for the Town Council agenda and for G & T Corporation to be placed on the Work Session for discussion.

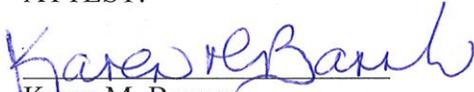
XI. Next Meeting Date: May 9th, 2019 @ 10:00 a.m.

XII. Adjournment

There being no further business, the meeting was adjourned at 11:00 A.M.


Jack Lawson
Chairman

ATTEST:


Karen M. Barrow
Town Clerk