

**TOWN OF WEST POINT
PLANNING COMMISSION
MARCH 3, 2021**

I. Call to Order

The West Point Planning Commission held its regularly scheduled meeting on Wednesday, February 10, 2021. Chairman Brockwell called the meeting to order.

Members Present: James Brockwell, Chairman
Britney Ball, Vice-Chairman
James Hudson, III
James Vadas
Stuart Daniel
Teresa Glidewell

Members Attending Virtually: Mary Montague Sikes

Staff Present: John Edwards, Jr., Town Manager
Holly N. McGowan, Director of Community Development
Shari Carnell, Recording Aide

II. Review of Agenda

There were no changes to be made to the agenda. Chairman Brockwell welcomed new Planning Commission member Teresa Glidewell.

III. Citizens Address the Commission

Chairman Brockwell opened the floor to any citizen to address the Planning Commission. There being none, the citizens address portion of the meeting was closed.

IV. Public Hearing

A. Public Land Request, Town of West Point, Case# PL2021-01

The Town of West Point has applied in accordance with Section 50-2 of the Code of the Town of West Point to vacate a portion of State Route 1005 (O.D.I. Street), located off of State Route 702 (Industrial Park Road).

Chairman Brockwell opened the public hearing.

Chairman Brockwell invited the public to come forward to speak. There was no one present. Chairman Brockwell asked if there was any discussion. There was none. Chairman Brockwell closed the public hearing.

Chairman Brockwell asked for clarification if the lots in question were going to be considered as one lot or left as lots? Mr. Edwards explained by showing the map that was included in the Planning Commission packet, all the lots will be consolidated and developed as one lot.

Mr. Vadas asked why the Town was not considering abandoning ODI Street? Mr. Edwards explained that in the future there may be a connection to Magnolia Avenue. If O.D.I Street, is abandoned the town will not have the ability to utilize it. At this time the town has no plans to vacate O.D.I. Street.

Mrs. Sikes asked what would happen if the project did not proceed as planned. Mr. Edwards explained if the project did not proceed as planned then Town Council would not approve vacating the portion of O.D.I. Street applied for. Town Council has steps in this process which include vacating the road, selling the road, and selling the property. If this does not move forward and the sale does not go through, then the project does not proceed.

Chairman Brockwell asked why the Town was the applicant and not the developer. Mr. Edwards explained that the developer at this point has no interest in order to apply for it. The adjacent property owners, the Town, EDA, and the Sikes are adjoined to this. The Town can pursue vacating any town right of way in Town at any point if it serves the public interest. Thus, the Town is seeking to vacate the aforementioned property.

Mr. Hudson made a motion to recommend approval of the request of public land submitted by the Town of West Point portion of State Route 1005 beginning at the south east corner of Tax Map #63A2-3-11 where it intersects with State Route 702, and the motion is subject to reserve unto the Town of West Point and HRSD an easement for the planning, placement, installation, repair, maintenance, and replacement of utilities upon, above and beneath said street. The applicant will also be responsible for providing all legal documents subject to Town approval and will record those documents at its expense.

Chairman Brockwell seconded the motion. All in favor responded, "Aye." No one opposed. Mrs. Sikes abstained from the vote. Motion carried.

V. Committee Reports

Mr. Daniel stated that the Board of Zoning Appeals and the Wetlands Board met on February 16, 2021. The case before the Board of Zoning Appeals was a request for approval of a 20.46 variance to allow for a 4.54 rear yard setback located at 407 Lee Street. The Board of Zoning Appeals approved the request. The Wetlands Board discussed an update on a past application from WestRock. WestRock will be submitting a new application before the board for March 2021.

Mr. Hudson stated that Town Council met on February 23, 2021. Town Council held a public hearing on the rezoning of the Sike's property and it was approved. There was a public hearing on a moratorium on collection of water bills during the Covid-19 pandemic that will aide residents with a payment plan that was adopted. The School Board met on March 2,


2021 and is discussing their budget for next year due to the pandemic and other issues. They are planning on asking Council for an additional \$150,000.00 towards their budget for this year. Town Council has not adopted a budget yet. Due to Town Council wishing to appeal the variance that was previously granted by the Board of Zoning Appeals, the decision to either grant or deny the variance will now go before Circuit Court.

VI. Adoption of Minutes

Mr. Vadas made a motion to adopt the minutes from the February 10, 2021 Planning Commission meeting. Mr. Daniel seconded the motion. All in favor responded, "Aye." No one opposed. Motion carried.

VII. Motion to Adjourn

Mr. Daniel made a motion to adjourn the meeting. Mr. Hudson seconded the motion. All in favor responded, "Aye." No one opposed. Motion carried.


Chairman James Brockwell
West Point Planning Commission

Commissioner's Terms

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