

**THE TOWN OF WEST POINT  
PLANNING COMMISSION  
February 3, 2021**

**I. Call to Order**

The West Point Planning Commission held a scheduled meeting on Wednesday, February 3, 2021. Town Attorney Andrea Erard called the meeting to order.

Members Present: James Brockwell, Chairman  
Stuart Daniel  
James Hudson, III  
James Vadas

Members Attending Virtually: Don Perry  
Mary Montague Sikes

Others Attending Virtually: Andrea Erard , Town Attorney

Members Absent: Britney Ball

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

**II. Review of Agenda**

Ms. McGowan asked for Election of Officers to take place first before any business on the agenda.

**III. Election of New Officers**

**A. Chairman**

Ms. Erard opened the floor for nominations for Planning Commission Chairman. Mr. Vadas made a motion for Mr. James Brockwell to continue as Chairman for the West Point Planning Commission 2021 year. Mr. Hudson seconded the motion. All in favor responded "Aye." No one opposed. Motion carried. Ms. Erard handed the meeting back over to Chairman Brockwell.

**B. Vice-Chairman**

Chairman Brockwell opened the floor for nominations for Vice-Chairman. Mr. Hudson made a motion for Ms. Britney Ball to serve as Vice-Chairman for the West Point Planning Commission 2021 year. Mr. Brockwell seconded the motion. All in favor responded "Aye." No one opposed. Motion carried.

#### C. Recording Aide

Chairman Brockwell asked if there were any motion for recording aide for the Planning Commission. Mr. Vadas made a nomination for Shari Carnell to continue to serve as the recording aide for the Planning Commission 2021 year. Chairman Brockwell seconded the nomination. All in favor responded "Aye." No one opposed. Motion carried.

#### D. Meeting Date and Time

Chairman Brockwell asked if there was a motion for the Planning Commission meetings date and time. Mr. Hudson made a motion for the Planning Commission meetings to continue to be held on the first Wednesday of each month at 5:00 p.m. at 802 Main Street. Mr. Vadas seconded the motion. All in favor responded "Aye." No one opposed. Motion carried.

### IV. 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.

### V. Public Hearing

#### A. Rezoning, Olen & Mary H. Sikes, Case# RZ2021-01

Olen and Mary Sikes have submitted a rezoning application to change the zoning of property from R-1, Low-Density Residential to M-1, Light Industrial, located off Industrial Park Road, in The Town of West Point.

Planning Commission member Mary Montague Sikes abstained from the public hearing discussion and voting portion of the meeting.

Mr. Edwards presented the rezoning application. The Town has discussed locating a business in the Industrial Park on a portion of property that is owned by the Town of West Point and the Economic Development Authority. This project and property is impacted by wetlands, and the owner would like to have the properties rezoned from an R-1, Low-Density Residential to M-1, Light Industrial. Mr. Bill Foster, representing Project Mike, explained the project would consist a lawn and garden facility which would manufacture products such as bagged mulch, stone, etc. This type of facility would require a vast number of employees to be hired creating job opportunities. This facility has potential to be one of the top employers in the Town of West Point and this facility will also benefit Economic Development as well. Today's request is the first step in the process to rezone the Sikes properties from R-1, Low-Density Residential to M-1, Light Industrial.

Mr. Foster stated that they have hired Blair Wilson of Wilson Engineers as the engineer to design this project. Mr. Foster knows that this project does impact wetlands and knows Mr. Wilson has done work in the Town and is familiar with the Town's properties, ordinances, wetlands, and other aspects and is here to answer any questions that the Planning Commission may have. Mr. Wilson showed the Planning Commission members on the television monitor the lots as they appear now and discussed a conceptual plan for the best way to utilize the land. The plan shows a building on lots 12 and 13, installing stormwater facilities on site, designed to meet standards by the Commonwealth of Virginia Stormwater

Regulations. These items will be addressed at the plan of development submission. The subject before the Planning Commission is the rezoning.

Chairman Brockwell opened the Public Hearing.

Stanley Zuraw, Jr., who owns lot 63A8-1-78, stated that years ago a company came into the Industrial Park and cut down the marsh lands and installed some ponds, and ever since then water comes and washes out 10 acres and washed his lot from Industrial Park. Oak trees have been lost to water damage from wind and water on his property that flows all the way to 980 E. Euclid, who is owned by Elsie Zuraw. It has raised the water level on all property near his.

Mr. Vadas asked Mr. Zuraw for clarification if the removal of the marsh lands in the Industrial Park was directly responsible for the increased water level on his property. All adjoining property owners that were present stated they all are affected by the removal of the marsh lands. Mr. Zuraw stated that the Sikes property, lots 77, 80, and 81 are the lowest lots and if they are raised then the adjoining property owner's lots will not be able to handle it. Mr. Vadas explained to Mr. Zuraw that it looks as though the area he is referring to is wetlands and will remain wooded. Mr. Zuraw also addressed additional noise that a new business would bring to the area.

Patricia Kemp, lot 63A8-1-62, stated that no one would want to buy her property.

Brandon Dru Kemp, 740 E. Euclid, stated he hears enough noise from Industrial Park and their property is the closest to this project. He said that his mother's lot, Patricia Kemp and his lot is useless if someone were to do this.

Mr. Perry stated that this is not a land use application this is a rezoning application, and that the Planning Commission should only be addressing the rezoning before them.

Ricky Glazebrook, 810 E. Euclid, stated that he just built a house on East Euclid, but did grow up there and that a lot has changed. He said that he is hearing too much noise from the Industrial Park and that he is against the rezoning.

Virginia Glazebrook, 820 E. Euclid, stated that she opposed the rezoning and to leave it residential.

Stanley Zuraw, Jr. stated that he opposed the rezoning.

Chairman Brockwell asked if there was anyone else who would like to speak. No one responded.

Chairman Brockwell closed the Public Hearing.

Mr. Vadas stated that the Sike's property is not really residential property because it is accessed by unimproved roads or by the Industrial Park entrance. Who would want to build a house on lot 74 or 75? ODI Street would have to be improved.

Chairman Brockwell asked if the noise and drainage issues could be addressed after the vote on the rezoning?

Mr. Edwards responded everything will be addressed in the Plan of Development, which would be reviewed by the Director of Community Development, Holly McGowan, the Army Corps of Engineers, Department of Environmental Quality, and VDOT, to make sure all items of concern are addressed and to make sure they meet all state, federal, and local requirements.

Mr. Daniel made a motion to defer/table the decision until the next Planning Commission meeting to gather more information and to be able to conduct a site visit of the subject property. Mr. Vadas seconded the motion. Chairman Brockwell called for a vote.


Mr. Daniel, "Aye."  
Mr. Vadas, "Aye."  
Chairman Brockwell, "Nay."  
Mr. Hudson, "Nay."  
Mr. Perry, "Aye."

Motion carried. The decision will be deferred until the next Planning Commission meeting.

#### VI. Adoption of Minutes

Mr. Vadas made a motion to adopt the minutes from the January 6, 2020, Planning Commission meeting. Mr. Daniel seconded the motion. All in favor responded "Aye." No one opposed. Motion carried.

A motion was made to reconvene at a later date after members of the Planning Commission had time to visit the rezoning property.

  
Chairman James Brockwell  
West Point Planning Commission

#### Commissioner's Terms

James Brockwell (C)	843-2485	9/30/22	james@brockwellseptic.com
Stuart Daniel	843-3082	9/30/21	sddaniel4@msn.com
James H. Hudson	843-3262	12/31/22	jHUDSON@west-point.va.us
Mary Montague Sikes	843-3284	9/30/24	monti7olen@verizon.net
James E. Vadas	843-4082	9/30/24	jimvadas@yahoo.com
Britney Ball (VC)	843-7438	6/30/23	britney.ball@gmail.com
Don Perry	843-2224	9/30/21	perry.dl@verizon.net