

## Smithfield 2020 Notes from Team meeting of May 6, 2015

### Present

Jim Abicht	Lee Duncan	Amy Ring
Mike Adams	John Edwards	Judy Winslow
Priscilla Barbour	Sheila Gwaltney	Judy Begland, guest
Rick Bodson	Trey Gwaltney	
Andy Cripps	Randy Pack	

### Admin

Current funds balance of \$16,513.79 is unchanged from last month. There is one outstanding commitment of funds of \$500 for the directional signage project.

### Project and initiative updates

The directional signs for Church Street and the 300 block were approved by BHAR on April 21 and are scheduled to be installed by mid-May.

Bank of America has provided Town staff the specifications for the lighting of their property. A site visit by BofA's regional site administrator and Town staff is being scheduled.

### New initiatives

A motion to develop and present a statement to the Town Planning Commission on the Team's position regarding the proposed development of the Pierceville property was adopted.

By general consensus, it was agreed that all Team members will participate in the discussions but representatives or members of County and Town organizations or boards may decide to abstain from voting on a motion ratifying a position statement. Organization reps will secure concurrence from their respective Boards on any formal position statement since a Team vote is cast on behalf of the organizations. The Historic District business reps will solicit input from as broad a spectrum of business owners as possible to vote a consensus opinion.

In anticipation of a Planning Commission public hearing on the matter at its June meeting, a target date for finalizing 2020's formal statement is the Team's June meeting; the target date will be adjusted as appropriate after the May 12<sup>th</sup> Planning Commission meeting.

The project's approach is to review known facts and research unknown facts about the proposed housing development and the preservation of the historic farmstead, identifying points of concurrence and issues of concern with the developer's plan as a prelude to developing what is anticipated to be a statement with specific qualifiers.

Known facts as of May 6<sup>th</sup>: Hearndon Construction has made an offer to purchase the 58 acre property and formally submitted an application on April 22<sup>nd</sup> requesting re-zoning from

Community Conservation (agricultural use) to Downtown Neighborhood Residential for 151 lots of single family houses and, for a one-acre parcel, to Downtown for future commercial growth. The build-out is planned over four phases of two to three years each. The developer has committed to preservation of the historic buildings but a specific plan has not been finalized. A summary fact sheet compiled from the developer's most recent version of the master plan and proffer statement as well as historic research on the Thomas Pierce house was reviewed and is incorporated in these meeting notes by reference.

Discussion of the neighborhood development brought out concerns about the compatibility of the housing styles to the Historic District. Discussion of the preservation of the Thomas Pierce farmstead identified options to pursue to promptly stabilize key buildings from further deterioration while the future land-use and rezoning issues progress through the Planning Commission and Town Council processes.

Key issues and concerns were captured; no definitive statement was developed and the dialog will be progressed at the Team's June meeting.

**Next meeting:** Wednesday, June 3, 8:45 am, Arts Center @ 319 classroom.

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*These meeting notes submitted by Rick Bodson.*