

Mount Jackson
Planning Commission Meeting & Joint Public Hearing
March 6, 2017

Chairman Larry Ambrose brought the meeting to order at 7:00 p.m. in the Council Chamber at 5901 Main Street. In attendance were Msrs. Burner and A. Miller and Messrs. Hackenbracht and Whitehurst. Mayor Miller as well as councilmembers Andrick, W. Miller, Pifer and Rudy were present. Councilmember Shepherd was out of town and unable to be present. Others in attendance included Town Manager, Kevin Fauber; Town Clerk, Heather Taylor and approximately 13 people from the community. Darren Coffey and Todd Gordon from The Berkley Group were present.

Joint Public Hearing

1. Ordinance O-01-2017 Amending Sections 66-3, 66-21, 66-291 Thru 66-305 and the Addition of Sections 66-306 thru 66-321 of the Code of the Town of Mount Jackson Regulating Zoning.

No Public Comment

2. Rezoning Request – Todd Holtzman – 5907 Gospel Street, LLC – Convert House into 2 – 2 bedroom apartments

Nancy Wealthy of 5915 Gospel St. is opposed to the rezoning of 5907 Gospel due to a lack of parking space.

Regular Meeting

Agenda Additions/Deletions/Changes: Kevin Fauber requested that under Old Business to strike through Joint Work Session with Town Council from the Agenda.

Presentation: None

Hear from Visitors: Jack Frady remarked that since presentations generate thought, is it possible for presentations to be given in a way where the public would have time to consider questions to be asked at a public hearing. Kevin Fauber responded that generally a presentation is given one month and the public hearing is scheduled the following month.

Minutes: Commissioner Burner MOVED, seconded by Commissioner Miller to APPROVE the minutes of February 6, 2017, Regular meeting.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	None
“ Hackenbracht		
“ Miller		
“ Whitehurst		

4 AYES, motion carried

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Old Business:

1. Ordinance O-01-2017 Amending Sections 66-3, 66-21, 66-291 Thru 66-305 and the Addition of Sections 66-306 thru 66-321 of the Code of the Town of Mount Jackson Regulating Zoning.

Commissioner Hackenbracht MOVED, seconded by Commissioner Burner to APPROVE Ordinance O-01-2017.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	Commissioner Whitehurst
“ Hackenbracht		
“ Miller		

3 AYES, 1 ABSTAIN, motion carried

2. Rezoning Request – Todd Holtzman – 5907 Gospel Street, LLC – Convert House into 2 – 2 bedroom apartments.

Commissioner Burner MOVED to table the Rezoning request for 5907 Gospel Street until the town code, in regard to street parking, can be looked into more thoroughly, seconded by Commissioner Miller.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	None
“ Hackenbracht		
“ Miller		
“ Whitehurst		

4 AYES, motion carried

3. Comprehensive Plan Update-The Berkley Group. Todd Gordon discussed the Land-Use Map, (originally developed in 2006), and referred to it as the guide to the future. The growth area recognized by Shenandoah County which encircles the town property of Mount Jackson was also briefly discussed. Suggestions made for a 20 year plan included industrial growth in the SW corner of the outlying area, residential owners switching to commercial use in some of the disconnected residential areas and that the outlying agricultural land be considered for residential use. Copies of the maps were made available to the public.

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Discussion from the group brought questions about preserving the historical areas of Main Street. Towns such as Staunton, VA showed strong preservation in saving old buildings by the use of tax credits. It was stated that when the Comprehensive Plan was last updated in 2006, preserving Main Street was a priority and it will continue to be so into the future.

New Business:

1. Planning Commission Appointment to the Board of Zoning Appeals

Commissioner Miller MOVED to appoint Commissioner Robert Whitehurst to the Board of Zoning Appeals to fill the vacancy, seconded by Commissioner Burner.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	None
“ Hackenbracht		
“ Miller		
Chairman Ambrose		

4 AYES, motion carried

Actions of the Board of Zoning Appeals: None

Report on Town Council Items: Commissioner Hackenbracht reported that the Sidewalk and Well Projects are both tied up in state agency's hands.

Zoning Administrator Report: None

Board Member's Items: None

Motion made by Commissioner Miller to adjourn the meeting at 8:23 p.m.

Submitted by:

Heather M. Taylor

Town Clerk

