MOUNT JACKSON  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 1, 2015

Chairperson Good called the meeting to order at 8:12 p.m. Also attending were Mses. Fadely, Diehl, A. Miller and Messrs. Hackenbracht and Hand. Commissioner Bowyer was not present as he had to leave for a pastoral emergency after the conclusion of the workshop. Guests included Kevin Fauber; Town Manager, Heather Taylor; Town Clerk, Jason and Lorene Payne, Eleanor and Robert Whitehurst as well as several people from the community.

ADDITIONS/DELETIONS/CHANGES TO AGENDA: None

Minutes- Ms. A. Miller MOVED, seconded by Ms. Fadely, to APPROVE the minutes of the May 7, 2015 Regular meeting.   
VOTE:  
 AYE NAY ABSENT  
Commissioner Diehl Commissioner Bowyer  
 “ Fadely  
 “ Hand  
 “ Hackenbracht  
 “ A. Miller  
5 AYE, 1 ABSENT, motion carried

OLD BUSINESS: Ordinance 02-2015 Extension of the Town Boundary by the Annexation of Certain Territory in the County of Shenandoah, (Whitehurst and Payne Properties).  
Ms. Fadely MOVED, seconded by Ms. Diehl to table this until the July 6th Planning Commission meeting to give opportunity to prepare.  
VOTE:  
 AYE NAY ABSENT  
Commissioner Diehl Commissioner Bowyer  
 “ Fadely  
 “ Hand  
 “ Hackenbracht  
 “ A. Miller  
5 AYE, 1 ABSENT, motion carried

Kevin Fauber asked, “Is there a need for the second workshop or a type of formal discussion as was discussed at the previous meeting?”

Commission Hand stated, “We have a lot of questions. We need data from other sites. Let’s compare to another small town that experienced this. Data that affects the town and the whole community; schools, roads, neighborhoods and the impact out 5 years.”

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Commissioner Diehl commented that she would like to find out the impact on transportation and schools. Commissioner Hackenbracht mentioned the impact on housing and labor availability.  
Chairperson Good responded, “Mr. Herd has said he would be happy to work with us. Perhaps he could continue with statistics etc.”  
  
Commissioner Diehl responded that, “Dr. Raley has done some recent studies with the school system.”  
Commissioner Hand, “Other towns having done this have lessons learned.”  
Commissioner Diehl, “Doing nothing is going to have an impact-Doing something is going to have an impact.”

Concerning some of the studies being done on the property, Mr. Whitehurst said, “Most of the major stuff has been done. Results so far look very good, above par. The Environmental study is showing minimal effect and is far from the river. The Army Corp. of Engineers has not had a study completed. The Geotechnical study is looking good and has shown that the land is suitable for building. The annexation is not rezoning. It’s just bringing extra property into the town which adds extra tax dollars. The town loses nothing. Smaller parcels won’t be profitable and could be worse, ex. OSD and the old newspaper plant. This is just sitting if not annexed. Even if it went to homes, (Comp Plan ’06), it was going to be annexed.

Chairperson Good commented, “Aside from the intended plan, if you knew right now, at this moment in time that we’re not doing this, would you still want the property annexed?”   
Mr. Whitehurst answered, “Yes.”  
Chairperson Good then said, “Because there is possibility that it may not be rezoned, which I think is problematic to the town, {The Town’s not supposed to be bring in an agricultural property. That’s not what the towns are supposed to be functioning as.} The intended County expansion plan is that a town is to be a town, serving the needs of the community, not a farm where eventually it would probably go into some type of residential. You know that could be where this ends up.”

Commissioner Diehl asked Mr. Whitehurst, “Will any data be available for the next work session and are you willing to share this information?” Mr. Whitehurst said, “Yes.”

Chairperson Good inquired about the responsibilities for water and sewer paid for by the town.  
She also recommends that Mr. Milt Herd can continue his services including revising the Comp Plan to research and survey.

Commissioner Diehl stated, “It’s hard to get a nonbiased opinion now or one that’s non-focused.”

Actions of Board of Zoning Appeals-None

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Council items: Mr. Hackenbracht reported that in regard to the Water Treatment Plant project, they are working with VDH.   
Concerning the sidewalk project, (Holtzman to Food Lion), issues that VDOT raised with the town have been given to VDOT by the engineer. When VDOT approves this it will be going out to bid. A second sidewalk project from Daniel Gray Blvd. to Save-A-Lot began this week.

Zoning Administrator Report: None

Board Members’ Items: None

Ms. Fadely MOVED to adjourn the meeting, seconded by Mr. Hackenbracht. 8:45 p.m.

Submitted:

Heather M. Taylor, Town Clerk