

Mount Jackson  
Planning Commission Special Meeting  
September 3, 2020

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Special Meeting

Chairman Larry Ambrose called a special meeting to order at 7:00 PM in the council chamber at 5901 Main Street. Roll call was taken with Commissioners Anita Miller, Evelyn Burner and Jim Hines in attendance. Commissioner Dennis Andrick attended electronically through Zoom.

Also present Neil Showalter, Town Manager; and Debbie Stover, Town Clerk. Dave Moore from Cornerstone Technology was present to video record the meeting. Mayor Donnie Pifer was also in attendance.

New Business:

Special Use Permit Application (SUP 20-05) – French Brothers, LLC and Boddie-Noell Enterprises, Inc. – Hardees Restaurant Sign Package. Introduction and Set for Public Hearing on October 5, 2020 at 7:00 PM.

Mr. Showalter stated the Hardees Restaurant developer, Boddie-Noell, has submitted a sign package to the Town for review. Staff and the Berkley Group consultant have reviewed the application and prepared a report to highlight the specifics, which are summarized on page 2. The report also includes a chart comparing the Town's current sign ordinance to the proposal. The applicants are requesting exceptions to the Town's sign standards as such:

- 1) permit two taller wall-mounted signs (20' tall instead of the 15' tall);
- 2) permit a larger and taller freestanding identification sign (1-sided with a total area of 164.5 square feet, including the electronic portion instead of a 2-sided sign with maximum of 25 square feet on each side);
- 3) permit greater than 100 square feet of total sign area along the shopping center entrance road (189.5 square feet instead of 100 square feet).

Mr. Showalter stated staff recommends the Planning Commission set a public hearing for October 5, 2020 at 7:00 PM.

Chairman Ambrose asked if his understanding is correct, that there are three separate signs up for discussion. Mr. Showalter stated entire sign package will be discussed, including the three exceptions mentioned above, and a representative from Boddie-Noell will make a presentation and answer any questions at the public hearing.

Mr. Andrick asked if this special use permit application is being considered under the old or new zoning ordinance regulations. Mr. Showalter stated that issue was discussed with the Town Attorney and Mayor, and it was decided since the applicant has already substantially invested in the property and project, they could apply for a special use permit under the new zoning regulations, rather than a ruling by the Zoning Administrator under the old zoning regulations.

Chairman Ambrose stated in his discussions with town residents, they are in favor of Hardees Restaurant, and if it can be accomplished with a special use permit, as was done with Food Lion, he feels the Commission should approve it.

Commissioner Burner MOVED, seconded by Commissioner Miller to APPROVE the introduction and set for public hearing Special Use Permit (SUP 20-05) for October 5, 2020 at 7:00 PM.

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VOTE:

AYE

NAY

ABSTAIN

ABSENT

Commissioner Andrick  
Commissioner Miller  
Commissioner Burner  
Commissioner Hines  
Commissioner Ambrose  
5 AYES, motion carried

Mr. Showalter stated the regular monthly meeting that was tentatively re-scheduled from Labor Day to September 14, will not be held.

Commissioner Miller made a motion, seconded by Commissioner Burner to adjourn the meeting at 7:10 PM.

Submitted by:

Debbie Stover  
Town Clerk