

Mount Jackson
Planning Commission Meeting & Joint Public Hearing
September 11, 2017

Chairman Larry Ambrose brought the meeting to order at 7:00 p.m. in the council chamber at 5901 Main Street. Msrs. Burner & A. Miller were present as well as Messrs. Hackenbracht and Whitehurst. Mayor Miller as well as councilmembers W. Miller, Rudy and Shepherd were also in attendance. Town Manager, Kevin Fauber; Town Clerk, Heather Taylor and several people from the community were present.

Joint Public Hearing

1. 6044 LLC (Contract Purchaser), 6044 Main Street (Old Triplett School Property), Subdivision Application for Parcel 91A1-A-259, 4.038 acres, 16 Lot Subdivision for duplex homes. Town resident Tara Forsberg asked questions-Is there a way to slow things down? Could the town still maintain the road to the well as a good faith thing to do? Can the entrance be off of Main St. instead of Triplett Rd.? C. Moore and T. Holtzman addressed these questions and explained that the engineers have worked these lots/home designs into very limited and specific space needing to turn some of the plans slightly to make it work. The distances are very tight and it is too late to shift anything. The buildings and lots cannot be compromised. The BZA has approved these variances. There will be good traffic flow across the site and the main traffic flow would be pedestrian traffic.

Regular Meeting

Agenda Additions/Deletions/Changes: None

Presentation: None

Minutes: Commissioner Hackenbracht MOVED, seconded by Commissioner Burner to APPROVE the minutes of August 7, 2017, Regular meeting.

VOTE:

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

4 AYES, motion carried

Mount Jackson
Planning Commission Meeting
September 11, 2017

-2-

Old Business:

1. 6044 LLC (Contract Purchaser), 6044 Main Street (Old Triplett School Property), Subdivision Application for Parcel 911-A-259, 4.038 acres, 16 Lot Subdivision for duplex homes.

Kevin Fauber reported that the Board of Zoning Appeals, (BZA) met to consider the variances that are particular to the width of this property and these variances have been approved.

VOTE:

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

4 AYES, motion carried

New Business:

1. Commissioner Hackenbracht made a motion to schedule the October Planning Commission meeting to Wednesday, October 4, 2017, due to the VML Conference 10/1-10/3 2017. Second by Commissioner Miller.

VOTE:

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

4 AYES, motion carried

2. 5791 Main Street LLC, Special Use Permit Application to renovate the existing structure at 5791 Main Street into 9 apartments. Introduction and Set Public Hearing Date.

Charlie Moore, who is assisting the applicant and is not a partner in this project, introduced the project. A Special-Use-Permit is necessary to renovate the existing structure into 9 apartments. The LLC hired an architect for this project which combines 4 different style buildings. The entire building will be residential. Mr. Moore requests to set the Public Hearing and subsequent approval. Applicant, Todd Holtzman commented that the current property has no sidewalk or landscaping which will be added and there is the required parking for this residential project.

Mount Jackson
Planning Commission Meeting & Joint Public Hearing
September 11, 2017

-3-

Motion made by Commissioner Whitehurst, seconded by Commissioner Burner to set a Public Hearing for October 4, 2017 at 7 p.m.

VOTE:

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

4 AYES, motion carried

Actions of the Board of Zoning Appeals: Kevin Fauber stated that the Board of Zoning Appeals, (BZA) approved the variance request.

Report on Town Council Items: Commissioner Hackenbracht stated that the preconstruction sidewalk meeting was held last week. Staff, VDOT and the contractor were present and the meeting went well. The contractor hopes to start in 30 days and has up to 120 days from the notice to proceed date. It is necessary for a fence to be built first to keep the French’s cattle off of the construction area. The well project is waiting on an electrical contractor and hopefully this can be completed so this project can go out to bid. Public Works Director, Randy Lonas is having a kidney transplant 9/14/17 and it is requested to keep him and his family in your prayers.

Zoning Administrator Report: Kevin Fauber commented that the Comprehensive Plan will be going to the Town Council for a Public Hearing in October. VDOT has made several recommendations and the Berkley Group is reviewing those comments. We are proceeding forward.

Board Members’ Items: None

Commissioner Miller made a motion to adjourn the meeting at 7:29 p.m.

Submitted by:

Heather M. Taylor

Town Clerk

