

Mount Jackson
Planning Commission Meeting
November 21, 2016

Vice-Chair Heather Diehl called the meeting to order at 7:00 p.m. in the Council Chamber at 5901 Main Street. In attendance were Msess. Miller and Messrs. Ambrose, Hackenbracht and Whitehurst. Town Manager, Kevin Fauber and Town Clerk, Heather Taylor were present. There were several visitors present from the community as well as two representatives from the Berkley Group Consulting Firm; Darren Coffey and Todd Gordon.

ADDITIONS/DELETIONS/CHANGES TO AGENDA: None

Aleisa Hovatter, a property owner within the town limits of Mount Jackson, spoke about her farm property south of Mount Jackson which lies within an area that is marked for growth. She is requesting that the town assist her in the necessary steps with Shenandoah County to make this historical farm property a Conservation Easement. For several reasons, which Ms. Hovatter mentioned, she would like this property to be removed from the growth area.

Town resident Bonnie Good gave an update in regard to a conflict of interest complaint and explained that she went directly to the Commonwealth Attorney with a specific conflict of interest document. This document, which was presented at the September Planning Commission meeting, was only about whether R. Whitehurst could serve on the Planning Commission. The Commonwealth Attorney never said further discussion on this matter couldn't take place. "In town, there has never been a property owner with 40 or more acres of land." When R. Whitehurst speaks to the 3rd level of industry, which could include his property, this would be a direct conflict of interest. B. Good wanted to be sure that everyone understood that R. Whitehurst cannot discuss this property with anyone including the town council.

Vice-Chair Diehl read the following Conflict of Interest statement, *If there is any official attending this meeting who has a conflict of interest, or the appearance of such a conflict, pertaining to any agenda topics up for discussion or voting during this meeting, please identify yourself and describe your personal interest for the public.*

Minutes- Commissioner Hackenbracht MOVED, seconded by Commissioner A. Miller to APPROVE the minutes of the September 7, 2016 Regular meeting.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Ambrose	None	None
" Hackenbracht		
" Miller		
" Whitehurst		

4 AYES, motion carried

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Old Business:

Comprehensive Plan Update-Introduction of the Berkley Group-Discussion on the Plan Update and Zoning Text Amendment. Certified Planners, Todd Gordon and Darren Coffey from the Berkley Group gave a presentation to the Commission. T. Gordon began with an outline of what updating the town's Comprehensive Plan would look like and said that it would take until April of 2017 to complete. Co-owner of the Berkley Group, Darren Coffey concentrated on the Zoning Text Amendment in his discussion and said this would be done ahead of the Comprehensive Plan from now until February 2017. Mr. Coffey included questions for the commissioners- Are the Industrial Development Guidelines a document of the Planning Commission? Codified? A Guide? He was told it serves as a guide.

Is there a desire to replace I-1 with 3 zoning districts? Mr. Coffey recommended having 3- Use Categories: Business Park, Industrial Park and General Industrial Park.

Do you want it attached to acreage? Mr. Coffey recommends that it not be attached although he also stated that there are circumstances where it may be a good idea to have an acreage requirement for specific types of industries. Mr. Coffey's presentation also included properties being side by side and including both Special Use Permit approval and By Right approval. It was mentioned that the current guidelines and all of the work done thus far is very good.

New Business: None

Actions of the Board of Zoning Appeals: None

Report on Town Council Items: Commissioner Hackenbracht reported that the Water Treatment Well Project will go out to bid in mid-December. Bids must be open for 30 days.

The Sidewalk Project is still waiting for VDOT's official letter.

Meetings continue with Bowman Andros on their expansion .

People Inc. withdrew their project at the north end of town without comment.

Zoning Administrator Report: None

Board Member Items: Vice-Chair Diehl received an email from Bonnie Good requesting to serve on the Focus Group committee as a community participant. The Focus Group is still intact although not meeting at this time. Motion made by Commissioner Whitehurst to keep the Focus Group committee in place until it has been determined whether they will be needed in the future, seconded by Commissioner Ambrose.

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VOTE:

AYE

NAY

ABSTAIN

Commissioner Ambrose

None

None

“ Hackenbracht

“ Miller

“ Whitehurst

4 AYES, motion carried

Motion made by Commissioner A. Miller to adjourn 8:03 p.m.

Submitted by:

Heather M. Taylor

Town Clerk