

**MOUNT JACKSON PLANNING COMMISSION**  
**REGULAR MEETING**  
**January 9, 2012**

Chairman Good called the meeting to order at 7:45 pm following the public hearing. Also attending were: Mrs. Fadely, Mrs. Miller, and Messrs. Hackenbracht, Pifer, Scherer, and Zirkle. Guests: Mike Jones, Ruth Jones, Dave Trostle, Engineer, Nathan Blackwell, Engineer, David Saville, Mr. Gene Brown (Dollar General), Kenna Fansler, Kent Burch, and Willie Meadows.

**ADDITIONS/DELETIONS/CHANGES TO AGENDA:** Todd Holtzman Property Rezoning O-01-12.

**MINUTES** – Mrs. Fadely MOVED, 2<sup>nd</sup> by Mr. Zirkle, to APPROVE the minutes of the December 5, 2011, Regular Meeting and Public Hearing; PASSED Unanimously.

**OLD BUSINESS:**

1. **Special Use Permit – Saville, Shenandoah Valley Campground LLC.** – Construct a family campground on 7 acres on Industrial Park Drive – Commission requested that buffer trees on northern boundary be re-instated on the plans – Applicant Agreed; Commissioners expressed concurrence with the proposed planting plan along I-81 subject to BZA Approval; Commissioners concurred with the two minor driveways being gravel rather than hard surfaced, but main access roads to be hard surfaced per Town Code; Commissioners felt that the plan is ready for action, but not until ownership of the property is clear. Mr. Saville expressed his agreement with the importance of waiting until the title to the property is resolved. MOTION Mr. Hackenbracht, 2<sup>nd</sup> Mrs. Fadely – TABLE this matter until February 6 meeting to allow time for ownership to be clarified – PASSED Unanimously
2. **Special Use Permit – JMP Development for Dollar General** – Corner of Maple Avenue and Main Street – Construct Retail Store in Excess of 3000 square feet. The Commission requested that the additional screening along the northeast side of the lot from the property corner to the Maple Avenue entrance (allowing for sight distance) be added to the proposal. The applicant agreed. - MOTION Mr. Hackenbracht, 2<sup>nd</sup> Mr. Zirkle – APPROVE and recommend Town Council Approval as summarized in the staff memo and related documents AND SUBJECT to addition of screening plantings on the northeast side of the lot – PASSED Unanimously
3. **Special Use Permit – Holtzman Oil Corp., 5534 Main St.** – Amend Master Site Plan to include additional 0.3 acres parking area. MOTION Mr. Zirkle, 2<sup>nd</sup> Mr. Scherer - – PASSED with 2 abstentions (Miller and Pifer).

**NEW BUSINESS:**

1. **Holtzman Oil, Nelson Street Special Use Permit** - to amend site plan to add new Storage Building. MOTION by Mr. Pifer, 2<sup>nd</sup> by Mr. Zirkle to Introduce this item and schedule it for Public Hearing on February 6 at 7 pm. PASSED Unanimously.
2. **Todd Holtzman** – Ordinance O-01-2012 – Rezone property at corner of Valley Road and Main Street from R-1 to B-2. MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mrs. Fadely to Introduce this item and schedule it for Public Hearing on February 6 at 7 pm. PASSED Unanimously.

**Board of Zoning Appeals** – No activity.

**Zoning Administrator Report** – Accepted as presented.

**Council Items:** Mr. Hackenbracht summarized the following: New Wayfinding sign is up, might need to be enlarged; sample of new banners are in place and further decision making will follow; next month's meeting might be in lower level due to construction in the Council Chamber.

**Board Members Items** – Chairman Good directed that Only Completed Applications be placed on the full action agendas of the Commission. If projects are in discussion stage, they can still be set for discussion at a Commission meeting or Worksession, but fully eligible action items must be complete before entering the Introduction/Public Hearing/Eligible for Action phase of Commission Agendas.

Meeting adjourned at 8:50 pm.

Respectfully Submitted,

Charles Moore, Secretary