

Mount Jackson
Planning Commission Meeting
June 7, 2021
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Regular Meeting

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

Mayor Donnie Pifer called the council meeting to order at 7:01 PM with Councilmember Roger Rudy present. Councilmembers Rod Shepherd, Bonnie Good, Judy Fultz, Dennis Andrick and Whitney Miller attended electronically through Zoom.

Also present Neil Showalter, Town Manager; and Debbie Allen, Town Clerk. Darla Orr, the Town's zoning consultant from The Berkley Group attended electronically through Zoom. Dave Moore from Cornerstone Technology was present to video record the meeting.

Visitors were Gerald Forsburg and one new Town resident.

Joint Public Hearing

1. Ordinance O-03-2021 – An Ordinance to Amend the Code of the Town of Mount Jackson, 2020, as Amended, by Amending and Reenacting Specific Subsections of Section 66-41 of the Zoning Ordinance Relative to Signs.

Mr. Showalter asked Chairman Ambrose if Ms. Orr should review this ordinance during the Joint Public Hearing, or during the regular Planning Commission meeting, and the latter was agreed upon.

There were no comments and Chairman Ambrose closed the Joint Public Hearing.

Mayor Donnie Pifer called for adjournment of the Town Council; motion was made by Councilmember Fultz, seconded by Councilmember Rudy, and adjourned at 7:10 PM.

Chairman Ambrose called a 10-minute recess, for Mr. Andrick to arrive in person, as he was having sound issues at his Zoom location.

Agenda Additions/Deletions/Changes: None

Introduction of Guests: None

Hear from Visitors: None

Approval of the Previous Meeting Minutes – Commissioner Miller MOVED, seconded by Commissioner Andrick to APPROVE the Minutes of May 3, 2021 Regular Meeting.

VOTE:

| | | | |
|----------------------------------|------------|----------------|---------------------|
| <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
| Commissioner Andrick | | | |
| Commissioner Miller | | | Commissioner Burner |
| Commissioner Hines | | | |
| Commissioner Ambrose | | | |
| 4 AYES, 1 ABSENT, motion carried | | | |

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Old Business: Consider the Following Recommendation to the Town Council:

1. Ordinance O-03-2021 – An Ordinance to Amend the Code of the Town of Mount Jackson, 2020, as Amended by Amending and Reenacting Specific Subsections of Section 66-41 of the Zoning Ordinance Relative to Signs.

Ms. Orr stated the zoning ordinance was updated to clarify four items of Section 66-41, to consider recommendation to the Town Council. Staff has been reviewing the current sign regulations for almost one year, and throughout practical applications, found there were some minor text conflicts, and language modifications that were needed to better address sign requests.

Ms. Orr stated Section 66-41(d) is relative to electronic message board signs. The current ordinance prohibits text to move, rotate and flash on changeable copy signs, but offers an exception for time, temperature, date and barber poles. Clarification was needed to state electronic message board signs are allowed, but there are standards that limit the number of lines of copy, limit the amount of signage that can be used, as well as limit how bright ambient light can be. Ms. Orr stated staff added language to clarify that the changeable copy signs prohibited, do not include electronic message board signs, however still do not allow text to move, rotate or flash.

Ms. Orr stated Section 66-41(f) is relative to the allowable wall mounted signage for businesses within a shopping center in the B-2 and B-3 zoning districts, which is currently the same as for stand-alone businesses. Staff is proposing the shopping center signage be based on 1.5 square feet of sign area for each foot of linear building frontage width or tenant space, and the maximum size would be 100 square feet. The current ordinance allows a shopping center tenant to have 25 square feet of wall mounted signage, and depending upon the tenant space, may not be large enough for identification.

Ms. Orr stated Sections 66-41(e, f, and i) are relative to the calculation for double-sided signs. The Tables in the current ordinance use the language “per side” regarding allowable square footage. However, Section 66-41(i) states if the sign is double-sided, and the two sides are parallel to each other, you would not count both sides because they would not be visible at the same time, therefore “per side” was struck. Staff is proposing adding language to state if the angle where the two sides meet is greater than 90 degrees, both sides would be counted towards overall signage area, because both sides can be seen at the same time. If the angle is less than 90 degrees or parallel, only one side would be counted.

Ms. Orr stated Section 66-41(m) is to reinstate, from the prior ordinance, that exceptions to sign standards would be granted through a special use permit, as determined by the Council with a recommendation of the Planning Commission, not go to the Board of Zoning Appeals as a variance. The former process is common in localities, as unlike building setbacks, signs can have a greater impact on the character of the area.

Mr. Ambrose asked if the signs discussed tonight are those on the front of stores, not the free-standing identification signs. Ms. Orr confirmed, stating free-standing identification signs currently have a separate limitation, and no changes are proposed.

Mr. Hines stated underneath Table 5 it is noted that “industrial districts also allow one sign not greater than 150 square feet”, and asked if that note is in the current ordinance. Ms. Orr confirmed it is, and no changes are proposed.

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Commissioner Miller MOVED, seconded by Commissioner Andrick to APPROVE the Recommendation of Ordinance O-03-2021 to the Town Council.

VOTE:

| <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|----------------------|------------|----------------|---------------------|
| Commissioner Andrick | | | |
| Commissioner Miller | | | |
| Commissioner Hines | | | Commissioner Burner |
| Commissioner Ambrose | | | |

4 AYES, 1 ABSENT, motion carried

New Business: None

Board of Zoning Appeals Report: Mr. Showalter stated staff may be calling for a BZA meeting in late June or early July, regarding an issue that developed at the Habitat House on Shenandoah Street. There is a long history to the project, but porches are now needed to access the house from both the front and side. The front access would not cause a problem, but the side access is too close to the neighboring house, and also sits on the boundary line. Mr. Showalter stated staff will help the Habitat House representatives evaluate this issue, to determine if they wish to request a variance from the BZA, in order to allow that porch to be built.

Town Council Items – Mr. Andrick: None

Zoning Administrator Report – Mr. Showalter stated his report for May shows applications approved, and those currently under review and on hold as of May 31, for various reasons. The Solar I project construction is somewhat complete and currently in the testing phase. The special use permit contains conditions that require the input of adjacent landowners in order to help determine the type of landscaping used. Mr. Showalter met with representatives from the developing firm and the adjoining landholders a few weeks ago, and the developer will return with alternatives to present to adjacent landowners, for their appropriateness to Town code and conditions. Staff will need to review the alternatives first, however.

Board Members’ Items: None

Commissioner Miller made a motion, seconded by Commissioner Andrick, to adjourn the meeting at 7:30 PM.

Submitted by:

Deborah L. Allen, Town Clerk