

MOUNT JACKSON
PLANNING COMMISSION
REGULAR MEETING
May 2, 2016

Chairperson Good called the meeting to order at 7:00 p.m. In attendance were Mses. Diehl, Ludwig and Miller and Messrs. Bowyer, Hackenbracht and Hand. Town Clerk, Heather Taylor was present as well as Eleanor and Robert Whitehurst.

ADDITIONS/DELETIONS/CHANGES TO AGENDA: None

Minutes: Commissioner Hackenbracht MOVED, seconded by Commissioner Hand, to APPROVE the minutes from April 4, 2016, Regular Meeting.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Commissioner Bowyer	None	None
“ Diehl		
“ Hackenbracht		
“ Hand		
“ Ludwig		
“ A. Miller		

6 AYE, motion carried

OLD BUSINESS: Comprehensive Plan Revision Update

Chairman Good reported that the Focus Group offered Tuesdays & Fridays for 2 weeks to work on the Comprehensive Plan. (Tuesdays from 2-4 p.m. and Fridays from 7-9 p.m.) An issue arose during one of these meetings as to whether it was proper to annex the Whitehurst property without a Traffic Impact Analysis study done ahead of time. This problem was resolved. Town Manager Kevin Fauber found a second proffer which was amended 6/1/2015 that was rewritten and presented. It was approved by the Town Council and VDOT already. It states, “Before the site plan is approved a TIA has to be done.” J. Frady and W. Cochran were present at the meeting 4/26/16 where the discussion included the Industrial Park Ordinance. Three levels of industry were created; Light, Medium and Large. Friday’s meeting, 4/29/16 included discussion about By-Right and Special-Use Permits. The group took a look at what we have in the new document, Planned Industrial Park Plan, which includes By-Right. The County people initially felt nothing should be By-Right. At the end of the meeting there were ten things agreed upon that were By-Right. Some types of businesses are to be identified as By-Right. Categories in the guidelines will also have By-Right and these will be discussed. It’s important that this be consistent with the Comprehensive Plan.

Chairman Good spoke with Consultant Milt Herd who suggested that the commissioners look at the I-2 proposal and the example of Fauquier County’s area of Light Industrial. The

PLANNING COMMISSION

REGULAR MEETING

May 2, 2016

-2-

breakdown of the types of businesses were as follows: Business Park/Light Industrial/General Industrial. It was requested for the commissioners to look up the materials to decide on By-Rights.

NEW BUSINESS: None

ACTIONS OF THE BOARD OF ZONING APPEALS: None

Commissioner Hackenbracht stated in the Council Report that Kevin's surgery April 29, 2016 went well. He's recovering at home.

The Sidewalk and Well Projects are both ongoing.

Chairman Good discussed Citizen Planners-LUEP which is the Land Use Education Program through Virginia Tech. This is a legal seminar 6/3/2016 being held in Charlottesville. The cost is \$150.00 per person. General Assembly actions take place at this seminar. It was also mentioned that there is an American Planner's Conference that same week from Sunday to Wednesday. The cost is approximately \$567.00 per person. If anyone is interested in going to either of these please let Chairman Good know.

ZONING ADMINISTRATOR'S REPORT: None

BOARD MEMBER'S ITEMS: None

Commissioner A. Miller moved to adjourn. 8:07 p.m.

Submitted by:

Heather Taylor, Town Clerk