

Focus Group & Planning Commission Joint Meeting

July 21, 2016

Chairman Kevin Fauber called the meeting to order at 7:00 p.m. and turned the meeting over to Chairperson of the Planning Commission, Bonnie Good who welcomed everyone. Those in attendance included Town Manager, Kevin Fauber, Town Clerk, Heather Taylor, as well as E. Burner, W. Cochran, J. Frady, J. Hines, O. Smoot from the Focus Group. Commissioners L. Ambrose, H. Diehl, K. Hackenbracht, A. Ludwig, A. Miller, and R. Whitehurst were present. Also in attendance, Councilmembers; D. Andrick, Pifer, R. Rudy, R. Shepherd and Mayor Miller. J. Zuckerman from NVD as well as County residents, D. Click, S. Coffman, and E. Whitehurst and town resident B. Holtzman.

Chairperson Good read the following 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. No response.

The purpose of the joint meeting was to bring people together to make some of the decisions needed to progress in the process with Industrial categories and how to organize the specific section of the Comp Plan including these categories.

Topic 1: Include some of the I-2 and I-3 by-right categories in both the Industrial Park and General Industrial categories using the size of the sites to distinguish which category a business will use, instead of reducing the number of industrial categories.

Topic 2: Combining the two largest industrial categories to have a total of two industrial categories instead of three.

In regard to the two topics listed above, each member of the Focus Group and Planning Commission shall discuss their opinion and offer a brief explanation of that opinion.

Discussion-

K. Hackenbracht-Favors leaving things as they are, I-3, noise/odor and items common to that category need to stay the same.

L. Ambrose-Agrees with K. Hackenbracht-should be 3 separate categories, keep the 2 larger separate.

O. Smoot-Both of the categories, we do. (Valley Fert.) we have a Special Use permit. Suggests to let K. Fauber have some options. Lot sizes need to be variable.

J. Frady- Three categories- give each its own category. We need guidelines and restrictions to control growth.

J. Hines- Work was done on 3 divisions. How do we categorize land, draw bigger business based on land size?

E. Burner-Leave it at 3 and leave variable lot sizes.

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A. Miller-Agrees, Need to go with a big lot size to draw a big company.

W. Conchran- Mostly agrees. Concerned letting larger companies in by-right. Wants it to be done carefully. Is in agreement to keep the categories separate.

H. Diehl-Keep divisions. Concerned about pigeon-holing size and limiting what could come. It could take us out of the ballgame. When a company comes, then categorize.

R. Whitehurst-Size shouldn't limit the usage. Classify on intensity not on size, acreage or square footage.

A. Ludwig-There's a big difference between I-2 & I-3, leave separate. Base categories on business itself not on acreage.

Vote: Keep categories separate as described in Topic 1 or combine the categories making I-2 & I-3 one category. No motion was made, no second.

Keep separate: Commissioners Ambrose, Diehl, Hackenbracht, Ludwig, & A. Miller. Focus Group Members, Burner, Cochran, Frady, Hines and Smoot.

Combine categories: Commissioner Whitehurst

Results: 10 to 1 I-2 & I-3 will remain separate as determined by the vote.

Page 4 of the Summary, *Unacceptable Industrial Uses within the Town* was reviewed and fine-tuned to read:

1. Livestock
2. Prison
3. Junk yard
4. Outdoor dog kennel
5. Paper mill or other odor-producing industry
6. Permanent explosive storage
7. Manufacturing of hazardous material

Topic 3- Options to use to phase growth in the Industrial Development Guidelines Summary.

Population

Time

Number

Employed-Unemployed

~~Acres~~

Discussion-

A. Ludwig- Too restrictive

H. Diehl-Concerned about Phasing option keeping us from growing. Other communities need new businesses too, MJ is not the only one. Be careful about being too restrictive. Corporations will do their research, they're looking out for themselves too.

E. Burner-We don't need phases.

A. Miller-We don't need phases.

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W. Cochran-There is already a short supply of labor. This is a chicken or the egg situation.

O. Smoot- The town doesn't need to keep it so restricted. VDOT, the school system, the County, they all have limitations.

K. Hackenbracht- The elected body, Town Council, will be on top of this. If a site plan comes in and if it doesn't get approved by K. Fauber or Council it won't happen. That's a limitation.

J.G. Miller- We have checks and measures, we won't just allow anything. It has to be reviewed by K. Fauber.

W. Cochran- The most important direct measure of control is being given up which is the Special Use permit. You either have control or you give up control. We should subject everyone to the same process.

J. Frady-They want a site plan.

Discussion was raised by two attendees that perhaps the Conflict of Interest statement read by Chairperson Good at the beginning of the meeting was singling Commissioner Whitehurst out. Chairperson Good responded that she was not singling anyone out. She stated that she had legal counsel who told her she needed to read the Conflict of Interest statement because there had been comments/emails sent to her that suggested a conflict was occurring. Chairperson Good said she spoke to Commissioner Whitehurst before the meeting about this statement and Commissioner Whitehurst said this is being looked into by the Commonwealth Attorney and if there is any conflict he will step down immediately. The Commonwealth Attorney and the Virginia Municipal League will advise anybody appointed or elected into office. Chairperson Good felt she had an obligation to protect the Commission as well as herself and to read the Conflict of Interest statement at the beginning of the meeting.

Vote: To use the phasing options or not use the phasing options. Motion made by E. Burner to not use the phasing options and to let the Town Council do their job. No second.

Do not use phasing options: Commissioners Ambrose, Diehl, Hackenbracht, Ludwig, & A. Miller. Focus Group Members: Burner, Cochran, Frady, Hines and Smoot. Commissioner Whitehurst-Abstained

Use the phasing options: 0

Results: 10 with 1 abstain The phasing options will not be used

Suggestions made to the Industrial Development Guidelines Summary:

Page 2- Bottom of the page, last paragraph- I-2 utilities will need substations.

Page 3-Top of the page, first sentence- add more clarification to truck terminals.

Middle of page, Uses requiring Special Use Permits-add more clarification.

The next meeting is scheduled for 8/18/16 from 7-9 p.m. in the lower level conference room.

Submitted by: Heather Taylor, Town Clerk

