

Mount Jackson
Planning Commission Meeting
& Joint Public Hearing
September 7, 2016

A joint public hearing was held by the Mount Jackson Planning Commission and Mount Jackson Town Council on September 7, 2016 at 7:00 p.m. in the Council Chamber at 5901 Main Street. Planning Commission members in attendance: Chairperson Bonnie Good, Larry Ambrose, Heather Diehl, Anita Miller, and Robert Whitehurst. Commissioner Ludwig was unable to attend. Council members present included Mayor Miller, Donnie Pifer, Roger Rudy and Rod Shepherd. Ken Hackenbracht represented both the Planning Commission and the Town Council. Councilmembers Whitney Miller and Dennis Andrlick were unable to attend. Also in attendance, Town Manager Kevin Fauber and Town Clerk Heather Taylor, as well as several visitors from the community.

Rezoning & Special Use permit request, People, Inc. of Virginia. Rezone Tax Map # 080-126A, Lot #2 from Residential-1 (R-1) to Highway Business-2 (B-2)-N Main St. Construct a one level facility with 11 one bedroom apartments for the elderly, low income residents.

Chairperson Good opened the Public Hearing by introducing Brian Phibbs from People, Inc. Mr. Phibbs stated that there are drainage concerns on the property and that a civil engineer has come to the property although it has not been fully engineered. The engineer confirmed that there is a swell in the middle of the site. It is possible that a Storm Water Management Plan will be done.

Questions- Q-How will the property be managed?

A-People, Inc. takes pride in how they manage their properties. A property manager will be assigned to the site and maintain good working communication with the tenants. Added lighting, paved parking, communication with the police dept. will be in place. Case managers will be available for the individuals living in the facility.

Q-Will the siding be brick or siding? A- The siding will be shunned with brick (especially near the community room).

Q-When did People, Inc. take over Valley Vista? A- 2010

Q-Can these apartments be made available to Mt. Jackson residents only?

A-HUD requires advertising to focus in the immediate area. The target group is retired and behavioral problems at People, Inc.'s other locations have been few. Valley Vista in Woodstock, VA has income limits and is all family tenants/units.

Q- Tax benefits to the town? A-An abatement can be requested but People, Inc. takes pride in paying their taxes.

Q- Do tenants get placed in an apartment or do they apply? A- Tenants apply through the office. There is no background check or credit check. There is no placement of tenants.

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Q-Are utilities included? A-Yes

Q-What is the minimum income?

A-There is no minimum. The maximum is 30% of their income, (median of Shenandoah County which is \$20,900, {family of 2} for a 1 bedroom unit). Age requirement is one person in the apartment has to be at least 55 years old. For a 1 bedroom unit only 3 people are permitted to live there.

Q-Since this development would be located across the street from amenities, will there be a crosswalk?

A-VDOT would be working on this and there are sidewalks coming.

Q-Concern on dynamics of residents, (younger tenants living with older for example).

A-Guarantee-there are Federal Grant Funds which are based on HUD findings. HUD has requirements and inspections. This facility has to be operated as an elderly facility. There is protection. If something happens it goes to HUD.

Q-Is this first come, first serve. A- Yes

Q- What will the impact on adjacent land owners be? A-The quality of the building is good and will keep the taxes high.

Q-Is there security? A-Yes

Q-Is there protection for the elderly? What if something happens to a tenant?

A-People in a community get to know one another and if something happened to an individual the manager or neighbor(s) would realize it. Brian Phibbs clarified that this is not an assisted living facility.

Q-If rent can't be paid what will be done? A-The collections process is used. People, Inc. tries to work with people but there is an eviction process as a last resort.

Public Hearing closed at approximately 7:50 p.m.

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Chairperson Good called the Regular Planning Commission meeting to order at 7:51 p.m.

ADDITIONS/DELETIONS/CHANGES TO AGENDA: None

Town resident, Richard Minnick of 5105 Main Street voiced his opposition to the People, Inc. due to the bad flooding that takes place on that site as well as the adjoining properties including his own. Mr. Minnick wants the water problem to be resolved before any approval happens.

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

VOTE:

AYES

NAY

ABSENT

Commissioner Ambrose

Commissioner Ludwig

“ Diehl

“ Hackenbracht

“ Miller

“ Whitehurst

5 AYES, 1 ABSENT, motion carried

Mayor Miller requested the opportunity to read a document from Amanda McDonald Wiseley, Commonwealth Attorney for Shenandoah County concerning a Conflict of Interest issue related to newly appointed Commissioner Robert Whitehurst. The document is attached to these minutes. Ms. Wiseley states in her letter that there is no conflict of interest in this case.

Chairman Good read the following: 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.

OLD BUSINESS: 1. Rezoning & Special Use permit request, People, Inc. of Virginia. Rezone Tax Map # 080-126A, Lot #2 from Residential-1 (R-1) to Highway Business-2 (B-2)-N Main St. Construct a one level facility with 11 one bedroom apartments for the elderly, low income residents.

Commissioner Hackenbracht made a motion to rezone R-1 to B-2 and to make this rezoning contingent on the engineering and site plan with respect to going any further, seconded by Commissioner Miller.

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VOTE:

AYE

NAY

ABSENT

Commissioner Ambrose

Commissioner Diehl

Commissioner Ludwig

“ Hackenbracht

“ Whitehurst

“ Miller

3 AYES, 2 NAYS, 1 ABSENT, motion carries

When asked how to proceed, Kevin Fauber responded that the Commission can rezone and table the Special Use permit until the site plan comes in. The Special Use permit can be contingent on a Storm Water Management Plan.

2. Comprehensive Plan Update-Chairman Good did a slide presentation showing the photographs that had been turned in by her and other commissioners showing good and bad characteristics of industrial buildings including landscaping, lighting, fencing etc.

New Business: Chairperson Good resigned as Chair of the Planning Commission effective 9/16/16. Her statement is included in these minutes.

Actions of the Board of Zoning Appeals: None

Report on Town Council Items-Commissioner Hackenbracht reported that the wastewater treatment plant project has progressed a bit. The engineer reported that the project is in the Health Dept. hands and that funding is in place. The sidewalk project is waiting on an easement with the shopping center. In regard to the Old Triplett School, Kevin Fauber and the town attorney are working on a contract for the 9/13/16 Council meeting. Commissioner Hackenbracht made a statement about the wonderful staff the town has. The same day he was discharged from the hospital, Randy Lonas reported to a large water main break. He stayed to find the leak and Commissioner Hackenbracht commended Randy for this.

Zoning Administrator Report-Separate Sheet Attached.

Board Member's Items-None

Commissioner Miller moved to adjourn the meeting at 9:45 p.m.

Submitted by:

Heather M. Taylor, Town Clerk

