

Mount Jackson
Planning Commission
April 3, 2017

Chairman Larry Ambrose called the meeting to order at 7:00 p.m. in the Council Chamber at 5901 Main Street. Commissioners in attendance included Msess. Burner and A. Miller as well as Messrs. Hackenbracht and Whitehurst. Also in attendance: Mayor Miller and several councilmembers as well as Town Manager, Kevin Fauber and Town Clerk, Heather Taylor. Approximately 20 people from the community were present.

Chairman Ambrose read the Conflict of Interest 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. Commissioner Whitehurst stated that there was a conflict of interest in a topic on the agenda and that he would not be speaking to that as a commissioner but as a landowner.

Agenda Additions/Deletions/Changes: None

Minutes: Commissioner Hackenbracht MOVED, seconded by Commissioner Burner to APPROVE the minutes of March 6, 2017, Regular meeting and Public Hearing.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	None
“ Hackenbracht		
“ Miller		
“ Whitehurst		

4 AYES, motion carried

Old Business: None

New Business:

1. Mount Jackson Solar I, LLC as Lessee, 3100 Turkey Knob Rd., Special Use Permit, Construction of a solar farm on Parcels 91-A-37 & 91-A-42. Currently zoned A-1. Introduction and set Public Hearing Date.

Matthew Meares from VA Solar, LLC gave an in depth presentation introducing VA Solar, LLC and the proposed project. Mr. Meares answered several questions from the visitors and commissioners.

Staff proposed that a Public Hearing be set for May 1, 2017 at 7:00 p.m. for a Special-Use Permit for construction of a solar farm located at 3100 Turkey Knob Rd., on Parcels 91-A-37 & 91-A-42, currently zoned A-1.

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VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	Commissioner Whitehurst
" Hackenbracht		
" Miller		

3 AYES, 1 ABSTAIN, motion carried

2. Bowman Andros Products, LLC, 10119 Old Valley Pike, Plant Expansion, Rezoning Application for Parcels 81A-01-3 thru 81A-01-14 from R-1 to I-1 and Special Use Permit for food processing expansion. Introduction and Set Public Hearing Date.

Eric Gottshall from Greenway Engineering and Jamie Dodson from Bowman Andros gave a detailed presentation of the expansion project needed at Bowman Andros and gave an opportunity for questions.

Motion made by Commissioner Burner, seconded by Commissioner Miller to set a Public Hearing Date for May 1, 2017 at 7:00 p.m. for, rezoning for 10119 Old Valley Pike, Parcels 81A-01-3 thru 81A-01-14 from R-1 to I-1 & Special Use Permit for food processing expansion.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Commissioner Burner	None	None
" Hackenbracht		
" Miller		
" Whitehurst		

4 AYES, motion carried

Actions of the Board of Zoning Appeals: None

Report on Town Council Items: Commissioner Hackenbracht reported that the sidewalk project is underway. A pre-bid conference is scheduled for April 12, 2017 for interested contractors to look at the site and make a bid. Bids will be received 4/25/17 by 2:00 p.m. In regard to the Well Construction Permit, the Department of Health is taking care of odds and ends. Projects at the park include paving of the walking trail, a swing/bench added near the playground, a shaded area added to the pool area, and a zip line. Another sidewalk project on Gospel Street will be done by a contractor beginning next week.

Zoning Administrator Report: Chapters of the Comprehensive Plan are being written by the Berkley Group and should be ready by the May meeting. The entire project should be finished by the end of the FY.

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Board Member's Items: None

Commissioner Miller made a motion to adjourn the meeting at 8:29 p.m.

Submitted by:

Heather M. Taylor

Town Clerk