

Mount Jackson
Planning Commission
July 10, 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 Mses. Burner and A. Miller as well as Messrs. Hackenbracht and Whitehurst. Town Manager, Kevin Fauber and Town Clerk, Heather Taylor were present. Others in attendance included Dennis Andrick, Todd Gordon of the Berkley Group, Jim Hines, Todd Holtzman, Rob Mangrum of Mangrum Consulting, Mayor Bucky Miller, Charlie Moore, Jason Simpson and Eleanor Whitehurst.

Agenda Additions/Deletions/Changes: None

Minutes: Commissioner Miller MOVED, seconded by Commissioner Burner to APPROVE the minutes of May 1, 2017, Regular meeting.

VOTE:

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

4 AYES, motion carried

Old Business: 1. Bowman Andros Products, LLC 10119 Old Valley Pike, Plant Expansion, Rezoning Application for Parcels #81A-01-14 from R-1 to I-1 and Special Use Permit for food processing expansion. Kevin Fauber also stated that Rob Mangrum, who is an engineer helping the Town of Mount Jackson as a consultant on the wastewater issues, is available to answer any issues on the technical parts of the plans of the water system/fire system or wastewater system. Chairman Ambrose asked that the issues be discussed. Jason Simpson stated that during the cold season there were system issues. Bowman Andros has been working with the town and Mr. Mangrum on corrective measures going forward. We have doubled our land use and we are currently working on other technologies to help us. The permit that is before us is to expand the warehouse and upgrade the fire sprinkler system. Surcharges due to exceeding the wastewater TSS limits came to \$128k which J. Simpson stated have been applied. He also explained that Bowman Andros processes a lot of fruits and vegetables and the majority of the space is being used for tempering. We are moving a loading dock to a safer location. Commissioner Whitehurst asked J. Simpson if there would be more water usage which J. Simpson responded by saying no. This phase is for a much needed fire system upgrade and warehouse expansion. Mr. Simpson commented that they are obligated to inform the town if there is processing so that any impact can be assessed to the wastewater permit. D. Andrick commented that at a previous meeting it was said that there would be six new lines to begin with then more at a later date. Mr. Simpson responded that their engineering consultant did not fully understand the scope of what Bowman Andros is trying to do.

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This is warehouse space with tempering space. The new lines previously mentioned was Greenway Engineering getting too far ahead of themselves. Commissioner Burner asked that if in the future Bowman Andros changed this to production then the wastewater could handle what you're doing? Mr. Simpson responded, If I go to add new processes to our factory, we must engage with the town to ensure that both of our wastewater systems can handle that. If there's a required amendment to the wastewater permit then that's what the steps are to take. The old water tower will be replaced by two ground level tanks. One will supply the fire system and the other is for plant use. Commissioner Whitehurst and Commissioner Andrick asked Kevin Fauber if a new Special Use permit would be necessary in an I-2 space if Bowman Andros added new lines to their warehouse. Mr. Fauber would have an answer to this question in the next day.

Commissioner Hackenbracht read aloud the following: Upon the advice of Dick Sedgley, Attorney for the Town working on the wastewater issues, he offers the following language granting approval of the Special Use Permit and Rezoning applications:

Motion to Approve: With the understanding between Mt. Jackson and Bowman Andros that the Special Use Permit application and Rezoning actions are taken knowing and in full recognition that (1) there is pending a December 2017 reissuance of the Bowman Pretreatment Permit which is anticipated to include new and/or additional wastewater requirements and restrictions; (2) Mt. Jackson will not consider in its decisions on the Pretreatment Permit or other wastewaters matters any assumptions Bowman Andros may make about any future Pretreatment Permits; (3) separate and apart from the Pretreatment Permit there may arise conditions under which Mt. Jackson will need to further restrict wastewater discharges from Bowman Andros; (4) there are technical wastewater issues affecting the Pretreatment Permit and effects on the Town's wastewater treatment system on which Mt. Jackson and Bowman Andros disagree, and which will be decided by the Town; (5) such requirements and restrictions will be driven solely by the Mt. Jackson pretreatment program; and (6) Bowman Andros will take any construction or other action permitted by the current Mt. Jackson decisions at its own risk. Seconded by Commissioner Burner.

VOTE:

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

4 AYES, motion carried

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New Business: 1. 6044 LLC (Contract Purchaser), 6044 Main Street (Old Triplett School Property), Rezoning Application for Parcel 91A1-A-259, 4.218 acres from B-1 to R-2 for a residential duplex project. Introduction and Set Public Hearing date to August 7, 2017 at 7 p.m.

Charlie Moore presented the information about the property, 6044 Main St., on behalf of the applicant, Todd Holtzman. This rezoning from B-1 to R-2 is transitional as the front part of the building would remain B-1 with a brew house as the commercial foundation of this project. A zoning permit has been issued.

The east side of this property will have 8 buildings with 16 single story duplexes which will be listed for sale at about \$250 with the size of each ranging from 1300sf to 1500sf and each will include a garage. These duplexes are geared towards senior citizens. Other existing buildings at this address, (the community center and gym), will transition from R-2 to R-1 on one side and R-2 to R-3 on the other side.

VOTE:

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

4 AYES, motion carried

2. Comprehensive Plan Update (DRAFT), Todd Gordon from the Berkley Group presented the updated draft of the Comprehensive Plan and welcomed discussion. The update is condensed by ½ of the original Comp Plan and shows necessary changes with streamlined, plain language. Highlights include some of the following: Include river access, park land to the Shenandoah River for tourism, create Wayfinder signs to draw travelers to the downtown area, pursue rails to trails on the railroad track to encourage cycling and walking, create plenty of parking for visitors and make it free to bring people/money into the town. Commissioner Whitehurst asked about the traffic count year on the draft. He also asked for clarification on the number/percentage of jobs and then commented that it would be helpful if the pages were numbered. Todd Gordon said he was able to update the traffic count to 2016 which is a better version and stated that the local jobs show approximately 272 in town which is 27%. Commissioner Whitehurst said that he received positive feedback on the Comp Plan from those he showed it to. Commissioner Burner commented that the Comp Plan was not clear on the housing numbers in Mount Jackson. Todd Gordon said that the survey feedback shows that 50% of the housing is single individuals or couples. This shows that there is a need for more families to come to the area.

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Commissioner Hackenbracht made a motion and there was detailed discussion to use the time before the next Planning Commission meeting in August for the commissioners to study the Comp Plan update DRAFT and make email changes to the Berkley Group who will make the revisions to present at an August 7 Public Hearing where public input can be received. The DRAFT can then go to the Town Council. Seconded by Commissioner Miller. Commissioner Burner reviewed the motion out loud for clarification.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</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 waiting on VDOT to award the contract. The well engineering firm is making final touches on the bid docs and it is hopeful that this will be underway soon. Paving at the park with the parking lot and walking trail is complete. The new playground equipment is installed and working.

Zoning Administrator’s Report: None

Board Member’s Report: None

Commissioner Miller made a motion to adjourn the meeting at 7:58 p.m.

Submitted by:

Heather M. Taylor

Town Clerk

