

Mount Jackson
Planning Commission & Joint Public Hearing
August 7, 2017

Chairman Larry Ambrose called the meeting to order at 7:00 p.m. in the council chamber at 5901 Main Street. In attendance were Mrs. Burner & A. Miller and Messrs. Hackenbracht and Whitehurst as well as Mayor Miller and councilmembers Andrick, Miller, Pifer, Rudy and Shepherd. Others in attendance included Town Manager, Kevin Fauber; Town Clerk, Heather Taylor and approximately 20 people from the community.

Joint Public Hearing

1. 6044 LLC (Contract Purchaser), 6044 Main Street, (Old Triplett School), Rezoning Application for Parcel 91A1-A-259, 4.218 acres from B-1 to R-2 for residential duplex.

Charles Moore, the consultant for the applicants, explained the rezoning project with the following: The applicants are Holtzman and Mumaw, contractors/purchasers. The property is owned by the Town of Mount Jackson until all zoning cases are complete. The intent is to develop a mixed-use project, (commercial use in the school building & larger building). The back would be 16 duplex senior housing units. Together they will work financially and make a project that will preserve the historic building & become viable overall. This is the first old school in the area being renovated on private money. In order to fully permit this project there will be 2 zoning matters coming before the Planning Commission and Town Council. The first is the downzoning of the back half of that property from B-1 to R-2. This zone is most appropriate for the property because it reduces the allowable uses and allowable density on the property in the back. It also allows the preferred senior housing duplex units to be installed By Right. It provides the good transition from B-1, (heavily dense use in the front part of property and the heavy residential zoning to the south) & low density residential to the north. This R-2 is sort of the middle ground between all of those things.

The following case is on the agenda for later this evening and will create the lots, streets & all the easements & water lines for the property.

General background-A town zoning permit has been issued for the brew pub which will open in the old school building and have its brewing tanks & tasting area in the former firehouse garage. The cafeteria will become a restaurant that is associated with the brew pub. Additional tenants for the 2 story building will be identified as they are negotiated.

G. Forsberg-Are you speaking on behalf of the applicant or the town?

C. Moore- I am speaking on behalf of the applicant.

G. Forsberg-You are part of the LLC? No, a consultant just on the zoning.

L. Tilley commented that she is concerned that she will have no access out of her backyard when this project is complete. She has always used the road that runs behind her backyard which leads to the town well. The road is owned by the Town of Mount Jackson. She is also concerned in the event of a fire there will be no access.

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C. Moore responded that access to the well will now be by way of the new road. Design of the property did not intend to allow a roadway across there. New owners would not want their backyards to be a roadway.

J. Hoffman-The units on the back part of the property will have backyards on cliffs. Ed Blackwell of Blackwell Engineering responded that the designs of the east units have recently been turned differently along the edge of the cliff.

G. Forsberg- Where is the entrance? Off of Shannon?

E. Blackwell- Triplett Rd. off of Shannon. Blackwell Engineering has met with VDOT for the design and the standards have been met and will meet again once the zoning has been approved. This will be a low volume standard with senior housing. The design will include sewer & water and curbed-gutters as well as sidewalks. VDOT maintained. State standards must be met.

E. Blackwell & T. Holtzman answered several questions and offered the following information: The duplexes will be “sold as built” and will be stick-built homes with the completion expected with a September '17 zoning approval to have an end date of September '18. These homes will be first class, nice homes of integrity for senior living with no age requirement at a \$250K price point. Each driveway will be concrete, 14' wide, with a garage. Triplett Rd. will be widened to 24.5' towards the buildings. Storm water will be collected and dumped into the river. All runoff must meet storm water standards. Concern was raised on the possibility of sink holes. E. Blackwell explained that the nature of the valley means sinkholes can happen. “If there is something known, we want to investigate it.” The number of parking spaces for the brew pub is possibly 17 but this will be better determined by VDOT and is based off of the square footage of the building(s).

Public Hearing

1. Revised and Updated Comprehensive Plan.

Town Manager Kevin Fauber introduced the Comprehensive Plan Draft Update and commented that the Berkley Group was unable to be present due to illness. Mr. Fauber is not aware of any recent changes to the draft.

Visitor Bonnie Good spoke of recommendations she had which were included in a 3 page document that she made available to the Commissioners. She reviewed the importance of including the history of Mount Jackson and suggested that highlights be added to the town website. Mrs. Good commented that current & recent town projects, points of interest, and data about the town, (which were not included in the recent Comprehensive Plan Draft Update) should be considered.

End of Public Hearing-7:33 p.m.

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Agenda Additions/Deletions/Changes: None

Presentation: None

Visitors: Gerald Forsberg shared his support of the Rezoning of 6044 Main Street from B-1 to R-2. He suggested a more progressive site design than duplexes. He is concerned about the traffic on Shannon Ave. and feels the entrance needs to be on Main Street. He believes it would be neighborly for the new owner(s) to have the road on the backside of the property open for use.

Alesia Hovatter, owner of the Tisinger Farm at 6094 Main Street is a 5th generation farmer. This farm, in regard to the Comp Plan, is listed in a high growth area. She is requesting help from the Town by removing this property from the high growth area. If the town does it the County will do the same. She wants to keep her promise to keep this farm from development. Sixty to seventy percent of the property is in a flood plain and 2% is considered prime soil. This is a Historical Preservation Home, built in 1904. Kevin Fauber commented that he has met with A. Hovatter with County representation. There is no definite answer this evening.

Town resident, Suzanne Porter who owns 6059 Main Street commented that she has seen her property value decrease by 40% over the past 5 years. She too is concerned about the egress at Shannon Ave. as well as parking near her home. Who is covering the costs of water & sewer? S. Porter stated that what she expects out of this project is, "consideration for close neighbors and for the project to take into account our feelings as you move forward with this." E. Blackwell informed the group that the developer will be paying for the sewer/water/development with a 12" water main and that powerlines will be underground.

Kenna Fansler has 3 buildings, (2 properties) near this project and doesn't want this in his backyard. He is concerned about cars blocking his property and doesn't feel Triplett Road is wide enough.

Town resident, Barb Pifer is in favor of the project. She has seen the work that Todd Holtzman has done on revitalizing houses in town and feels his projects are well done. There have been fewer than 5 new homes built in Mount Jackson in the past 10-15 years and Mrs. Pifer feels new housing is a must. She offers her full support.

Commissioner Whitehurst commented that this project is fulfilling 3 requests, (senior housing, a restaurant and something to do at night), from the survey that was given to everyone in the town including juniors and seniors at the high school.

In regard to the Comp Plan, Bonnie Good highlighted the following statements-What do we want to do with our future land use? We were to form a plan with consultant-led work sessions. Page 23 of

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the Comp Plan, #10, the Plan recommended 31 ½% acres of industrial. This doesn't seem ideal or balanced and hasn't been addressed. The survey responses stated that people didn't want to lose the small town feel or character. There is no recreational use and no town input for land development in the document.

Minutes: Commissioner Hackenbracht MOVED, seconded by Commissioner Burner to APPROVE the minutes of July 10, 2017, Regular Meeting.

VOTE:

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

4 AYES, motion carried

Old Business:

1. 6044 LLC (Contract Purchaser), 6044 Main Street, (Triplett School Property), Rezoning Application for Parcel 91A1-A-259, 4.218 acres from B-1 to R-2 for a residential duplex.

Motion made by Commissioner Whitehurst, seconded by Commissioner Burner to recommend approval of 6044 LLC for Rezoning.

VOTE:

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

4 AYES, motion carried to move to the Town Council

2. Revised and Updated Comprehensive Plan-Todd Gordon/Berkley Group.

Motion made by Commissioner Burner, seconded by Commissioner Miller and motion restated by Chairman Ambrose to accept the Comprehensive Plan DRAFT with the Resolution, R-3-17 under State Code with the stipulation to add historical information to the website. This will go to Town Council and will need to have a Public Hearing. VDOT will be commenting back on a transportation plan.

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VOTE:

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

4 AYES, motion carried and recommended for approval to the Town Council

New Business:

1. 6044 LLC (Contract Purchaser), 6044 Main Street (Old Triplett School Property), Subdivision Application for Parcel 91A1-A-259, 16 lot subdivision for duplex homes. Introduction and Set Public Hearing Date-September 11, 2017 at 7 p.m. Motion made by Commissioner Hackenbracht, seconded by Commissioner Miller to set the Public Hearing date to September 11, 2017 at 7 p.m.

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:

1. Commissioner Hackenbracht reported that the go ahead has been given to award the contract for the sidewalk project. This has been awarded to GB Foltz. It is necessary to have a preconstruction meeting between VDOT, the Town and the contractor.

2. VDH has asked for clarification on a couple of things regarding the Well and Wastewater Treatment plant. This will be put out to bid in mid-September.

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Zoning Administrator's Report: None

Board Member's Items: None

Commissioner Miller made a motion to adjourn the meeting at 8:19 p.m.

Submitted by:

Heather M. Taylor

Town Clerk