

Mount Jackson  
Planning Commission and Joint Public Hearing  
April 2, 2018

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. Mayor Miller as well Councilmembers Shepherd, Pifer, Andrick, and Rudy were also in attendance. Town Manager, Kevin Fauber; Interim Town Clerk, Susan Maziarz and others in attendance including Dennis Morris, Mark Pangle and 8 people from the community.

Joint Public Hearing

1. Ordinance 03-2018, an Ordinance to Provide for the Extension of the Corporate Limits of the Town of Mount Jackson, Virginia Pursuant to the Provisions of Chapter 32, Article 2, Section 15.2-3231et. Seq. of the Code of Virginia of 1950 as Amended, by the Annexation of Certain Territory in the County of Shenandoah (Dennis & Doris Morris Property along Caverns Road).

Town Manager Kevin Fauber, this is a Public Hearing for Annexation requested by the Morris's, located along Caverns Road, Identified as tax map number 091-A-45B 8.82 acres. Part of the Property is Zoned R2 2.33 acres 6 ½ acres is zoned Agricultural 1 under Shenandoah County Zoning. Mr. & Mrs. Morris and their agent Mark Pangle is here tonight.

Dennis Morris, property owner asked Mark Pangle who is their agent for the property to speak. The property was purchased in December 2005. In May 2017 we formally requested the property be annexed into the town limits of Mount Jackson. In March of 2018 we came before the Planning Commission with our proposal, we feel it would be an excellent opportunity for the town to satisfy the need for higher density housing residential development. The public utilities are there water and sewer. The Comprehensive Plan calls for a medium density residential use for the property. We feel confident this would be an asset to the town, as well as a pro-active move to plan and prepare for the future growth in Mount Jackson.

Visitor: Bonnie Good, I come to you as a former Planning Commissioner, Certified in Planning, having worked on two Comprehensive Plans. Under normal circumstances I would never recommend a Comprehensive Plan that was built for the guidance of Planning Commission and the Town to automatically go willie-nillie make up decisions not based on that Plan. Generally, when you do a Comprehensive Plan with Land Use, you talk to the land owners. As far as I know, 99% or more land owners that are in the study area were never spoken to what their plans are and desires for the property. That goes very contrary to normal procedure getting input from the community. The Comprehensive Plan took a body of information, people put it together and willie-nillie distributed what they thought should be in the Town of Mount Jackson. I think it is appropriate that at this time and into the future, until or unless the Town redoes the Land Use chapter, give the land owners a say in what happens to their property. The Comprehensive Plan is not law, but it is our guideline we should be following. But under these circumstances where the Town did not see that the Land Use chapter was integrated into the needs and desires of the land owners, I think it only fair it be done now and that is my recommendation as a professional in planning.

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Kevin Rooney, Shenandoah Citizen Advisory Committee, my question is will Mr. Morris be paying the Town to have the Water & Sewer brought to his side of the street?

Michael Haynes, Manager Georges Mount Jackson Feed Mill, my question is what is the use of the property going to be? The only comment I have, is we are a 24/5 sometimes a 24/6 operation, trucks in and out, lights and noise. I just want to make it common knowledge as far housing. It may not be suitable to a person. It's hard to know what the future will hold. The grassy lot that separates the two properties, potentially Georges may build in that area for Feed Manufacturing. We do intend to grow as we get busier.

Regular Meeting

Agenda Additions/Deletions/Changes: None  
Presentation: None

Minutes: Commissioner Burner MOVED, seconded by Commissioner Miller to APPROVE the minutes of March 5, 2018, Regular meeting.

VOTE:

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

4 AYES, motion carried

Old Business:

1. Annexation Request by Dennis & Doris Morris, Tax Map #091-A-045B, 8.82 acres along Caverns Road, Eligible for Action.

Commissioner Burner MOVED, seconded by Commissioner Whitehurst to APPROVE, Annexation Request by Dennis & Doris Morris, Tax Map #091-A-045B, 8.82 acres along Caverns Road.

VOTE:

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

4 AYES, motion carried

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New Business: None

Actions of the Board of Zoning Appeals: Kevin Fauber spoke, the Board of Zoning Appeals met this evening to hear the request by the Bowman-Shannon Cultural Arts Center, converting the structure that once was a single-family residence, then converted over to the Cultural Arts Center. They have a contract buyer who wishes to go back to a single-family residential use. The way the code is written, there are no provisions that would allow that use to go back to a single-family. They applied for a variance and it was granted this evening. The Board of Zoning Appeals made a recommendation that the Planning Commission take a look at that provision of allowing a single-family use in the B-1 District.

Report on Town Council Items: Kevin Fauber will report on the Town Council items tonight. The Sidewalk Project should be wrapping up towards end of this month. All the concrete sidewalks have been poured. They expect to get the re-paving done this month once temperatures warm up. We are looking possibly doing part of the Conicville Blvd sidewalk project. We are reviewing the funds and we do have a VDOT Grant Application in process. We expect to hear back sometime this month or early May. The Well 7& 8 Project Bid date has been moved from March 28<sup>th</sup> to April 18<sup>th</sup>.

Zoning Administrator's Report: None

Board Member's Report: None

Commissioner Miller made a motion to adjourn the meeting at 7:35 p.m.

Submitted by:

Susan Maziarz  
Office Assistant