

Mount Jackson
Planning Commission and Joint Public Hearing
June 4, 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. Councilmembers Shepherd, Pifer, Andrick, Rudy and Miller were also in attendance. Town Manager, Kevin Fauber; Interim Town Clerk, Susan Maziarz and others in attendance including Dennis Morris, Mark Pangle, Todd Holtzman and 1 person from the community.

Joint Public Hearing

Rezoning Request – Dennis and Doris Morris of recently annexed land along Caverns Road, identified as Tax Map #091-A-045B, consisting of 8.82 acres currently zoned County R-2 and Agriculture. Applicants are requesting rezoning property to R-3.

Kevin Fauber spoke, had received a reply from VDOT “we recommend the town consider designation of specific use for maximum density as part of the rezoning application to better define the impacts on the transportation network. Before development on this property our office will require a site plan detailing necessary entrances design and roadway frontage improvements, which may include turn lanes, roadway drainage features, additional rights of way etc. We appreciate the towns efforts to allow VDOT the opportunity to provide comments on this rezoning application. We ask you to include a copy of this email in the official public record file.”

Mr. Dennis Morris spoke, Doris and I would like to thank you for the support you gave us on the annexation. We are looking forward to working with the Planning Commission and the Town to make a nice development for the Town of Mount Jackson. Mr. Mark Pangle spoke, the VDOT letter in my experience as a real estate broker is usually intended for the developer. We are not the developer, we do not know what the development is going to be, the studies indicated maybe townhouses. All we are asking for is to get the zoning, so we can market the property.

Councilmember Shepherd spoke, I drove past this property and it is a gorgeous piece of property and it has two very important neighbors one is our schools and the other is our premier tourist attraction Shenandoah Caverns. I came from an area that did not do a good job at zoning, and a lot of town houses that became ugly, I don’t want to see that next to the schools and I don’t want to see that next to a major tourist attraction. Zoning is a difficult job. I want to make sure it’s a first-class quality project. No comments from the public.

Regular Meeting

Agenda Additions/Deletions/Changes: None
Presentation: None

Minutes: Commissioner Hackenbracht MOVED, seconded by Commissioner Miller to APPROVE the minutes of May 7, 2018, Regular meeting.

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VOTE:

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

4AYES, motion carried

Old Business:

1. Rezoning Request – Dennis and Doris Morris of recently annexed land along Caverns Road, identified as Tax Map #091-A-045B, consisting of 8.82 acres currently zone County R-2 and Agriculture. Applicants are requesting rezoning property to R-3. Eligible for Action.

Commissioner Whitehurst MOVED, seconded by Commissioner Burner to APPROVE the Re-Zoning Request by Dennis & Doris Morris, Tax Map #091-A-045B, 8.82 acres along Caverns Road consisting of 8.82 acres currently zoned County R-2 and Agriculture to be zoned as R-3.

VOTE:

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

4 AYES, motion carried

New Business:

1. Special Use Permit Request – 5935 King Street, LLC (Todd Holtzman). Mr. Holtzman is requesting a Special Use Permit to convert the existing downstairs commercial use into three (3) residential units. Introduction and Set Joint Public Hearing – July 2, 2018 – 7pm.

Commissioner Hackenbracht MOVED, seconded by Commissioner Miller to APPROVE to set Joint Public Hearing July 2, 2018 – 7pm. Special Use Permit Request–5935 King Street, LLC (Todd Holtzman).

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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Actions of the Board of Zoning Appeals: None

Report on Town Council Items: Commissioner Hachenbracht spoke, on the Sidewalk Project Phase 1 is done except for the fencing. The Town Manager is meeting with Billy French on June 5th, 2018. We have received tentative approval from VDOT for Phase 2 of the Sidewalk Project for sidewalks along Conicville Blvd. and down along Avondale Acers. The Well 7& 8 Project, we had a bid opening last month and the lowest bid came in over \$660,000 over budget. The Virginia Department of Health has agreed to finance at a low interest loan. After our last meeting the Town Manager received a letter from the Virginia Resources Association wanting up to date figures. At the last Council Meeting we approved a substantial investment in equipment for the park. On the Triplet School the surveyor has finished the easements survey in the hands of the attorney to do title and the closing take place.

Zoning Administrator's Report: None

Board Member's Report: Commissioner Whitehurst spoke, tonight will be my last night on the Planning Commission, I'm not seeking re-appointment due to some family matters.

Commissioner Miller made a motion to adjourn the meeting at 7:30 p.m.

Submitted by:

Susan Maziarz
Office Assistant