

Mount Jackson
Planning Commission Public Hearing and Regular Meeting
December 2, 2019

- 1 -

Chairman Larry Ambrose called the meeting to order at 7:00 PM in the council chamber at 5901 Main Street. Commissioners in attendance were Dennis Andrick, Anita Miller, Evelyn Burner and Jim Hines. Town Manager, Neil Showalter; and Town Clerk, Debbie Stover, were present. Alex Bridges from the Northern Virginia Daily and Tony Stephan from Sun Tribe Solar were also present.

Public Hearing

Ordinance O-04-2019 to Amend and Reordain Chapter 66 Zoning, Section 66-62 of the Code of the Town of Mount Jackson Pertaining to Uses Permitted by Special Use Permit in R-2.

There were no public comments and the Public Hearing was closed.

Regular Meeting

Agenda Additions/Deletions/Changes: Mr. Showalter requested an item be added under New Business for the recommendation for approval of Ordinance O-04-2019.

Introduction of Guests: None

Hear from Visitors: None

Approval of the Previous Meeting Minutes – Commissioner Burner MOVED, seconded by Commissioner Miller to APPROVE the Minutes of November 4, 2019, Regular Meeting.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Commissioner Andrick		
“ Miller		
“ Burner		
“ Hines		

4 AYES, motion carried

Old Business: None

New Business:

1. Recommendation of Approval of Ordinance O-04-2019.

Mr. Showalter stated the Commission’s consideration tonight is to add to the Town’s zoning ordinance the right, with the issuance of a special use permit, to construct a small scale solar energy facility as an accessory use to a school in an R-2 zone. Small scale is defined as less than two acres, and the proposed facility is one to one and one-half acres. Key parts of the ordinance amendment are that these facilities will only be allowed with a special use permit, and that it must be an accessory use to a school. The term “accessory” is important because the use has to be incidental to the primary use (in this case a school facility). There must be a primary use of the solar energy by the school. Staff has been advised that the solar facility is projected to provide most, if not all, of the school’s electric power needs. There may be some additional energy available to sell back to the utility (Dominion Power) but that is not the primary intent of the project. Mr. Showalter stated the motion requested is for the Commission to recommend to Town Council approval of ordinance O-

Mount Jackson
Planning Commission Public Hearing and Regular Meeting

December 2, 2019

- 2 -

04-2019 – Small scale solar energy facility as consistent with current zoning ordinance and the vision of the Town.

Commissioner Burner MOVED, seconded by Commissioner Andrick to APPROVE Ordinance O-04-2019.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Commissioner Andrick		
“ Miller		
“ Burner		
“ Hines		

4 AYES, motion carried

2. Site Plan Review – Bowman Andros New Facility.

Mr. Showalter stated tonight before you is a copy of the final site plan for the new Bowman Andros facility. The Town zoning ordinance requires review and approval of the plan by the Planning Commission. Staff emailed a PDF version of the plan to each of you last week for your review, and we have provided you with a hard copy this evening. The plans were prepared by Greenway Engineering on behalf of Bowman Andros. Staff met last week with representatives of Bowman Andros, Harmon Construction (general contractor), Greenway Engineering, Shenandoah County Community Development, Erosion and Sediment Control, and Fire, and VDOT to review the plans. The plans have been approved by the Shenandoah County agencies and Virginia DEQ (stormwater). VDOT review and approval is under way. Staff is confident that VDOT approval will be forthcoming shortly. Mr. Showalter added further, as staff advised the Commission last week, I am waiving the code requirement that the site plan be submitted seven (7) days prior to the meeting. Town, State and County staff have been working with Bowman Andros since the permit approvals this past summer, and the overall plan is the same as reviewed by the Commission and Council with the special use permit. The plan has been updated to supply additional detailed information required by the ordinance. Mr. Showalter stated staff is requesting a motion for the Commission to approve the site plan, subject to final VDOT approval, and with the concurrence by the Commission of the waiver of the seven (7) day notice.

Commissioner Andrick MOVED, seconded by Commissioner Burner to APPROVE the Bowman Andros site plan, subject to final VDOT approval, and with the concurrence by the Commission of the waiver of the seven (7) day notice.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Commissioner Andrick		
“ Miller		
“ Burner		
“ Hines		

4 AYES, motion carried

Mount Jackson
Planning Commission Public Hearing and Regular Meeting
December 2, 2019

- 3 -

Actions of the Board of Zoning Appeals: None

Report on Town Council Items: Mr. Showalter stated he received a letter dated November 20, which he forwarded to the Town Council, that Mount Jackson Solar, owned by Cypress Creek Renewables has been sold to Energix US, LLC. He added shortly thereafter he received a call from property owner Robert Whitehurst saying he expects to see some action on that in the coming weeks.

Zoning Administrator's Report: Mr. Showalter referred to the written summary provided to the Commissioners, and added since the last meeting the Town has approved one single family dwelling site at Shenandoah Caverns. He stated we still have pending applications from Triplett Tech on the solar panels and the Bowman Andros site plan. Mr. Showalter stated today we received a Bridge Street subdivision plat that has not yet been reviewed. Mr. Showalter spoke on town clean-up projects, and in particular The Mill. He stated himself and Chief Sterner visit the owner regularly, who is making slow progress. Ms. Miller stated there is a problem house on Broad Street as well, with multiple cars, debris, live poultry, etc. in public view. Mr. Showalter said staff will look into it this. Mr. Showalter stated also there appears to be some UPS activity in the parking lot of the Native American Manufacturing building. He spoke with the owner who provided him with some contact information for UPS. He emailed these contacts to request they apply for a business license, but he has received no replies at this time.

Board Member's Report: None

Commissioner Andrick made a motion, seconded by Commissioner Miller, to adjourn the meeting at 7:25 p.m.

Submitted by:
Debbie Stover
Town Clerk