

Mount Jackson
Planning Commission Regular Meeting

January 6, 2020

- 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; Consultant, Joseph S. Paxton; and Town Clerk, Debbie Stover, were present. There are currently two vacancies on the Planning Commission. There were no visitors.

Regular Meeting

Agenda Additions/Deletions/Changes: None

Introduction of Guests: None

Hear from Visitors: None

Approval of the Previous Meeting Minutes – Commissioner Burner MOVED, seconded by Commissioner Andrick to APPROVE the Minutes of December 2, 2019, Public Hearing and Regular Meeting.

VOTE:

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

4 AYES, motion carried

Old Business: None

New Business:

1. Special Use Permit Request – Randall Newman – 5996 Main Street – to convert mixed use facility to residential use. Call for joint public hearing.

Mr. Paxton stated owner Randall Newman has sold this property to the Beall family, who wants to convert the first floor from commercial to residential use. There are currently 2 dwellings upstairs and Mr. Beall would like to put 1-2 dwellings downstairs. The Town Code, section 66-167(b)(5)b, allows the conversion from mixed use to residential use with a special use permit. In addition, Mr. Paxton stated that due to the number of residential units proposed, the property owner will be required to pave the access driveway and the parking lot. The Town owns the alleyway off of Bridge Street up to this property, but it dead-ends there; in any case, only the portion of the lot owned by the Beall family is required to be paved. The Town ordinance requires properties with 3 or more dwellings to have 3 parking spaces per dwelling, but due to the historic district location, along with available on-street parking, staff is recommending 2 parking spaces per dwelling in the rear of the property.

2. Special Use Permit Request – 5337 Main Street, LLC – 221 Conicville Road – private auto sales lot limited to six vehicles. Call for joint public hearing.

Mount Jackson
Planning Commission Regular Meeting

January 6, 2020

- 2 -

Mr. Paxton stated the property is owned by Holtzman Corporation and is located between Sheetz and the railroad tracks. A citizen brought this matter to staff's attention, and it was observed that the Company had 4 trucks for sale parked on the lot. Mr. Holtzman was advised that a special use permit was required to use the lot for this purpose. While the permit is under review, the company was told to limit the number of vehicles to no more than two. Mr. Paxton advised the Commission that the zoning ordinance allows for a retail auto/truck sales lot, but in this case, the application is for a private auto/truck sales lot limited to the sale of company-owned vehicles, with no more than six on the lot at any one time.

Commissioner Burner MOVED, seconded by Commissioner Andrick to APPROVE a joint public hearing with the Town Council on Monday, February 3, 2020 at 7:00 PM for public input on the following two special use permits and conditions:

1. SUP20-01 Randall K and Donna M Newman, 12342 Port Republic Road, Grottoes for a conversion of a commercial use to residential use on property located at 5992-5996 Main Street, Mount Jackson, zoned B-1. Tax Map #91A1-(A)-242.

Conditions:

1. Applicant shall comply with all building and other applicable regulations.
2. Applicant shall provide a paved access drive and parking area.
3. Applicant shall provide two parking spaces per dwelling unit in the facility.

2. SUP20-02 5337 Main Street, LLC, PO Box 8, Mount Jackson, VA 22842-0008 for a private auto and truck sales lot limited to 6 vehicles located on the south side of Conicville Boulevard (Route 703) approximately 500' west of Main Street (US Route 11), zoned B-2. Tax Map #80-(A)-1494. Property Address: 221 Conicville Boulevard.

Conditions:

1. Lot shall be used for the sale of only company-owned vehicles.
2. Sales will be limited to no more than 6 vehicles at any one time.
3. No sales office will be permitted on the site.
4. Egress/Ingress to the lot limited to existing entrance.
5. The area used for parking for vehicles shall be graveled sufficient to prevent the transfer of dirt and debris from the lot to the state-maintained road.

VOTE:

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

4 AYES, motion carried

Actions of the Board of Zoning Appeals: None

Report on Town Council Items: None

Mount Jackson
Planning Commission Regular Meeting

January 6, 2020

- 3 -

Zoning Administrator's Report:

Mr. Showalter referred to the zoning administrator's report in the commissioners packets. He stated the Town has approved an application for 117 Bridge Street for a home occupation permit, as Rod Shepherd is moving his office to his home. The owner of 6141 Main Street, South End Grocery, came in today and purchased a business license to reopen the business. Mr. Paxton added the Town expects another request for this property to use a portion for a restaurant. He noted that apparently this use was approved in 2016, but the restaurant never opened. Due to the fact that this approval was in 2016, the owner will be required to submit a new site plan for review and approval by the Town.

Mr. Showalter stated the French Brothers (Hardees) Erosion & Sediment (E&S) Control site plan is under review with Shenandoah County. He stated Triplett Tech and Sun Tribe Solar are still in the process of getting things in line for solar panel installation, adding that the Town staff had a preliminary review meeting with the applicant and Shenandoah County and VDOT. It appears this project is on track, and the Commission should expect an application for a special use permit to be filed in the next month or so. Mr. Paxton stated these preliminary meetings are not something the town did previously, but it is important to acknowledge potential issues upfront, before the special use permit is submitted. Mr. Showalter stated a similar meeting is scheduled for January 15 on the Mt. Jackson Solar I project with Mt. Jackson, LLC, VDOT and Shenandoah County to go over the preliminary site plan. Mr. Paxton added there are 3 different phases to that project; Cypress Renewables sold Phase 1 to Energix, but still owns Phases 2 and 3.

In regard to residential use requests, Mr. Showalter stated the Center Street subdivision is on hold. There is one vacant lot remaining on E. Avondale Avenue, and the Town has had inquiries about building a home, but no plans have been submitted for a zoning permit. The owner of 159 Bridge Street has requested a subdivision to allow for the construction of a new single family home. The owner came in the office late Friday, and the Town approved the two-lot subdivision based on a plat prepared by Randy Newman. The lot is subdivided, but the owner hasn't applied for a zoning permit or submitted plans for the house or driveway.

Mr. Showalter stated the Bowman Andros site plan has received sufficient approval from VDOT to get the permits needed to proceed. Mr. Paxton added he talked with Tim Rhodes with VDOT today, and VDOT agrees that management at Bowman Andros would not have allowed Harman Construction to begin the work had management not felt comfortable that the company would approve the improvements required by VDOT. Mr. Paxton added it was originally thought a 600' taper was going to have to be built, but VDOT is recommending only a 200' taper with the 200' turn lane. In addition, Bowman Andros will be required to improve the main entrance to meet current VDOT standards. Mr. Paxton stated if an addition or new structure is built on commercial or industrial property, VDOT requires the property be brought into compliance. VDOT is not requiring any additional improvement to W. Avondale Avenue.

Lastly, Mr. Showalter stated the zoning ordinance rewrite is close to a version to give to the ordinance committee for their review. He feels the rewrite is coherent and easier to follow. Mr. Paxton stated the current ordinance is difficult to follow, and the new version will have use tables and standards tables to assist in the implementation of the ordinance by staff.

Mount Jackson
Planning Commission Regular Meeting
January 6, 2020

- 4 -

Board Member's Report: None

Commissioner Miller made a motion, seconded by Commissioner Burner, to adjourn the meeting at 7:40 p.m.

Submitted by: Debbie Stover, Town Clerk