

Mount Jackson
Planning Commission Meeting
July 3, 2023
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Regular Meeting

Chairman Larry Ambrose called the meeting to order at 7:00 PM in the council chambers at 5901 Main Street. Commissioners Jim Hines, Anita Miller, Evelyn Burner, and Karen Costie were in attendance. Also present were Donnie Pifer, Mayor; Councilmember Todd Holtzman; and Barbara Riggleman, Town Clerk. Charles and Robin Middleton were visitors.

Agenda Additions/Deletions/Changes: None

Introduction of Guests: None

Hear from Visitors: None

Approval of the Previous Meeting Minutes – Commissioner Miller MOVED, seconded by Commissioner Burner to APPROVE the Minutes of June 5, 2023 Regular Meeting.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Burner			
Commissioner Costie			
Commissioner Hines			
Commissioner Miller			
Commissioner Ambrose			
5 AYES, motion carried			

Old Business:

RZ-23-01: 1133 Wissler Road Rezoning Case – Eligible for Action

Chairman Ambrose stated that this item was presented last month. Mr. Hines requested the applicant state his plans for this property. Mr. Holtzman stated that he would like to have the property rezoned from Agricultural to Industrial Use as he would like to rent the building for a manufacturing facility. He has a tenant who is in the process of applying for his business and zoning license. This tenant would have a business that manufactures copper tubing line sets that support the HVAC industry. He is a local person from Timberville and was formerly with one of the metal companies, either Howell Metal or Kennametal. Mr. Holtzman reported that Mr. Driver, the tenant, is expected to do well. The building was built around 1962 and has not been updated since. It is a 43,000 sq. ft. manufacturing facility; formerly an apple processing plant, a factory. Mr. Holtzman stated that he bought it and didn't think to see how it was zoned, as it is an industrial facility in the Industrial Park; however it is still zoned Agricultural because the apple production was an agricultural use. He would now like to have it rezoned Industrial, which he believes is in keeping with the intended use of Industrial Park.

Ms. Miller inquired what the rest of the land would be. Chairman Ambrose inquired that it was about 20+ acres. Mr. Holtzman answered that it sits on about 17 acres and the 43,000 sq. ft. warehouse is a manufacturing facility. Another individual is going to be applying for a metal working shop in the 2,400 sq. ft. garage that is in the back, so there will be a separate use there. Mr. Holtzman stated that his application should be forthcoming as well. At this point, the remainder of the 17 acres should stay the same; there are no plans to change the surface, hardtop, or exterior appearance of the building, aside from the fact that it has been dormant for many years and now hopefully there can be some traffic, some employees, and something good going on at this piece of real estate in the Industrial Park. Chairman Ambrose inquired that Mr. Holtzman would like both buildings to be rezoned I-1. Mr. Holtzman answered affirmatively, it is a single piece of property that would have two

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tenants. Ms. Burner inquired how many employees would be there. Mr. Holtzman answered that the tenant has said he would have 10 employees to start. Ms. Miller inquired if tractor trailer trucks would be coming in and out. Mr. Holtzman stated that he hoped so. Hopefully the tenant's business will grow and there will be lots of truck traffic bringing inputs and shipping out his finished product. Mr. Holtzman stated that he doesn't look at truck traffic as being a bad thing because that is how every single product that we all use gets to us. Ms. Burner stated that the Town needs businesses.

Mr. Hines inquired if this use would be a by-right under the I-1 Limited Industrial. Chairman Ambrose stated that the Town only has I-1, not I-2 or I-3, and everything industrial fits in this zoning. Mr. Hines stated he was inquiring if this use was metal manufacturing and would require an SUP. Chairman Ambrose stated that if you look at the Use Matrix for industrial, heavy or light, it doesn't state a use purpose. Mr. Hines stated that he was trying to determine which category would be by-right. Chairman Ambrose stated that by-right is indicated in both Limited Industrial and General Industrial, so it qualifies for both. Mr. Hines inquired if this would be a Specialty Shop. Mr. Holtzman answered that the tenant would not be a store; he will not have walk-in traffic or counter sales. There is a nice office that is being remodeled on the front of the building, and then the tenant would be manufacturing, importing, and exporting his product, so Mr. Holtzman did not think that would qualify as a specialty shop, but would be under the manufacturing category.

Ms. Costie inquired if there was a timeframe in which the tenant was hoping to be in operation. Mr. Holtzman answered that he is supposed to have the building remodeled and ready for the tenant by October 1, 2023. Mr. Hines stated that this was why he was inquiring about an SUP, as this would set back the tenant's plans by another 60 days. Chairman Ambrose stated that he felt Neil Showalter has already checked on an SUP and if it would have been necessary. Mr. Holtzman stated affirmatively that Mr. Showalter has done so; if an SUP was needed, it would have been done concurrently with the rezoning. Mr. Holtzman stated that the property is in the Industrial Park and if the Planning Commission's pleasure is to allow the rezone, then he hoped this could be done administratively.

Mr. Hines stated that he had a checklist from Virginia Tech with questions to consider. Is this use consistent with the Comprehensive Plan – this has been verified. Would this have an impact on traffic in the area – Mr. Holtzman answered that with 10 employees, it wouldn't be super high-impact, but the goal long-term is for the tenant to grow and become successful and add more employees. Mr. Hines stated that this may lead to a VDOT study at that time. Mr. Hines inquired if sewer and water is already available or if it would be needed. Mr. Holtzman answered that it is available; the building has well and septic, grandfathered in, and at this point, there are no plans to connect to Town water and sewer. The manufacturing process there would not be water-intensive, just for bathroom use. Mr. Hines inquired into utilities, poles, etc.; with the facility being right next to a substation, this would not be an issue. Mr. Hines inquired if the applicant has contacted adjoining property owners within 500' to notify them of the potential rezoning. Ms. Rigglesman stated that these notifications were mailed out prior to the public hearing last month. Mr. Hines inquired if local and state agencies have been notified of the rezoning application. Mr. Holtzman stated that this was not known to be needed. Mr. Hines inquired if there were any signs posted at the subject property regarding the requested rezoning; this is an option, not a requirement. Chairman Ambrose answered negatively. Mr. Hines inquired if the water area on the location would remain intact, if there would be any changes made to the small pond and drainage area. Mr. Holtzman answered that there would be no changes.

Commissioner Burner MOVED, seconded by Commissioner Miller to FORWARD Rezoning Case RZ-23-01 to the Town Council with a recommendation for approval.

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VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Burner			
Commissioner Costie			
Commissioner Hines			
Commissioner Miller			
Commissioner Ambrose			
5 AYES, motion carried			

New Business: None

Board of Zoning Appeals Report: None

Town Council Items: Ms. Burner reported that she visited May May's Daycare as a new business in town and Ms. Franklin has done an awesome job with the place. Mr. Hines stated that it was nicely decorated. Ms. Burner stated that the rear has been fenced in and mulched. Ms. Miller inquired if they have a grassy area. Mr. Hines stated that the grassy area would be in the front. Ms. Burner stated that they also made a play area with a road, that the kids can go around the road to the back and that it is amazing the changes that have been made. Mr. Hines stated that the needed safety features are in place.

Zoning Administrator Report: None

Board Member's Items: Ms. Burner stated her hopes with the Town ordinances that there be some consequences for actions; when people break Town ordinances and go before court, there are no punishments to encourage people to abide by these ordinances. Ms. Burner stated that she is aware the police department is working on this.

Mr. Hines inquired into the speed limit changes recently done by VDOT on Rt. 263, and was wondering if the Town has considered changing the speed limit on Rt. 11 heading north of town. With the apartments on the sides and Randy's Do It Best, that area is 35 mph but is becoming more congested. Mr. Hines stated that he feels 25 mph would be a better option as most towns have already done this. Chairman Ambrose stated that Rt. 11 is a main road and this would be up to VDOT. Mr. Hines stated that changes on Rt. 263 was an application that had gotten started and that the Planning Commission could start another one for Rt. 11. Ms. Miller inquired if Mr. Hines was stating his desire for the speed limit to be changed to 25 mph all the way thru town. Mr. Hines answered that it should be changed until the point where traffic is not parked on both sides of the road. The south end of town makes sense as that speed limit zone ends at Triplett. Some discussion ensued as to which areas are certain speeds. Chairman Ambrose stated that there could be some input from the Town, but VDOT has the last say on the main roads.

Ms. Burner stated that with the new governor's policy on crosswalks - where no matter where someone is trying to cross the road, traffic is supposed to stop even if it is not a crossing - she believes there should be a crosswalk at Mt. Calvary Lutheran Church for the school children crossing the road. Chairman Ambrose stated this would be a VDOT discussion as well. Mayor Pifer stated that there is a crosswalk at the corner of the funeral home and wasn't sure if they would add another one just up the street a few feet.

Commissioner Miller made a motion, seconded by Commissioner Burner, to adjourn the meeting at 7:20 PM.

Submitted by: Barbara M. Riggleman, Town Clerk