

Mount Jackson
Planning Commission Meeting
February 5, 2024
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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 Evelyn Burner, Karen Costie, Jim Hines, and Anita Miller were in attendance. Also present were Olivia Hilton, Town Manager; and Barbara Riggelman, Town Clerk. Brent Johnson with the Northern Virginia Daily and Kevin Reinecke were visitors.

Agenda Additions/Deletions/Changes: None

Introduction of Guests: Mr. Reinecke stated that he would speak under New Business.

Hear from Visitors: None

Approval of the Previous Meeting Minutes – Commissioner Burner MOVED, seconded by Commissioner Miller to APPROVE the Minutes of the January 8, 2024 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:

160 Race Street Update – Ms. Hilton stated that Town Attorney Jay Neal has been working to trace the history of the house. Throughout January, an order of publication was published in the Northern Virginia Daily. The Town has 60 days after the order of publication for descendants to come forward and claim the property, though Mr. Neal has done thorough research to locate any descendants. The home dates back to the 1800s and has been vacant for decades. The Chief of Police has walked thru the house with several contractors and it has been deemed an unsafe structure for entry. A very large beehive was relocated to save the pollinators. The Town’s intent would be to demolish the space and potentially erect a welcome sign. Discussion ensued on the previous owners and the property. Ms. Hilton shared some research from Mr. Neal regarding the Banks family.

New Business:

1. Old Hickory Request for Feedback

Mr. Reinecke introduced himself as a homebuilder in the Fairfax County area and has identified the subject property and had some questions for the Planning Commission. He stated that he had a copy of the previous site plan and inquired if those sites had been deeded. Ms. Hilton answered that at this point, there would be a clean slate on the property as the previous site plan has expired. Mr. Rienecke inquired into performance bonds and Ms. Hilton referred him to the Director of Finance. Chairman Ambrose stated that he thought that this process would need to be done before development could begin, but he wasn’t certain. Mr. Reinecke inquired into tap fees. Ms. Hilton stated that everyone is aware of the current housing crisis and stated that there could be ways for the Town to partner with the developer/builder to create a nice subdivision and still provide affordable housing for citizens.

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Ms. Hilton gave a brief update on the subject property for the Planning Commission. The property is for sale for around \$300,000. There are 24 parcels previously approved as duplexes. There has been some discussion on townhomes, single-family homes, and if the site would be locked into just duplexes. The previous site plan has expired, so other preliminary plats could be considered.

Chairman Ambrose inquired into who owns the property at this time. Ms. Hilton stated that she thought the real estate developer was also the owner. The current owner has let the property lie and is interested in selling it; Mr. Reinecke is interested in purchasing it. Discussion ensued into the location of the subject property. Ms. Hilton stated that the Orchard Street subdivision, which is located across the railroad tracks, is still forging ahead, but is still in the early stages.

Mr. Reinecke stated that his next question was if the Planning Commission would be open to other forms of housing besides duplexes, and it sounded like they were leaning towards smaller housing and affordable housing options. Ms. Hilton stated that there is a need for homes in the \$240-260,000 range as opposed to \$300-400,000+. A townhome would be the most realistic option to stay in this range; single-family homes will be higher priced. The potential would be 40-60 townhomes in groups of 5, which sounds like a lot, but would not take up as much land space. Ms. Costie inquired if 40-60 townhomes would fit on the subject property. Ms. Hilton answered that they would. Mr. Reinecke stated that it would need to be engineered. Ms. Hilton stated that she believed the plan would be to build in groups of 5 and as they sell, then build more. Ms. Hilton stated that the last demographics she saw, 26% of Town residents are single adults or couples, for one-bedroom living. Only about 12% of the housing in Town reflects housing for that; the need is for smaller homes, not 3-4 bedroom homes. Discussion ensued on townhomes in the area.

Mr. Reinecke inquired, going through the planning process, who would approve everything. Ms. Hilton answered that she would approve the preliminary plat and give feedback, the Planning Commission would review the sketches. The Planning Commission would review plans before they would be approved by Council.

2. Proposed Ordinance Changes – Public Hearing March 12, 2024

Ms. Hilton stated that there will be a public hearing prior to the Town Council meeting on March 12, 2024. The Council will be looking at the proposed ordinance changes at their meeting next week before setting the public hearing. Manufactured/Modular/Tiny Homes will be discussed, as well as businesses that fail to pay their meals tax on time potentially having water cutoffs as a consequence. There are a couple changes to junk yards, as well as increasing enforcement on current ordinances. Another proposed change would be revoking/not renewing business licenses if there are a certain number of complaints. The Chief of Police is proposing the ability to hand deliver notices rather than certified mail. Ms. Hilton invited the Planning Commission to attend. Discussion ensued on tiny homes, current regulations, and potential ordinance changes/additions on them.

Board of Zoning Appeals Report: None

Town Council Items: None

Zoning Administrator Report: Ms. Hilton stated that transitioning into Town Manager and also Zoning Administrator, which is a new realm for her, she would welcome ideas and suggestions moving forward. Chairman Ambrose shared how Mr. Showalter presented the Zoning Administrator report and what the Planning Commission would like to be reported.

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Ms. Hilton reported that she had followed up with Dale Ruby and Rebecca Holliday about the proposed Special Use Permit for a used car lot, letting them know what Staff and the Planning Commission would require going forward before an SUP could be considered. Ms. Hilton also shared VDOT's requirements and the infrastructure engineering that would be needed, and has not heard back from the applicants. Chairman Ambrose stated that he had talked with Mr. Hovatter regarding the drainage issues. Ms. Hilton stated that she had spoken with VDOT and Randy Lonas, and it would be quite expensive to address the drainage issues and infrastructure.

Board Members' Items: Chairman Ambrose inquired about the construction at the former South End Grocery and its close proximity to the property line. Ms. Hilton stated that the addition being built is classified as an accessory structure and they are allowed to have a 5 ft. setback. It will be a pavilion for the restaurant. Chairman Ambrose readdressed the issue with someone living in what was only approved as a storage building at the rear of the premises. Ms. Hilton stated that she was not aware of someone living in the structure, but this would be where an enforcement officer would come in handy. These will be the types of issues that person will be handling once we know who they will be.

Commissioner Miller made a motion, seconded by Commissioner Burner, to adjourn the meeting at 7:34 PM.

Submitted by: Barbara M. Riggleman, Town Clerk