

Mount Jackson
Planning Commission Meeting
June 3, 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. Drew Warren was a visitor.

Agenda Additions/Deletions/Changes: Ms. Hilton requested to add a rezoning request and an SUP request to new business for potential consideration.

Introduction of Guests: Mr. Warren 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 April 1, 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:

Orchard Drive Development Update – Ms. Hilton stated Town Staff had their first in-person meeting with the Timmons Group and D.R. Horton regarding the Orchard Drive Development. More work has been done regarding the Jackson Street connection over the railroad, which was a request from the Town. Entrances are on track to be completed concurrently with the Old Hickory Development. Feedback from Town Staff and Karl Schaeffer has been received and current work centers on approval from the railroad on the entrance to Jackson Street, which is the planned primary entrance. Developers are also working on easements from two adjacent property owners for utilities. Mr. Hines inquired into how many entrances are projected. Ms. Hilton stated that the plan is for two entrances – the primary on Jackson Street and the secondary on Mill Creek Lane.

New Business:

1. Warren Development

Mr. Warren stated that originally, the Old Hickory Heights development was approved for 24 duplex lots, and in speaking with Ms. Hilton and understanding the need for something more up to date, he is trying to rework that space to accommodate 25 townhouses. Plans are for 5 rows of 5 townhomes each. Mr. Warren stated that he is trying to work with the lay of the land and keep the previously approved entrance onto Jackson Street. One of the concerns would be whether a second exit would be required, or if a single entrance and exit onto Jackson Street would be sufficient. Ms. Hilton stated that this originally came up with the previous owner’s plan of bringing 60-80 homes and the need for a second entrance onto Moore Avenue. The new owner wants to make the development more of a private community. Mr. Warren stated that new plans are not the same as previous plans or what is being built nearby, so he feels that a second entrance would not be needed. Mr. Ambrose stated

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that he believed the second planned entrance was for emergency personnel only. Ms. Hilton stated that a gravel entrance could still be planned in the event the primary entrance was blocked. It could be blocked to public access, to be opened by emergency personnel only. Mr. Warren stated that he is currently working within the setbacks to find the right style of house for the space and guidelines.

Mr. Hines inquired if a school bus could turn around inside the planned development. Mr. Warren stated that he is trying to plan for a small parking area in the middle for extra/visitor parking spaces. He is planning for a garage-style townhome so most of the tenants could park in their garage or driveway, but a middle parking area would allow for visitor parking, as well as a turnaround for buses and emergency vehicles. Mr. Warren stated that he had hoped to have an actual drawing to present at this meeting, but it is taking more effort than was originally planned. He hopes to have a drawing for the July Planning Commission meeting.

Ms. Hilton inquired if Mr. Warren was still planning for a 22' x 36' townhome. Mr. Warren answered that this may require a 3-story townhome vs. a 2-story townhome. He is trying to get the same number of lots in the same area, plus have a turnaround area and extra parking. If you make the townhomes smaller, you will have to make them higher in order to get decent square footage, as the garage takes up so much space. Due to the surrounding houses being single-story, he is trying to keep a 2-story design. Ms. Hilton informed Mr. Warren that he is able to make a request to the Planning Commission in consideration of changing plans. Mr. Warren stated that he is trying to stay within original plans, which is why it is taking more time, but if not he may need to make a request for some homes to be a story higher, perhaps on the back side of the development towards the Orchard Drive Development. Mr. Warren stated that his plans are for 25 townhomes on 3.5 acres.

2. Rezoning Request for Consideration

Ms. Hilton stated that she has connected with Bader Al-Omar, the owner of the Ye Olde Market property (former South End Grocery). The house at the rear of the property was zoned for storage and Mr. Al-Omar would like to apply to have the house rezoned residential as he has admitted someone is currently living there. Ms. Hilton stated that she wasn't sure why the zoning was changed. Mr. Ambrose stated that this whole area is a mix of zoning and should be updated. Discussion ensued on the subject building. Ms. Hilton stated that she understands from this discussion that the Planning Commission would be open to possible rezoning, provided there is a favorable inspection from the county, and would connect back with the owner for an application.

3. SUP Request for Consideration

Ms. Hilton stated that there is a request for consideration for a special use permit for a property on King Street next to the old mill, a former ice locker/cold storage building. Ms. Hilton shared a picture of the subject property. Mr. Holtzman, the owner of the property, had previously requested the Town's assistance in removing asbestos from the building, but this request was denied. The property is in bad shape, so Mr. Holtzman will be leveling the building, which is approx. 40' x 16'. Ms. Hilton stated that Mr. Holtzman could build within the same footprint, but it would have to be an accessory dwelling, storage, etc. It has never been residential, but he is requesting to put a single-family home on the property. Currently it is legal non-conforming, technically 5967 King Street, on .06 acres. Ms. Hilton stated that she had originally informed Mr. Holtzman that commercial use would work in the mixed-use space, as she felt anything in the downtown area would need to be strategic regarding residential vs. commercial. Mr. Holtzman stated he had no interest in creating a commercial space and wanted a single-family home, so that is how this request became an agenda item.

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Mr. Ambrose inquired into the setbacks. Ms. Hilton stated that it would have to be the exact same size as the current structure, but is very close to the neighboring structure. Discussion ensued on the neighboring properties and the subject property. Ms. Burner inquired if there were any plans for the old mill next door to the subject property. Ms. Hilton stated that the owner, Gerald Forsburg has worked with the County to get a grant and is working with them on potential future plans for the property. The Planning Commission members agreed to review an SUP application if submitted.

Board of Zoning Appeals Report: None

Town Council Items: None

Zoning Administrator Report: Ms. Hilton shared a zoning application spreadsheet. The car detailing shop at 6023 Main Street has vacated and a property maintenance business that manages short-term rentals has moved in and has signed a one-year lease. Ms. Burner inquired into the old Blue Bell building. Mr. Ambrose stated his understanding that the company was waiting on the machines to be built in Germany. Discussion ensued on the old Truist Bank building, but there are no current plans for the space.

Board Members' Items: Ms. Burner stated that there has been some discussion regarding the current Planning Commission meeting time of 7:00 PM and potentially changing to an earlier time. Discussion ensued regarding whether to change the time to 5:30 PM or 6:00 PM. Staff was asked to see if Town Council would need to approve the change.

Commissioner Burner MOVED, seconded by Commissioner Costie to CHANGE the Planning Commission meeting time from 7:00 PM to 5:30 PM.

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			

Ms. Costie inquired about the approved ordinance changes and violation notice procedures. Ms. Hilton gave an update on current properties in violation and how that process will work moving forward. Discussion ensued on notices and some properties in town.

Commissioner Miller made a motion, seconded by Commissioner Burner, to adjourn the meeting at 7:45 PM.

Submitted by: Barbara M. Riggleman, Town Clerk