

Mount Jackson
Planning Commission Meeting
September 9, 2024
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Regular Meeting

Chairman Larry Ambrose called the meeting to order at 5:31 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 Greg A. Beam, Assistant Town Manager; and Barbara Riggelman, Town Clerk. There were no visitors.

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 Miller to APPROVE the Minutes of the August 5, 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: None

New Business:

1. RZ-01-2024: Request to Rezone 6091 Main Street from I-1 to B-1 – Introduction and Set for Public Hearing on October 7, 2024 at 5:30 PM

Mr. Hines inquired into the location of the subject property. Chairman Ambrose stated that it was the former Shenstone building. Mr. Hines inquired into the reason for rezoning. Chairman Ambrose stated that the applicant wanted to convert the building into 4 apartments. Mr. Beam stated that the property is currently zoned I-1 and the applicant would like to renovate the space into apartments, which would require the property to be rezoned. Chairman Ambrose inquired if B-1 would be the appropriate zoning designation. Ms. Riggelman answered that neighboring properties to the north are also B-1 and the Zoning Administrator has said that the B-1 designation would be correct.

Commissioner Burner MOVED, seconded by Commissioner Costie to SET a Public Hearing on October 7, 2024 at 5:30 PM for RZ-01-2024.

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 | | | |

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2. SU-03-2024: Serioplast Special Use Permit – Introduction and Set for Public Hearing on October 7, 2024 at 5:30 PM

Ms. Miller inquired who Serioplast is. Chairman Ambrose answered that they make large beverage bottles. Ms. Burner stated that the applicant would like to install 60 ft. silos. Height restrictions were discussed. Ms. Rigglesman stated that the Planning Commission could set conditions for the special use permit. Currently, the maximum allowable height is 45 ft and the applicant is requesting 60 ft silos. If the applicant were to change their design to a 45 ft or lower silo, a special use permit would not be necessary. Chairman Ambrose inquired if the Planning Commission were to approve or discuss this issue at this time. Ms. Rigglesman answered that this is just an introduction to the application and to set a public hearing. The zoning application in its entirety was in the information packet given to the Planning Commission prior to tonight’s meeting. Mr. Hines inquired if SU-03-2024 would be actionable following the public hearing. Ms. Rigglesman answered affirmatively, that following the public hearing, the Planning Commission would vote on their recommendation. Chairman Ambrose stated that more information would be presented at the public hearing. Ms. Costie stated that she liked that this process, if approved, would create 30-50 jobs.

Commissioner Burner MOVED, seconded by Commissioner Miller to SET a Public Hearing on October 7, 2024 at 5:30 PM for SU-03-2024.

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 | | | |

3. Comprehensive Plan Discussion

Mr. Beam stated that as the process of updating the Comprehensive Plan moves forward, Staff would request the Planning Commission to review the first 3 sections of the current plan, make notes, and prepare for discussion. In the coming months, we will continue to make progress on discussion each month, recap, and discuss. Mr. Hines inquired if Staff had the surveys and things needed. Mr. Beam stated that this would be an update, not a redesign. Mr. Hines clarified that this would be a 5-year and not a 10-year plan then. Mr. Beam answered affirmatively. Ms. Rigglesman stated that the current plan was from 2017 and should have been updated in 2022, so the Town is just a little behind in the process. Mr. Beam stated that this would be just an update to catch up; the County just updated their plan, which is available online. Chairman Ambrose requested printed copies of the County’s plan for the next Planning Commission meeting. Ms. Miller inquired if there would be a special meeting to discuss the new Plan. Mr. Beam stated that at the next meeting, just the first 3 sections would be discussed. Chairman Ambrose stated that a special meeting would not be needed. Ms. Rigglesman inquired if anyone needed copies of the 2017 Plan; members present stated they did not need a copy. Mr. Beam reiterated that this would just be an update to the 2017 Plan.

Board of Zoning Appeals Report: None

Town Council Items: None

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Ms. Costie inquired if the police department needed a citizen complaint before taking action, or if they could take action themselves. Ms. Riggleman stated either could happen. The Town has an updated form for citizen complaints that comes thru the Town Office, the Town Manager will initiate action, and then the police department will follow up as far as posting the notice. Ms. Costie stated that a citizen would need to make a complaint then. Ms. Riggleman answered that for the most part, a complaint is made, but it doesn't have to be a neighbor. Anyone can make a complaint on a property that is in violation. Mr. Beam stated that he would assume that the police could step in if there was an immediate safety concern and stated that he would follow up with this. Discussion ensued on some properties in violation of town ordinances and repeat offenders. Chairman Ambrose inquired if the Town could step in to take care of the violation and do the cleanup, and at what point this would happen. Ms. Riggleman answered that the Town can charge for the mower, trailer and truck used to haul the mower, and the employee's time to mow the yard, but she was unsure of when that action would be applicable. Mr. Beam stated that he would follow up on this as well. Ms. Costie stated that the Town does a great job making Main Street look nice, but some of the neighborhoods could use some help as well.

Zoning Administrator Report: None

Board Members' Items: Mr. Hines inquired into the property that was recently demolished and if Staff had an idea of the amount of property that was acquired. Ms. Riggleman stated that the property would need to go through a courthouse step auction and be purchased by the Town before the property could be acquired. Mr. Hines suggested that moving forward, a historical survey and background check be done on properties before they are demolished. The subject property on Race Street was in bad condition, but the historical significance of it should have been noted prior to its destruction. Ms. Burner discussed the poor condition of the property. Mr. Hines stated that he was aware of the condition, but it was still a historical structure and should have been treated as such first, and then demolished. Mr. Hines stated that he had no problem with the demolition, but there was no background check as to what the structure was and why it was there. As far as he can tell, it was the last Black-owned structure from the civil war era in the town of Mount Jackson and we had it demolished. The stones in the foundation were apparently part of the raceway, or if not part of it, at least from the same quarry as those stones. When the raceway was removed, the supporting stones were used for the foundation. Chairman Ambrose stated that he was not aware of this. Mr. Hines stated that he had to do a lot of digging, much like the Town did.

Commissioner Miller made a motion, seconded by Commissioner Burner, to adjourn the meeting at 5:50 PM.

Submitted by: Barbara M. Riggleman, Town Clerk