

**Town of Stephens City Planning Commission
Minutes
Tuesday, May 29, 2012 (7:30p.m.)**

The Town of Stephens City Planning Commission held their regular scheduled meeting on Tuesday, May 29, 2012 at 7:30 p.m.

Attendees:

Vice-Chairman, Bob Wells
Commissioner Lisa Bauserman
Commissioner Susan Boyd
Commissioner Aaron Whitacre

Absent:

Chairman, Butch Fravel
Commissioner Bill Copp
Commissioner Jason Nauman

Staff Present:

Brian Henshaw, Town Planner

Also Present:

Jim Nichols

Call to Order:

With a quorum present Vice -Chairman Wells called the meeting to order at 7:40pm.

Vice-Chairman Wells entertained a motion for approval of the minutes from April 24, 2012. Commissioner Whitacre made a motion to approve the minutes. Commissioner Bauserman seconded the motion. The motion was approved.

Vice-Chairman Wells entertained a motion for the adoption of the agenda. Commissioner Boyd made a motion to adopt the agenda. Commissioner Whitacre seconded the motion. The agenda was adopted.

Public Hearing:

A. Special Use Permit #01-12 – Jim Nichols Apartment Buildings at Maplewood Terrace:

Vice-Chairman Wells opened the public hearing. Hearing no comments Vice-Chairman Wells closed the public hearing.

Action Items:

B. Special Use Permit #01-12 – Jim Nichols Apartment Buildings at Maplewood Terrace:

Mr. Henshaw briefly described the issue and gave the background to the property and the history of the special use permit at this location. Vice-Chair Wells asked Mr. Jim Nichols if he had anything to add, Mr. Nichols stated that Mr. Henshaw for the most part covered the details of the application and that he has had an increased demand for this style of housing product. Mr. Nichols also explained some of the issues that VDOT has had with the entrance into the existing apartment complex. He has since received a verbal confirmation of his conceptual layout. Commissioner Whitacre inquired about long the project would take to complete and when did Mr. Nichols intend to get started. Mr. Nichols stated that the project would take approximately 6-8 months from start to finish and that he hopes to complete one of the units within the year.

In general the commissioners believed that the use made sense since it truly was a continuance of the existing use on the property. Mr. Henshaw advised the Commissioners that it would be best to include a condition on the special use permit requiring Mr. Nichols to construct the sidewalk along both Plymouth and Comer streets and that he should comply with VDOT's entrance conditions into the complex.

Hearing no other discussion or questions, Vice –Chairman Wells stated that he would entertain a motion. Commissioner Boyd made the following motion;

I move the we recommend to the Town Council to approve Jim Nichols special use permit #01-12 to change from constructing 7 duplexes along Plymouth Street to two 8 unit one bedroom apartments and further identified as tax map numbers 74A02-5-1-1 through 74A02-5-1-8, 74A02-5-A and 74A02-5-B, because it meets Goal 2, Objective 2.1 which states that the Town should maintain a balanced, mixed- use community with a variety of opportunities for housing, shopping, and employment. Furthermore, Commissioner Boyd recommended the following conditions. The first condition is that MR. Nichols will need to install sidewalks along Plymouth and Comer streets and that Mr. Nichols must construct his entrance to VDOTs standards and specifications.

Commissioner Whitacre seconded the motion.

The motion passed.

Discussion Items:

C. Potential B-3 Zoning:

Mr. Henshaw briefly discussed the issue being discussed with regard to working the Sheetz Corporation with regard to the potential rezoning based upon the company's desire to expand their current establishment. Mr. Henshaw further explained that Sheetz currently does not own that property and that they have a long term lease agreement with the owner. The owner is interested in purchasing the property directly behind the existing Sheetz, however he has asked the Town to help facilitate the sale. The property is currently owned by Fannie Mae and they have not been very helpful throughout the process. Mr. Henshaw concluded by stating that the Town routinely will work with organizations in Economic Development but to this point have exhausted all their resources without wanting or needing to get any more involved.

Vice-Chairman Wells expressed his concern with regard to helping do some of the leg work for a private investor and the miss-perception this may cause amongst other investors within the Town. In general, the Commissioners agreed but also acknowledged that the change in zoning would make sense when it is presented to them since Sheetz is an already established commercial entity within the Town and it is our desire to continue to work with and foster good working relationships with our local businesses.

In describing the issues that Town has had with the property in question, the lot behind the current Sheetz, the commissioners did briefly discuss the need for an enforceable "Blight Ordinance". Mr. Henshaw stated that he was planning on including the writing of this ordinance with the Zoning Ordinance re-write and revision.

Citizen Comment Period:

There was no citizen's comment.

Hearing no comments, Vice- Chairman Wells entertained a motion to adjourn.

Commissioner Boyd made a motion to adjourn. Commissioner Whitacre seconded the motion.

Chairman Fravel adjourned the meeting at 8:09 pm