

TOWN OF BOWLING GREEN

TOWN COUNCIL MEETING  
MINUTES

12-12-2013

MEMBERS PRESENT: Mayor David Storke, Vice Mayor Glenn McDearmon, Mary Frances Coleman, Jason Satterwhite, Daniel Webb, Jean Davis and Otis Wright.

MEMBERS ABSENT: None.

OTHERS PRESENT: Town Manager Stephen Manster, Town Treasurer Kathy McVay, Account Clerk Laura Gifford and Town Attorney Andrea Erard.

PLANNING COMMISSION MEMBERS PRESENT: Chairman Martin Hauser, Vice Chairman Matthew Rowe, Gene Self, Armando Flores, Johnson Coleman, Chad Webb and Jean Davis.

PLANNING COMMISSION MEMBERS ABSENT: None.

AUDIENCE: Virginia Melson, Catherine Montanya, Mary and Thomas A. Haley, Maxie Rozell, William Webb, David Upshaw, Kevin James, Ken Davis, Sam Shield, Eric Miller and Bobby Beazley.

The Mayor called the Joint Public Hearings to order at 5:02 P.M.

The Mayor asked Martin Hauser, Chairman of the Planning Commission, to call the Planning Commission to order at 5:02 P.M. Chairman Hauser then called the Planning Commission to order.

JOINT PUBLIC HEARINGS:

The Mayor opened the Joint Public Hearings for the Bowling Green Town Council and Planning Commission and read the notice published in the Caroline Progress on November 28, 2013 and December 5, 2013 for RZ-2013-001 –\_Webb Investment Group, LLC., an application for Rezoning of a piece of property on Milford Street to R3 and ZP-2013-015 - Webb Investment Group, LLC., an application for a Special Use Permit for the same property on Milford Street to allow for the construction of an Assisted Living Facility.

Daniel Webb and Mark Bissoon recused themselves from participation in discussion.

RZ-2013-001 – Webb Investment Group, LLC. – Rezoning Permit and ZP-2013-0015 – Webb Investment Group, LLC. – Special Use Permit - The Mayor opened the Joint Public Hearings at 5:05 P.M.

Virginia Melson – 207 Milford Street and Catherine Montanya – 135 Milford Street - Ms. Melson stated that the Assisted Living Facility is a great idea, but had some questions and concerns regarding tax revenue that could be generated from the facility. She stated that since the facility would be housing residents that are in need of assistance with daily activities and may not generate much personal property or other tax for the Town, but would utilize Town amenities. She questioned whether the facility would impact the value of property in the area.

Maxie Rozell – Rappahannock Area Agency on Aging, Board of Directors Member – Mr. Rozell stated that he is in support of an Assisted Living Facility. He said that our community is in need of a facility that would give residents of Caroline County an option to reside here where they are from instead of having to move out of the area.

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Mary Haley- 125 Trewalla Lane – Ms. Haley stated that she is in support of an Assisted Living Facility, but had environmental concerns about the property in question. She wanted to make sure that an environmental impact analysis will be done.

David Upshaw – Caroline Care Group, Board of Directors - Mr. Upshaw said that he has been involved with the project for about 4 years now. He stated that a group of concerned residents from various areas of the County formed the Caroline Care Group. Mr. Upshaw reported to Council and the Planning Commission that their main goal is to be a good neighbor and to bring the community together while meeting the needs of our senior citizens in our community.

Bobby Beazley – 16043 Healy Street – Mr. Beazley stated that he owns several properties in the Town and would like to know who will own and maintain the building.

Department of the Army – Fort A. P. Hill Letter – Mr. Manster advised Council and the Planning Commission that he had sent the applications for Rezoning and Special Use Permit to Fort A. P. Hill for their review and input. He stated that he has received a letter from Fort A. P. Hill stating that they had no objections or concerns related to this request.

The Mayor asked for more public comments, hearing none he closed the Joint Public Hearings.

The Mayor recessed the meeting of the Bowling Green Town Council and asked that the Planning Commission meet and provide a recommendation to Town Council regarding Zoning Permit, RZ-2013 001, requested by Webb Investment Group, LLC., and the Special Use Permit, ZP-2013-015, requested by Webb Investment Group, LLC.

The Mayor reconvened the Town Council meeting at 5:45 P.M. Martin Hauser, Bowling Green Planning Commission Chairman, stated that the Planning Commission recommends approval of the Rezoning Permit, RZ-2013-001 - Webb Investment Group, LLC., an application for Rezoning of a piece of property on Milford Street to R3, with conditions as presented and a Special Use Permit, ZP-2013-015 - Webb Investment Group, LLC., an application for a Special Use Permit of the same property on Milford Street to allow for the construction of an Assisted Living Facility (with a noted amendment).

Mr. Manster noted the Planning Commissions amendment to the Special Use Permit. He stated that the Commission would like the Permit to specify the maximum height of the building be 45ft from the base of the building.

The Mayor asked the Town Attorney to clarify what kind of revenue the facility may bring to the Town. The Town Attorney stated that Real Estate taxes are usually paid by non-profit organizations depending on the formation of the non-profit and whether it would fall under any exemption under the state code. She said that personal property taxes will be collected on any personal property that residents that would reside there might own. The business will have to pay for business personal property and obtain a business license, she reported. The Town will receive payment for utility services as well. The Mayor reported that this is not a project of the Town of Bowling Green. The Town embraced the idea and actually wanted the facility in Town, because we saw it as a benefit to our residents, the Mayor said. Mr. McDearmon stated that this project will significantly impact the Town and should not raise taxes for Town residents. This project stands alone as an independent business, Mr. McDearmon said. Mr. McDearmon also said that the residents of this facility will also be impacting the local businesses as well. Mr. Manster reported that during the site plan review, stormwater management and drainage will thoroughly be evaluated and reviewed. The County

Mayor \_\_\_\_\_ Clerk \_\_\_\_\_

Reviewers and Inspectors will be working with the Town and will be developing an appropriate mechanism to accommodate stormwater management on this particular site. During construction, the erosion and sediment regulations apply and action will be taken to insure there is no run off or erosion from this site that goes to other properties, Mr. Manster said. He said that the County Inspector will inspect the project and make sure that all state and county regulations are met.

**On motion by Mr. McDearmon, seconded by Mr. Satterwhite, Council voted to approve Rezoning Permit - RZ-2013-001 – Webb Investment Group, LLC., to Rezone a piece of property on Milford Street to R3 with conditions as presented.**

**Roll Call Vote:**

Wright .....	Aye	Satterwhite .....	Aye
McDearmon .....	Aye	Davis .....	Aye
Coleman .....	Aye	Bissoon .....	Abstain
Webb .....	Abstain		

**On motion by Mr. Wright, seconded by Ms. Davis, Council voted to approve Special Use Permit - ZP-2013-015 – Webb Investment Group, LLC., to allow the construction of an Assisted Living Facility at the property on Milford Street subject to three conditions as followed: 1. The maximum building height be 45 feet as measured from the base of the building . 2. The maximum density shall be 100 units. 3. A 10 foot vegetative buffer shall be retained along all property lines that are adjacent to R1 zoned properties.**

**Roll Call Vote:**

Wright .....	Aye	Satterwhite .....	Aye
McDearmon .....	Aye	Davis .....	Aye
Coleman .....	Aye	Bissoon .....	Abstain
Webb .....	Abstain		

**ADJOURNMENT: There was a motion made by Mr. Bissoon and seconded by Mr. McDearmon to adjourn at 5:50 P.M. Voting Aye: McDearmon, Satterwhite, Webb, Bissoon, Wright, Davis and Coleman.**