

**MINUTES**  
**MT. JACKSON PLANNING COMMISSION**  
**November 3, 2003**

Chairman Boyers called the Commission meeting to order at 8:10 p.m. following a Joint Public Hearing. Attending were Ms. Good and Messrs. Monroe, and Zirkle.

**Minutes** October 6, 2003, **MOTION** to Approve by Mr. Zirkle, 2<sup>nd</sup> by Mrs. Good - UNANIMOUS.

**Old Business:**

1. Special Use Permit – Nelson Keller – 5791 Main St., Mixed Use apartments only (as amended) – The Commission held a wide ranging discussion about the need for different types of housing in the town, the Comprehensive Plan goal of providing housing diversity, review of the comments made at the public hearing. They also heard assurances from the applicant about controlling numbers of persons in apartments, strict enforcement of lease provisions, and good property management. In light of the public comments the applicant asked to remove the “recreation” area from the plan, saying it would be converted to tenant storage areas. The applicant also said he would explore the possibility of adding siding to the rear of the building to improve its appearance. There was some discussion that the screening fence would be so close to the building that the BZA might consider waiving that requirement. **MOTION** by Mrs. Good that the Commission recommend Town Council approval of the Special Use permit as described in the staff memo including all recommendations in that memo and **adding a new #8** that reads: No part of the building that is not used for construction of apartments shall be used as recreation rooms or similar activity rooms. Second by Mr. Monroe. Passed – UNANIMOUS

**New Business:**

**Board of Zoning Appeals:**

No cases this month.

**Zoning Administrator Report** – Discussed and Accepted as presented.

Mr. Moore summarized current town issues.

The meeting adjourned at 9:01 p.m.

Respectfully Submitted,

Charles Moore, Secretary