

MINUTES
MT. JACKSON PLANNING COMMISSION
August 7, 2002

PUBLIC HEARING

Chairman Flower called the Planning Commission Public Hearing to order at 7:30 p.m. at the Town Office. In attendance were Messrs. Boyers, Flower, Rinker, Whiting, Wolfe and Zirkle. Town Council members present were Mayor Williams & Messrs. Koontz, Holtzman and Whiting. Guests present were Sonny Bowman, representing Bowman Apple, accompanied by his attorney, Mr. Tom Miller and his son Andrew.

1. **Ordinance -- 10-2002 -- Amending Chapter 50, Subdivisions of the Town Code.**

Mr. Flower summarized the ordinance, citing the Working Group's incorporating of the Comprehensive Plan into this ordinance, while simplifying details and making information consistent with the rest of the code.

No additional public comment was received regarding this ordinance.

The Public Hearing adjourned at 7:35.

REGULAR MEETING

Chairman Flower called the Planning Commission meeting to order at 7:35 p.m. at the Town Office. In attendance were Messrs. Boyers, Flower, Rinker, Whiting, Wolfe and Zirkle. Guests present were Sonny Bowman, representing Bowman Apple, accompanied by his attorney, Mr. Tom Miller and his son Andrew.

Minutes: July 3, 2002. **MOTION** to approve: Mr. Tibbetts, 2nd by Mr. Zirkle: **Unanimous.**

Old Business:

1. **Comprehensive Plan Committee Report.**

Mr. Flower summarized the committee's actions and handed out written summary of the recent meeting with landowners in the areas other than the Caverns Interchange area. Sonny Bowman was the only guest present at that working group meeting. Of the three options for addressing Mr. Bowman's current "by right" provisions, Mr. Bowman agreed that the Master Plan concept was a reasonable approach.

Mr. Miller recommended adding a Heavy Industrial zone (call it M-1 or HI-1) to accompany the current Light Industrial zone (I-1) and zone Bowman Apple with the new zone, leaving the town to have that new zoning classification for future property owners for whom it may apply in the future.

Mr. Whiting added that when the Town of Mt. Jackson and the county were involved in annexation discussions prior to annexation, property owners who would be affected by annexation were told that they would not lose the property rights they carried when their property was in the county. He suggested that Mr. Bowman produce a list of current "by right" provisions that he desired and bring them back to the working group and subsequently, to the Planning Commission for further discussion.

Mr. Tibbetts shared that we have always had a Master Plan (Comprehensive Plan) in Mt. Jackson, and that annexation would further expand the need to continue with implementation of this Master Plan.

Mr. Bowman said he and his counselor would return with the requested list within the next month, to be distributed through the Town Manager. The working group would then examine this request and process it to the Planning Commission and necessary future public hearings.

MOTION to accept report by Mr. Whiting, 2nd by Mr. Tibbetts. **UNANIMOUS.**

2. **O-10-2002 Subdivision Ordinance Revision.**

Mr. Flower had previously discussed the background and details of this ordinance during the public hearing.

MOTION by Mr. Whiting, 2nd Mr. Tibbetts, to recommend the Town Council adopt Ordinance 10-2002, Amending Chapter 50, Subdivisions of the Town Code. **UNANIMOUS.**

New Business:

1. Set September Meeting Date.

MOTION by Mr. Whiting, 2nd by Mr. Boyers, to set Wednesday, Sept. 4 (regular first Wednesday) as the Planning Commission meeting date for next month. **UNANIMOUS.**

Board of Zoning Appeals: No cases this month.

Zoning Administrator's Report: Discussed and accepted as presented.

Mr. Whiting summarized recent activity regarding the construction of the new Town Hall & Visitors Center, reported that the water project is on track and the audit has been completed within the last two weeks. He also summarized his meeting with Phillip Stone, newly appointed by the governor to the Commonwealth Transportation Board, discussing transportation issues and concerns with other county citizens.

The meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Kenny Boyers
Acting Secretary