

**MOUNT JACKSON PLANNING COMMISSION**  
**REGULAR MEETING**  
**November 2, 2009**

Chairman Swartz called the meeting to order at 7:35 pm following the Public Hearing. Attending were: Mrs. Good, Mrs. Fadely and Messrs. Hackenbracht, Monroe, Swartz, Wolfe, and Zirkle. Guests: Clinton Miller, Dale Cupp, Dave Bushman, Joseph Williams, Rod Shepherd, Gary Ambrose, Larry Ambrose, Mrs. Lantz, and Mrs. Hughes.

**ADDITIONS/DELETIONS/CHANGES TO AGENDA:** None

**MINUTES** – Mr. Monroe MOVED, 2<sup>nd</sup> by Mrs. Good, to APPROVE the minutes of October 5, 2009; PASSED unanimously.

**OLD BUSINESS:**

1. Ordinance O-04-2009 - An Ordinance To Amend Sections 66-21, 66-167, And 66-197 of The Code of The Town of Mount Jackson To Clarify Certain Government Uses As By Right and Certain Government Uses As Special Permit Uses In The A-1, B-1, And B-2 Zones – MOTION by Mr. Monroe 2<sup>nd</sup> by Mrs. Good to APPROVE and recommend Town Council Approval. PASSED Unanimously.
2. Clinton Miller-Sundance Properties-Jackson Heights Development – Mr. Miller is the contract purchaser and proposes a 130 unit subdivision for persons 55 and older under the provisions of the Housing for Older Persons Act. Selective sales by age are allowed as long as at least 80% of the properties are sold to age 55 and older. He understands that the Town does not provide utility service outside town and seeks to annex this property and part of the adjoining Ambrose property. Both Messrs Ambrose are joining in this application. They are adding 1.5 acres of their land to the annexation to create contiguity. Mr. Bushman described the street patterns, recreational facilities and trails, house-types and neo-traditional concepts, commercial aspects, etc. Mr. Dale Cupp presented architectural drafts showing elevations of different types of houses and commercial buildings. He stated that multiple gables, indentations, and other features would be included to make the design distinctive and comply with the town's adopted Design Guidelines. Milton Herd, Planning Consultant for the Town discussed the efforts thus far to obtain a 'human-scale' pedestrian friendly community.

Mrs. Good asked several questions and pointed out that the privately owned river walk trail is not consistent with the town's adopted Comprehensive Plan. Mr. Miller stated that this will be studied further. In response to her question about sidewalks, Mr. Bushman stated that there are sidewalks on both sides of all streets.

Mr. Bushman mentioned that the houses along the southern side which faces the river may not be rear-loaded garages and alleys because that side is the side with the view of the river. More thought will be put into that subject and alternate designs studied. The emphasis on rear garages and alleys will be carried into the Homeowner Association Bylaws to include garbage being kept to the rear of the homes.

Mr. Miller stated that the community center will be a 'modest size' for meetings, etc.

In response to a question from Mayor Williams Mr. Larry Ambrose stated that he and his brother are supporting this application and annexation because their father had wanted it; they are "following through on his wishes".

Phases for development will be included in the final plan according to Mr. Miller.

In response to a question about the proposed sewer line being outside the town limits and possibly a problem, Mr. Bushman said a larger pump station and more homes on the force main in order to bring the sewer line through the center of the development would be the alternative.

VDOT will probably require a second stub for a future road for possible future development of the Ambrose property. That will be included in the next set of design drawings. Interconnection of the commercial lots will also be shown.

A community wide public work session date is set for November 16 at 7 pm.

3. Veterans Park – Mr. Moore summarized the proposed plan that is the subject of a Town Council public hearing and which will probably go out to bid within about a month.

**NEW BUSINESS:**

1. None

**Board of Zoning Appeals** – No Actions

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

**Council Items:** Mr. Hackenbracht summarized the current status of the new Well #8. He also mentioned the hiring of a new Finance Director, Mr. Neil Showalter who started work today.

**Board Members Items** – Mrs. Good and Mr. Hackenbracht summarized their recent trip to the Planning Training program. They learned a great deal and brought back handouts on important information for the members of the commission.

Meeting adjourned at 8:55 pm.

Respectfully Submitted,

Charles Moore, Secretary