

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
November 3, 2008

Chairman Good called the meeting to order at 7:30 pm. Attending were: Mrs. Fadely and Messrs. Hackenbracht, Monroe, and Zirkle.

Guests included: Ms. Pratt, Mr. and Mrs. Hughes, Mr. Ambrose, Mr. Neese, Mr. Baker, Mr. and Mrs. Zeke Miller, Mrs. Delauder, Mr. Neil Fadely, Mr. and Mrs. Bill Steadman.

ADDITIONS TO AGENDA: None.

MINUTES – Mr. Hackenbracht MOVED, 2nd by Mr. Monroe to APPROVE the minutes of October 6, 2008; PASSED unanimously.

OLD BUSINESS:

1. Northern/Western Growth Area Study – Mr. Moore summarized the status: Mr. Herd is preparing the one page summary of the three plans to create a ranking for the areas. He will also update a chart to reflect the availability of the new wastewater treatment plant and its current flows. This will probably not be complete until early 2009.
2. Plans for ordinance and policy document revisions – Mr. Moore explained the agenda list as a quick summary of several types of ordinances that should be studied including:
 - Update the Town's A-1 ordinance to stay similar to the County A-1 (may delay this due to pending changes in the County laws).
 - Amend Residential Zones to include cluster
 - Amend Commercial Zones to encourage mixed Residential/CommercialMr. Moore recommended a committee be formed. Mr. Monroe suggested that the Commission approach the matter as a Committee of the Whole in work sessions. Mr. Monroe made a motion to this effect, 2nd by Mrs. Fadely; the motion passed unanimously.
3. Chairman Good asked the Commission to add a few minutes discussion to accommodate guests who had questions. She summarized the status of the three studies and how they would be prioritized and addressed as a group in an additional summary table. This summary would become an addendum to the Comprehensive Plan. In addition, the Commission will begin work on the amendments to the zoning ordinances to bring them into compliance with the Comp. Plan. She also stated that the Commission's policy as to annexations is to consider annexations proposed by property owners and would compare them to the Comprehensive Plan and related policy documents and only act favorably on those proposals that are consistent with the Comp Plan. She repeatedly stated when asked that the Town and Commission do not actively conduct annexations that are not solicited by the property owners.
4. Chairman Good prepared a summary of the preceding week's work session and the notes were unanimously accepted by the Commissioners to be made a part of today's meeting minutes. When asked about such work sessions, Chairman Good stated that the work sessions are open to the public, but are not public forums and are to be discussions among members of the Commission as concepts are being developed and discussed. Any policies evolving from such meetings would go through the normal public meetings, advertising, and public hearings processes.
5. In response to questions about the Pool Property's failed annexation, Chairman Good explained that the initial proposed development plan was not consistent with good planning principles or the Town's Comprehensive Plan. The applicant was preparing a

new plan for submittal when the market changed and the project died without being resubmitted. The property owner has the option of re-submitting at any time. She gave this property as an example of an annexation which, if submitted as an outstanding planning concept, could be approved for annexation and water/sewer service even though the overall ranking for the Red Banks Road area's development is considered 4th best. Conversely, a poor proposal in the Caverns Road area which is considered 2nd best on the proposed priority plan could be rejected for annexation.

NEW BUSINESS:

1. Ordinance O-11-2008 – Annexation of the Whitehurst Properties on the west side of Caverns Road. In discussion of this matter the commissioners agreed that the applicant needs to submit a proposed development plan for this property prior to action on annexation. Mr. Hackenbracht MOVED, 2nd by Mr. Monroe that this matter be tabled until plans for development are received. Passed Unanimously.

Board of Zoning Appeals – No actions.

Zoning Administrator Report – Accepted as presented.

Council Items: Mr. Hackenbracht – WWTP operation has begun and the demolition of the old plant is underway.

Board Members Items – None

Meeting adjourned at 8:20 pm.

Respectfully Submitted,

Charles Moore, Secretary