

MINUTES
MT. JACKSON PLANNING COMMISSION
March 6, 2002

Chairman Tibbetts called the commission meeting to order at 7:40 p.m. at the Community Center. In attendance were Messrs. Boyers, Flower, Wolfe, and Zirkle.

Minutes February 6, 2002: **Motion** to approve: Mr. Boyers, 2nd Mr. Wolfe: **Unanimous**

Old Business:

1. Ordinance O-01-2002 Amending Flood Plain Regulations – **MOTION** by Mr. Flower to recommend approval by Town Council, 2nd by Mr. Boyers – UNANIMOUS
2. Ordinance O-03-2002 Town Uses in Each Zone – **MOTION** by Mr. Zirkle to recommend approval by Town Council, 2nd by Mr. Flower – UNANIMOUS
3. Discussion of Master Plan for Caverns Interchange and Discussion of Rezoning of X-Transitional Parcels:
 - ?? Mr. Moore summarized the Commission’s discussions with consultants about a plan for the coordinated development of the interchange along with Town support of developments consistent with the plan.
 - ?? Property owners offered the following points:
 - Prompt zoning action needed
 - No big expensive access roads, but good transportation plan needed
 - Need to know status on I-81 Upgrade planning
 - No wall-to-wall paving plan
 - No plain vanilla look to buildings
 - Traffic patterns that work with each property’s needs
 - Annual Pow Wows attracting 7500 people in a weekend
 - Everyone would be happy with their same county zoning category in the town’s zoning plan
 - Bowman Apple Products doesn’t fit the Town’s I-1 and the town doesn’t have an M-1 like the county. Requests they be kept in Transitional until town considers adopting an M-1 for them.
 - Ron White wants to develop family farm near Tyson Feed Mill, not sure what use to make, considered houses, now wants to delay his county zoning request to rethink and participate in this planning process
 - Danny Proctor (Shenandoah Caverns) doesn’t want us to make the forefathers’ mistake of building roads on the front porches of the buildings as the Caverns is now working to correct at their site.

- Businesses need to work together in this process and as they develop to be a successful “neighborhood”.
4. Mr. Flower reported draft Chap. 50 being reviewed by engineering/planning consultants. He also pointed out that the Interchange Plan will eventually become part of the Town’s Comprehensive Plan.

New Business:

None

Board of Zoning Appeals: Hearing on two cases March 21.

Zoning Administrator Report – Discussed and Accepted as presented.

Mr. Moore summarized the recent council issues including status of water towers, CDBG Grant, and Visitors Center.

The meeting adjourned at 8:52 p.m.

Respectfully Submitted,

Charles Moore, Secretary