

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
July 10, 2006

Chairman Boyers called the meeting to order at 7:30. Attending were: Mrs. Good and Messrs. Monroe, Wolfe, and Zirkle. Guests included: Mr. Larry Ambrose, Mr. Clinton Miller and Ms. Anne Showman.

ADDITIONS TO AGENDA: None.

MINUTES – Mrs. Good MOVED, 2nd by Mr. Zirkle, that the minutes of June 12, 2006, be approved as presented. Approved UNANIMOUSLY.

OLD BUSINESS:

1. **Comprehensive Plan Update Task Force** – Mrs. Good reported that the Task Force has nearly completed its work and a copy of the draft plan should be delivered to members in about a week.
2. **Old Hickory Heights Subdivision** – New benchmarks for approvals of stages of this project were presented by staff for approval and discussion. toward a plan that is ready to implement in a timely manner. MOTION by Mr. Monroe, 2nd by Mrs. Good to recommend Town Council approval of this revised process. Passed Unanimously.
3. **Election of Officers** – Mr. Monroe MOVED, 2nd by Mr. Wolfe that the same officers be retained – Chairman, Mr. Boyers, Vice Chairman, Mr. Zirkle, Secretary, Mr. Moore. The motion passed with all voting AYE except Mr. Boyers who abstained.
4. **Route 11 Chips** – MOTION by Mr. Zirkle, 2nd by Mrs. Good to set this Special Use Permit for hearing on August 7 at 7:30 pm. Passed Unanimously.
5. **September meeting date** – MOTION by Mr. Monroe, 2nd by Mrs. Good that the meeting be moved from the Labor Day holiday to September 11. Passed Unanimously.
6. **Sundance Properties, Maynard Southard Owner** – Mr. Clinton Miller representing the project said that they are assembling investors at this time. Seventeen years ago the county approved this site for 128 townhouses and a nursing home. The investors want water and sewer service and are willing to pay a premium rate, but the town no longer serves new customers outside town. Therefore, they seek annexation. At this time he has limited information about the housing proposal. He said it will be similar to Henrico and Frederick county projects with age 55 and over restrictions on residents. He said this is allowed by Federal Law. They want to propose a gated community, but VDOT won't allow gated roads. They want to have a Homeowner Association Maintained private road, but town code does not allow private roads. He spoke about a future assisted living building on the site, but showed none on the plans. The homes would be 1 story, 1 ½ story, 2 story, whatever the market demands. He proposed that the Mount Jackson Cemetery be annexed to create contiguity without having to annex the Ambrose property. Property is currently zoned Agriculture with a Special Use Permit. Annexation into the town would create a new zoning request. Mr. Miller reported that Mr. Ambrose would agree to annexing 6 acres, but prefers the cemetery annexation. Home prices would be between \$250,000 and \$350,000 with varying square footage. The 55+ age requirement

may not be enforceable on future owners. Mr. Miller opined that the 55+ cannot be mandated in the covenants. He said this will not be a development for fixed or limited income persons and that it will have “Hefty” HOA fees. He said a clubhouse might be considered, but is not on the plans. He also spoke of an assisted living facility, but said none is shown on the plans.

Mrs. Good said that the town wants all the details for the proposal at the front end of discussions or a decision cannot be made. Mr. Monroe said he supports these concepts, but must see all the details first. Mr. Miller said a gated community is a good selling point but not mandatory. Mr. Boyers said that within 25 years all the 55+ requirements could be gone. Mr. Ambrose said his family has agreed that those two lots can be annexed. He pointed out that the deed of dedication also calls for a fence along his property line. Mr. Miller said he (Miller) is not an owner, but may be an investor in the project. He said “Sundance will not develop this – Sundance’s contribution will be the land. He said the walking trail would be gravel in the flood zone and may be concrete sidewalk on the upper level. Piers into the river need state and environmental approvals. Mr. Boyers asked Mr. Miller to provide several examples of similar projects within 90 minutes of Mount Jackson. Mr. Miller said only Sunnyside in Harrisonburg comes to mind. It is not gated. Ditto VMRC. Mr. Boyers said this looks like a resort and Mr. Miller said he hopes it will be and that it will have lots of restrictions like a resort. Mr. Boyers said he would like to see this need met and the needs of Mount Jackson residents that have limited income. Mr. Miller said he didn’t know how marketers will be handling this.

Mrs. Good stated that the state code now requires municipalities to address affordability in all projects and expressed concern that this project may not serve Mount Jackson, especially with all the maintenance fees. Mr. Ambrose said most of the residents in the Alan Toothman projects in Woodstock are from Northern Virginia.

Mr. Moore summarized the process mentioning the proffer process, HOA agreement content, need for full engineered plans, town consultant reviews, etc. Mr. Boyers advised the applicants to follow up with Mr. Moore and follow those procedures.

NEW BUSINESS:

None

Board of Zoning Appeals – No actions.

Zoning Administrator Report – Accepted as presented.

Meeting adjourned at 9:00 pm.

Respectfully Submitted,

Charles Moore, Secretary