

**MOUNT JACKSON PLANNING COMMISSION**  
**REGULAR MEETING**  
**September 10, 2007**

Chairman Boyers called the meeting to order at 7:40 pm following a public hearing. Attending were: Mrs. Good and Messrs. Hackenbracht, Monroe, Swartz, Wolfe, and Zirkle. Also present were Ms. Jennifer Kimble, representatives of Old Hickory Estates, and neighboring property owners.

**ADDITIONS TO AGENDA:** None.

**MINUTES** – Mr. Hackenbracht MOVED, 2<sup>nd</sup> by Mr. Zirkle, that the minutes of August 6, 2007, be approved as presented. Approved UNANIMOUSLY.

**OLD BUSINESS:**

1. Jennifer Kimble, Special Use Permit, St. Andrews Church – Child Care (Pre-School) – MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mr. Zirkle that the Commission recommend Town Council APPROVAL subject to the conditions listed in the staff report – Passed Unanimously.
2. Red Banks Master Plan – Mr. Herd summarized the report. The Commission discussed the report at length, with particular emphasis on the long range effects of this matter, particularly:
  - How much water/sewer capacity is available; how much annexation area is there; since the area is probably greater than the capacity, how is capacity to be allocated?
  - There is a large area at the Rt. 292 (Conicville Rd) interchange and northward (Bowman Industrial Park area) that might also need capacity.
  - Can the consultant find time and town find money to study this area? If so, these areas should be studied before any decisions on major development outside town are made. Mr. Herd and Mr. Moore responded that this can be done.
  - In light of this information the Commission voted unanimously on a MOTION by Mrs. Good, seconded by Mr. Hackenbracht, to have Mr. Herd make a public presentation of his report and the Commission's conclusions following notification to interested parties. The report is to be placed on the town web page as soon as possible. The motion included a request that the Town begin the study of the interchange and industrial areas on the northern and northwestern area of town. PASSED Unanimously.

**NEW BUSINESS:**

None

**Board of Zoning Appeals** – No actions.

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

Mr. Hackenbracht reported that the I&I project and wastewater treatment plant projects are making good progress.

**Board Members Items** – None

Meeting adjourned at 8:45 pm.

Respectfully Submitted,

Charles Moore, Secretary

Immediately following the meeting the Commission held a public work session/discussion regarding possible changes in the types of housing to be constructed at Old Hickory Subdivision.

Brian Martin – AMB Builders - They are seeking first time homebuyers. They have heard from realtors that single family homes are preferable. The buyers in this area do not seem to differentiate a difference in value between a town house and a duplex. They seem to view all attached dwellings the same. The existing units cannot accommodate a first floor master bedroom and that, too, has been a desire they have heard. Mr. Martin showed pictures of a couple of one story 1200 square foot homes they would like to construct on the existing lots. They would like to have a new zoning category created to allow “Zero Lot Line” homes where the home is set right at the property line with an easement for maintenance created in the subdivision deed to allow homeowners to maintain the side of the home from the neighbor’s property.

Commissioners discussed this and expressed concerns that this type of unit works better for older age groups than first time homebuyer units.

In response to a question about recreational opportunities Mr. Martin said he would look into whether or not any recreation might be possible in the wooded area between the upper and lower development sections.

Mr. Herd said there may not be enough units to support a significant recreational complex. He also Spoke against an abundance of front end garages because it has a bad impact on the appearance of the streetscape. He agreed that single family units are more desirable for livability and sales.

The Commission expressed a desire for staff and consultant to bring a draft ordinance for Zero Lot line units to the October. Staff are also checking with the Fire Department regarding minimum distances between structure requirements.