

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
December 6, 2004

Chairman Boyers called the meeting to order at 7:30 pm. In attendance were: Mrs. Good and Messrs. Hackenbracht, Monroe, Whiting, Wolfe, and Zirkle.

Mr. Whiting **MOVED**, 2nd by Mr. Monroe, that the minutes of November 1, be approved as presented. Approved UNANIMOUSLY.

OLD BUSINESS:

Native American Industries, Special Use Permit for Industrial Manufacturing, Assembly, and Processing – Mr. John Rocca had summarized the proposal at the public hearing and the matter was discussed at that time by the public and Commissioners. Mr. Whiting **MOVED**, 2nd by Mrs. Good, that the proposed motion offered by staff be adopted and recommended to Town Council. This motion adopted the staff report and added conditions for a \$20,000 bond to assure landscaping requirements are met. The motion was adopted unanimously.

Rezoning town-owned portion of Industrial Technology Park to I-1 from X-T – MOTION by Mr. Whiting, 2nd by Mr. Monroe, that the Commission recommends Town Council approval. Passed Unanimously.

Mount Jackson Industrial Park – Special Use Permit for food processing etc. – **MOTION** by Mr. Whiting, 2nd by Mrs. Good that this matter be set for Joint Public Hearing at 7pm on January 3. Passed unanimously.

Comprehensive Plan Update Task Force – The Task Force held its first meeting in December and has developed a work plan and schedule for further actions. It is also seeking membership to expand and diversify itself. The Commission UNANIMOUSLY **appointed Mrs. Good to be Chairperson of the Task Force.**

NEW BUSINESS:

Old Hickory Heights Subdivision Sketch Plan - Mr. Darren Foltz and Mr. Jonathan Foltz summarized their proposed plan of 24 two-family buildings. The project would be named for former President Jackson. The street name Truxton was the General's horse. They have tried to take into consideration matters such as traffic, storm drainage, minimize traffic in adjoining subdivision, and the 'hammer-head' turn around on Short St. They prefer that the storm water management pond be dedicated to the town and would prepay some of the maintenance expenses for the facility to assist the town. The pond would be fenced. In response to a question from the audience they said they plan to place covenants on the lots limiting the number of residents in the homes and the type of buildings, exterior surfaces, etc. They share the community's interest in owner-occupied units and prefer to have the lot line between the houses. Mr. Foltz is concerned that the

70-foot minimum width for lots makes this difficult and he would like the town to change the provision. The homes would start at about \$159,000 and be about \$189,000 by the final build out. Construction would proceed from south to north with the higher priced homes being closest to the existing single-family neighborhood.

Mr. Rose complimented the layout of the subdivision. He said he has flooding on his property and is concerned that storm water be properly managed. He also expressed concern about traffic.

Mr. Moore summarized the staff memo.

Mr. Foltz showed an alternative layout with 140 foot width lots and duplexes widened on the site, calling them 'like trailers'.

Several more questions were discussed concerning the location of the pond, water from nearby existing lots, etc. These matters will all be studied in further detail for the next stage of review.

The streets will all be curb, gutter, and sidewalk and will have inlets and underground pipes to the storm water facility.

Mrs. Good suggested more diversity in home prices. Discussion following focused on the subdivision being too small for much diversity.

Mrs. Myers expressed concern about traffic and whether the homes would be owner occupied.

Mr. Kirk expressed concern about these new small lots being incompatible with the larger existing neighboring lots. Mr. Foltz said no screening is planned.

Mr. Foltz said they are seeking to make a good name for their young company and wants to build a community as nice as the neighboring community to the north.

This matter will come back before the commission at a later date.

HSRL, Inc./George Whiting, 5930 Main St. Special Use Permit – Laboratory/Professional Services – Mr. Monroe **MOVED**, Mrs. Good 2nd, that the matter be set for public hearing at 7 pm on January 3. Mr. Whiting and Mr. Wolfe abstained. The motion PASSED by unanimous vote of the remaining members.

Board of Zoning Appeals – No actions

Zoning Administrator Report – Accepted as presented.

Mr. Hackenbracht and Mr. Moore summarized current town items.

Meeting adjourned at 8:55 pm.

Respectfully Submitted,

Charles Moore, Secretary