

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
February 6, 2006

Chairman Boyers called the meeting to order at 7:40 following a public hearing. Attending were: Mrs. Good and Messrs. Bock, Hackenbracht, Wolfe, and Zirkle.

ADDITIONS TO AGENDA: Mr. Moore proposed that the new DVD about the history of Route 11 be shown. MOTION by Mr. Hackenbracht, 2nd by Mrs. Good to add the item. Passed Unanimously.

MINUTES – Mr. Zirkle MOVED, 2nd by Mr. Hackenbracht, that the minutes of January 9, be approved as presented. Approved UNANIMOUSLY.

OLD BUSINESS:

Comprehensive Plan Update Task Force –

1. Mrs. Good reported that Chapter 1 of the draft report is finished and chapter 2 will be worked on next month. She said the Chamber Chatter Newsletter is providing excellent publicity on the project.

NEW BUSINESS:

1. Bowman Apple Special Use Permits – Mr. Moore summarized the two minor applications and recommended that they be approved with the conditions noted in the staff report. MOTION – By Mr. Monroe, 2nd by Mrs. Good that the Commission recommends Town Council APPROVAL subject to the conditions in the staff memorandum. PASSED – 6-0-1 Hackenbracht abstaining.
2. Old Hickory Subdivision – Mr. Moore described the progress that has been made to accommodate the public's concerns regarding storm water and other matters as well as the improvements that have been made to the housing unit design and utility matters. Mr. Moore recommended approval subject to the conditions in the staff report and attached letter to the developer. In response to questions Mr. Foltz estimated total build-out time to be 2 years. Model homes should be under construction in March, 2006. MOTION by Mr. Hackenbracht, 2nd by Mr. Monroe that the Commission recommends Town Council APPROVAL subject to the conditions in the staff memorandum and attached letter to the developer. PASSED – Unanimously
3. Hoffman Rezoning Proposal (J. Pool property) – Mr. Moore summarized the normal rezoning, annexation, and subdivision process and related time frames and the concept behind this meeting (informal discussion of preliminary design thoughts by developer). Mr. Hoffman said the project is 54 acres, will have 50-foot VDOT streets, curb/gutter, houses in the \$300,000 range, marketing to retirees, no current information on the mix of house types, total of 110 units. Mr. Moore recommended that the developer needs more emphasis on land planning

and additional expertise was recommended to address matters such as buffers, internal circulation with other potential parcels, recreation areas, and other amenities. Mr. Hoffman responded that he cannot afford this project on a single family basis and needs high density due to high price he paid for the land. Owners of the property were in the audience to support Mr. Hoffman's request. Discussion ranged over many ideas such as senior housing with assisted living, single family, cluster, etc. The applicant was urged to be creative, emphasize quality, and be aware of the significance of this project on surrounding properties' future development plans.

4. Zoning ordinances – Mr. Moore reported that the staff is working with Municipal Code Publishers to check internal consistency of provisions of the Town Code and that design criteria for Townhouses, such as Open Space, etc should be cross referenced more clearly. A new ordinance will be prepared soon.

Board of Zoning Appeals – No actions.

Zoning Administrator Report – Accepted as presented.

Mr. Hackenbracht summarized current town projects, most of which are not notably changed from the previous month's status.

Meeting adjourned at 9:00 pm.

Respectfully Submitted,
Charles Moore, Secretary