

**MINUTES**  
**MT. JACKSON PLANNING COMMISSION**  
**July 3, 2002**

Chairman Tibbetts called the commission meeting to order at 7:30 p.m. at the Town Office. In attendance were Messrs. Boyers, Flower, Rinker, Whiting, Wolfe, and Zirkle. Guests: Mr. Terry Arnold representing Habitat for Humanity, Mr. Jerry Hottinger, and Ms. Sandra Ward.

Chairman Tibbetts welcomed Mr. Whiting as the new Town Council member of the Commission and the board expressed its great appreciation for Mr. Bodkin's many years of fine and valuable service on the Commission.

**Agenda Modifications:** Chapter 50 Subdivision ordinance revisions were added. New Business was placed ahead of Old Business.

**Minutes June 5, 2002: Motion** to approve: Mr. Zirkle, 2<sup>nd</sup> Mr. Flower: **Unanimous**

**New Business:**

1. Election of officers:

Mr. Tibbetts expressed his desire to step down as Chairman. He then made a **NOMINATED** Mr. Flower for Chairman, 2<sup>nd</sup> by Mr. Whiting. Mr. Whiting **MOVED**, 2<sup>nd</sup> by Mr. Boyers, that the nominations be closed. Mr. Zirkle then **NOMINATED** Mr. Boyers for Vice Chairman, 2<sup>nd</sup> by Mr. Whiting. Mr. Flower **MOVED** the nominations be closed, 2<sup>nd</sup> by Mr. Wolfe. The Chairman declared the **slate elected** and turned the gavel over to Mr. Flower.

Mr. Flower and the Commission thanked Mr. Tibbetts for his outstanding service as Chairman. Mr. Whiting **MOVED**, 2<sup>nd</sup> by Mr. Rinker that Mr. Tibbetts be heartily thanked for his diligent and high quality service. **UNANIMOUS**

2. Habitat for Humanity Subdivision – Staff memo summarized. Mr. Arnold summarized the goals of the Habitat group – Want to construct 4 houses, have built 4 in Mount Jackson in other areas, 50 X 300 foot lots not conducive of nice homes, want to work with Town, County, neighbors, and VDOT concerning drainage.

Ms. Ward owns adjoining property, asked about property values.

Mr. Arnold said their past homes have cost them about \$55-60,000 and have appraised at \$90,000.

Mr. Arnold said, in response to a question from Mr. Whiting, that Habitat only takes the same responsibility for new owners that any bank would take – Builds home, sells home, holds mortgage. He said they do try to work with people who are behind in payments rather than foreclose. They currently have no delinquencies.

Mr. Arnold said the house size usually averages 1100 sq. ft. for 3 bedroom and 1200 sq ft. for 4 bedroom.

Mr. Tibbetts said he wants any approval to be contingent on drainage problem resolution.

In response to a question, Mr. Flower explained that screening is only required under the code at zoning lines, not each property line.

Mr. Hottinger reiterated that drainage is a very serious problem.

**MOTION** by Mr. Boyers, 2<sup>nd</sup> by Mr. Zirkle that the matter be extended, subject to agreement by the applicant, to no later than October 15, 2002.

Mr. Arnold agreed on behalf of the applicant, and the motion passed –  
**UNANIMOUS**

**Old Business:**

1. Comprehensive Plan Committee – Mr. Flower summarized the committee’s actions and handed out a written summary of the work plan. The committee will hold a meeting with the affected property owners in the northern half of the annexed area on July 23 at 7 p.m. A later meeting will be held using the consultant for the southern area. **MOTION** to accept report by Mr. Tibbetts, 2<sup>nd</sup> Mr. Whiting. **UNANIMOUS**
2. O-10-2002 Subdivision Ordinance Revision – Summarized, discussed, and set for Joint Public Hearing on August 7, 2002, on **MOTION** by Mr. Tibbetts, 2<sup>nd</sup> by Mr. Zirkle. **UNANIMOUS**

**Board of Zoning Appeals:** No cases this month.

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

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

The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Charles Moore, Secretary