

**Indian Head Planning Commission Meeting Minutes**  
**GoToMeeting**  
**January 15, 2025**

Chair Armstrong called the Planning Commission meeting to order at 5:30pm. Members in attendance:

Mary Armstrong, Chair  
Brian Israel  
Anthony McFarland  
Wayne Higdon

Staff in attendance:  
Ryan Hicks, Town Manager  
Mark Harman, Zoning Administrator  
Andrea Brady, Town Clerk

Public Comment – With no public comment, Chair Armstrong moved to the next agenda item.

Approval of Minutes – Chair Armstrong asked for a motion to approve the November 20, 2024, meeting minutes as presented. Wayne Higdon made a motion to approve. Brian Israel seconds the motion. Motion carried.

Review of Ordinance: Amendment of Zoning Ordinance Critical Area Regulations – Zoning Administrator Mark Harman discussed the draft ordinance. When it comes to the Critical Area it is dictated by the State and the ordinance itself is very cut and dry. Mr. Harman asked for any questions from the Commission. He explained that the State dictates what needs to be updated with the Critical Area, and it gives the Town very little wiggle room to make any changes. Mr. Harman stated he has no additional comments or questions as it relates to the Ordinance. For those who were not able to review the ordinance prior to the meeting Mr. Harman gave the Commission until Friday at noon to submit any questions or concerns. The Commission was comfortable with that, and the next step will be to send it to the Town's legal counsel for review.

Henderson Property Letter of Interest – Mr. Harman asked Mr. Meeker if he had anything he would like to present to the Commission in addition to the letter. Mr. Meeker discussed environmental constraints associated with the property. Over 3 ½ acers of the 8-acre lot limits the development envelope on the site. Given those restrictions they came up with the scenario for a mix of town houses and a civic use parcel, which he believes drives the highest value and return on the property for the Town. Mr. Meeker stated that he is open to any suggestions the Planning Commission may have on what they would like to see included in the development. Mr. Harman said this is a base level discussion of the letter of interest to start moving forward with the project. The Commission discussed the location of the subject property. Chair Armstrong asked if it would connect to Riverwatch. Mr. Meeker said it would be a standalone community. Mr. Harman stated the intent is to get the Commission's feedback on any issues they may see relative to this project. Mr. Meeker stated Henderson Lane separates the Henderson property from the adjacent homes. Chair Armstrong shared her screen to go over a map showing

the property location and to discuss the surrounding properties and asked what the plan is for the roads and if additional roads will be added. Mr. Meeker explained that would need to be assessed through a study. Either Maple Street or Dogwood Street would be the access to the property. Mr. Harman explained while the initial plan is what is listed in the letter, all of the specifics would have to be reviewed and addressed in more detail in the design plan. Chair Armstrong does feel that people will be upset about the development but does not feel that has to do with the Planning Commission.

Jim Wheeler asked if he could make a public comment. He feels the most direct route would be Pine Street, which was his main concern, and he was hoping for clarification on what the access road would be.

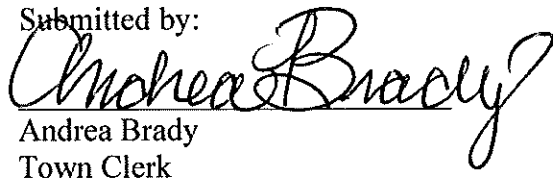
Mr. Higdon further discussed the access road. He feels a separate road would be better than subjecting the current neighborhoods to additional traffic. He also asked if the Mount Vernon Civic Association will have any say if they have concerns over the change in their view. Mr. Harman explained the houses would be required to stay within the building envelopes and the ordinance requirements for setbacks. He is not aware of anything from the ordinance that would prohibit development based on the change in view from Mount Vernon.

Chair Armstrong did discuss the Commissions' desire for higher end buildings such as brick and stone. Mr. Harman shared that Mr. Meeker has worked with the Town on previous projects, and moving forward all development plans will be brought before the Commission if the Council moves forward with the plan for the property.

Mr. Harman explained that we are looking for a recommendation from the Commission for the Council to either move forward or not move forward with the project. Anthony McFarland made a motion in favor of the Council moving forward with the proposed plan. Wayne Higdon seconds the motion. Motion carried to recommend approval of the project and letter of interest to the Council.

Chair Armstrong adjourned the meeting at 5:56pm.

Submitted by:

  
Andrea Brady  
Town Clerk