

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SECOND DAY OF JULY, TWO-THOUSAND AND ONE, AT 6:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Martin Garrett  
John Hagee  
Don Hunt  
Wilford Kale  
Joe McCleary  
Joe Poole  
Peggy Wildman

ALSO PRESENT

John Horne, Development Manager  
Marvin Sowers, Director of Planning  
Leo Rogers, Deputy County Attorney  
Greg Dohrman, Assistant County Attorney  
Paul Holt, Senior Planner  
Jill Schmidle, Senior Planner  
Benjamin Thompson, Planner

At Martin Garrett's request, Joe Poole agreed to serve as Chairman for the meeting.

2. MINUTES

Upon a motion by Joe McCleary, seconded by John Hagee, the minutes of the June 4, 2001, meeting were approved by unanimous voice vote, as corrected.

3. DEVELOPMENT REVIEW COMMITTEE

John Hagee gave the DRC report stating they had three cases noting that two cases were withdrawn. They reviewed the Old Colony Professional Building stating it was the last parcel in the complex and the developer requested a modification to the frontage sidewalk requirement. He said since there were no sidewalks in the existing complex, the developer offered a cash proffer to be used in the general sidewalk fund. He said the DRC recommended approval.

There being no questions, motion for approval was made by Martin Garrett and seconded by Peggy Wildman. In a unanimous voice vote, motion passed.

4. POLICY COMMITTEE REPORT

Wilford Kale stated the Policy Committee met on June 22, 2001, to examine the situation of home day cares and stated a copy of the policy was included in the Planning Commissioners packets. He stated it was the understanding of the Policy Committee that County staff would continue to recommend denial of home day cares that were located within residential communities on interior lots. He stated the Policy Committee understood and recommends that the current threshold of 5 children as the cut-off for the County in determining the need for a special use permit would stand as is and that all cases would be handled on a case-by-case basis and if recommended for approval by the Planning Commission, they should contain a three-year time limit on the special use permit, with no signage, and no additional external lighting on the property. He concluded by saying those were the three items that the Policy Committee recommend that the Planning Commission consider when making a decision on future home day care facilities on interior lots of a residential community. He made a motion to accept the Policy Committee's report as the standing policy for the Commission.

Joe McCleary seconded the motion.

Joe Poole asked if there were any questions for Wilford Kale or members of the Policy Committee.

John Hagee stated the concern was not the time limit on the special use permit but how they determined the number of children allowed when the day care was on an interior lot within a subdivision. He said if it was done on a case-by-case basis, and there was not a definite number, what criteria would the Commission use in order to decide whether a home day care would or would not be allowed. He added that the current requirement for the number of children was for arterial roadways and not an interior roadways. He stated that what he was looking for was to work with the numbers that were given from the State and develop a criteria based on those numbers.

Wilford Kale stated the numbers were already deemed by the State and the County could not be more restrictive than the State. He said the State had determined that after eight children, there needed to be a second full-time employee and that the maximum limit of children was twelve for a home day care.

John Hagee said he was looking for a number that would create a sense of reasonableness for an interior lot within a residential community and felt that number should be anchored and not done on a case-by-case basis. He said he would be in favor of amending the policy to read no more than eight children in terms of what the County was looking for. He asked if they wanted to leave it as tight as five or advance it to eight before a special use permit would be needed. He made a motion to change the County's requirement to eight children.

Don Hunt seconded the motion.

Wilford Kale asked if the County could be more restrictive than the State as far as the number of children.

Leo Rogers said if the State had a specific number of children that would be needed for licensing requirements, the County could not regulate over what the State required. He felt what John Hagee was suggesting was to raise the number of children to eight as a policy.

Wilford Kale could not accept the number being changed to eight and believed that the County should conform with the State requirements.

Leo Rogers commented that the number of five was currently in the Zoning Ordinance and raising the number to eight would require an ordinance amendment.

John Hagee withdrew his motion but said he still had a problem in determining whether a home day care was doable or not within an interior lot and believed a designated number was necessary.

Joe McCleary suggested that another solution would be for the homeowner applying for a special use permit to possibly proffer the number of children or a number of other things in order for the Commission to look at it more favorably.

Joe Poole concurred with the suggestion of Joe McCleary and was comfortable with the policy provided by the Policy Committee.

Joe Poole stated there was a motion and a second to accept the policy as stated. In a roll

call vote, motion passed 7-0. AYE: Hagee, Wildman, Hunt, McCleary, Kale, Garrett, Poole (7); NAY: (0).

5. CASE NO. SUP-3-01. COLONIAL VIRGINIA COUNCIL (BOY SCOUTS IF AMERICA)

Paul Holt presented the staff report stating that staff had been working with the applicant and the applicant had requested an indefinite deferral. Staff concurred with this request and noted that when the case is brought back to the Commission, it would again be advertised and adjacent property owners would be notified.

There being no questions from the Commission or speakers from the audience, Joe Poole closed the public hearing.

6. CASE NO. SUP-13-01. JCSA JOLLY POND ROAD WATER MAIN

Paul Holt stated this case was linked to the previous SUP case (Colonial Virginia Council) and, therefore, staff requested that this case also be indefinitely deferred so the two cases could move forward in public hearings.

There being no questions from the Commission or speakers from the audience, Joe Poole closed the public hearing.

7. CASE NO. SUP-8-01. HOGAN DAY CARE

Ben Thompson presented the staff report stating this application had been deferred from the June 4, 2001 Planning Commission meeting to allow the Policy Committee to study the issue of home day care facilities located in the interior of residential areas. The applicant was requesting the expansion of her day care to eight children located within an interior lot of the Kristiansand Subdivision. Staff found the proposal inconsistent with the surrounding zoning and development and the Comprehensive Plan. Staff stated that this application exceeded the scope of home occupations that were generally permitted in residential districts and would set a precedent for similar requests. Staff continued to recommend denial of this proposal. Staff had provided a list of conditions for this special use permit if the Commission chose to recommend approval.

Joe Poole opened the public hearing.

John Hogan, representing the applicant, stated that this application was part of the reason that the Commission adopted a policy on home day care. He handed out a letter of support from the Kristiansand Homeowners Association and an amended petition which now listed the addresses of the residents in the neighborhood that signed it. He gave brief review of the goals of the Hogan Homestead and how they eventually wanted to expand the day care to a facility outside of the home. He stated that at this time, it was not financially feasible to move the day care to a larger facility. He addressed several concerns that were brought up at the last meeting such as the fact that the special use permit went with the property and said they would have no problem with setting a time limit on the SUP and they also reduced the number of children from ten to eight, which was consistent with the State recommendation. He said they were very agreeable to the conditions that staff had recommended. He stated the hours of operation were 8:30 a.m. to 1:30 p.m. and the drop off time was usually 8:30 a.m. to 9:30 a.m., noting that school buses were gone by 7:30 a.m. and the majority of people who worked left by 8:00 a.m. He commented on public opinion and the

Comprehensive Plan stating they went hand in hand and that the Comprehensive Plan is there to have a good community and he believed that their service was complimentary to the community. He concluded by stating the State established a system with strict guidelines and felt that a simple requirement that would met the needs, regarding the number of children, the adequacy of the facility, etc., would be for the County to make sure the applicant obtained a State license.

There being no further speakers, the public hearing was closed.

Martin Garrett said his concern was that this was a business within a residential area and could not support an application of more than five children.

Don Hunt suggested changing the time limit of the SUP to 24 months instead of 36 months. He said it was apparent to him that this was a case in which the applicant would be using the home as a temporary location and since there was no opposition from the neighborhood, he fully supported the application.

Joe McCleary agreed with Martin Garrett and was concerned because of the small size of the lot and the fact that it was a full mile from the main road. He said he had to separate between the requirements of the State regarding the health and safety within a home for children being cared for and what the infringement on the neighborhood would be even for neighbors outside the immediate vicinity of the home. He also felt that the Commission could differentiate on a case-by-case basis and, in this instance, he could not support this application.

Peggy Wildman echoed Martin Garrett's statement in that she did not believe the issue was whether the Hogans could establish a good and workable day care but whether this was a good land use. She did not think that a residential area was a place to have a day care center and could not support this application. She commented that she would like to see the local churches partner with people who want to give this loving atmosphere.

John Hagee said he could not find a solution to his particular issue of setting a criteria for a certain number of children in order to allow people to do what they want to do as long it did not violate the health, safety, and general welfare of the community. He said as long as the number of children was five, he could not support this application.

Joe Poole commented that he fully supported the intended use and the applicant's remarkable abilities and flexibility with guidelines but he believed that the location in the R-2 zoned neighborhood was the issue. He stated that if they allowed this use, someone may come along and ask to do something else and before they know it, they would have allowed more aggressive commercial uses in residential areas.

Wilford Kale stated that if this was the first situation in the County, he could understand and appreciate the comments from the Commission members. He felt what the Commission would be doing was to tell homeowners not to come before the Commission but to just stay at home, be quiet and run their business. He stated there were possibly 12 to 16 facilities existing in the County at this time without a SUP. He said the Hogans had done everything they could do and felt that the half days made a complete difference between heavy traffic and non-traffic. He said he did not agree with the other Commission members and fully supported this application.

Martin Garrett made a motion to support staff's recommendation of denial, seconded by Peggy Wildman. In a roll call vote, motion for denial passed (5-2). AYE: Hagee, Wildman, McCleary, Garrett, Poole (5); NAY: Hunt, Kale (2).

8. CASE NO. SUP-10-01. MISS VICKIE'S CLUBHOUSE DAY CARE

Jill Schmidle presented the staff report stating this application had been deferred from the June 4, 2001, meeting to allow the Policy Committee the opportunity to study the issue of child day care facilities located in the interior of residential subdivisions. She stated the applicant proposed to renovate her existing two-car garage into space for the day care center for eight to ten children. Staff found the proposal to be inconsistent with the surrounding zoning and development and the Comprehensive Plan. Staff believed that this application exceeded the scope of home occupations that were generally permitted in residential districts and would set a precedent for similar requests. Staff continued to recommend denial of this proposal and recommended the Planning Commission recommend denial of this application but if they chose to recommend approval, staff recommended the conditions listed in the staff report.

Joe Poole opened the public hearing.

Willafay McKenna, representing the applicant, stated she read the staff report and reviewed it with the applicant and had a few comments to make. She stated it was the intention the applicant to start with eight children and go up to ten children. She said that when dealing with a special use permit, what may be reasonable in one neighborhood may not be reasonable in another. She felt these were very special circumstances that County allows for in the zoning ordinance as it states, child day care is one thing that may happen in residential districts if you have a special use permit. She said this was not a business that would attract clients that would be coming in and out of the subdivision at all hours of the day or night. She asked that the Commission consider that the noise of playing children was not an offensive noise, such as grinding machines or kennels. She commented that when neighbors are in opposition of a special use permit they usually come out in droves and in this application they are in full support. She felt that should be a good guideline for a special use permit since the Commission was trying to fashion a permission to do something in a neighborhood that would be satisfactory to the occupants. She commented on the concern of setting a precedent and pointed out that the special use permit for day cares, as it appears in the zoning ordinance, has a name of its own and is a very specific thing and felt the Commission did have control over special use permits. She stated there would be no change in the appearance of the neighborhood or in the facility, which already had two play areas in a fenced in yard on a three-quarter-acre lot. She concluded by stating that the only environmental impact would be the voices of young children for one-hour a day and requested that the Commission support this application.

There being no further speakers, the public hearing was closed.

Joe McCleary stated that in this particular case he would reverse his vote. He said he visited this site and viewed this as a different site from the previous case. He understood the concerns of the Commission about commercial activities within a neighborhood. He said the home was very close to Route 5 with easy-in and easy-out access and due to the size of the yard could easily handle eight children. He stated that both families seemed ideal for this type of facility but between the two places this was more suited in making a land use decision and supported this application.

Don Hunt realized that there were differences between the two applications but since there was no opposition in the neighborhood, he supported this one as well.

Martin Garrett agreed with Joe McCleary stating this decision was based on a case-by-case basis and there were at least three or four egresses/ingress into Indigo Park and the lot size was much greater and said he would support this application.

John Hagee asked if two neighbors had a problem with this type of facility, was the Commission going to solely base their land use decisions on what neighbors thought. He said he did not see much difference between this application and the one previously and could not support it.

Joe Poole agreed and said he was not ready to support this application due to the fact that the facility was on an interior road of a neighborhood.

Peggy Wildman also agreed with John Hagee and Joe Poole and felt it was the wrong land use in a residential neighborhood.

Martin Garrett felt the Commission should not get involved politically and that this was a matter of a land use decision and agreed with the other Commission members and changed his original decision and now would not support this application.

Martin Garrett made a motion, seconded by Peggy Wildman, to accept staff's recommendation and deny this application. In a roll call vote, motion passed (4-3). AYE: Hagee, Wildman, Garrett, Poole (4); NAY: Hunt, McCleary, Kale (3).

9. CASE NO. SUP-14-01. JCSA GREENSPRINGS PLANTATION DRIVE FORCE MAIN.

Ben Thompson presented the staff report stating the applicant applied for a special use permit in order to realign the layout for the future force main which was approved with a former special use permit. The reason for the alignment and amendment was to decrease potential environmental impacts when crossing Powhatan Creek and to increase accessibility to the force main for installation and maintenance. He noted that condition #8 should read: "Construction vehicles and/or equipment shall *not* be parked or stored . . ." Staff found the proposal to be consistent with the Comprehensive Plan and previous actions taken by the Board. Staff recommended that the Commission recommend approval with the conditions as outlined in the staff report.

Joe Poole opened the public hearing. There being no speakers, the public hearing was closed.

Wilford Kale made a motion, seconded by Joe McCleary, to recommend approval as corrected. In a roll call vote, motion passed (7-0). AYE: Hagee, Wildman, Hunt, McCleary, Kale, Garrett, Poole, (7); NAY: (0).

10. CASE NO. Z-4-00/MP-1-01. COLONIAL HERITAGE AT WILLIAMSBURG  
CASE NO. AFD-6-86. CRANSTON'S POND AGRICULTURAL AND FORESTAL DISTRICT  
- WARE WITHDRAWAL

Ben Thompson stated that staff recommended that the Planning Commission consider these two cases, Z-4-00/MP-1-01 and AFD-6-86, together since they were related, and then

presented the staff report for the rezoning and master plan stating this case had been deferred from the June 4, 2001, meeting to allow the applicant and staff to resolve several issues. He outlined the issues that were previously undecided or were still under review by staff and stated staff was ready to formulate a recommendation. Staff found that the master plan and rezoning application were consistent with the Comprehensive Plan and compatible with the surrounding uses and zoning. Staff recommended that the Commission recommend approval of this application.

Ben Thompson then presented the staff report for the withdrawal of approximately 90.79 acres from the Agricultural and Forestal District. He stated the application met all three criteria of the adopted Board policy regarding withdrawal of lands within the PSA. He stated at its April 20, 2001, meeting the Agricultural and Forestal District Committee voted unanimously to recommend approval. Staff found the proposed withdrawal consistent with the surrounding zoning and development and Comprehensive Plan and recommended that the Planning Commission recommend approval of this application.

Alvin Anderson, representing U.S. Home Corporation, the Massie family, and the Ware family, thanked staff for the 7-1/2 months of review of this application that has finally come to this stage for the Commission's consideration. He gave a brief history of the property and commented that the Comprehensive Plan was an expectation on the part of government and suggested that the Plan was also an expectation on the part of families who own farms such as those before the Commission tonight. He stated that these property owners expect that if their property was proposed for development and if the proposal met the requirements of the Comprehensive Plan, that they should reasonably be able to expect that their property would be favorably considered for a rezoning. He stated that the property owners whole heartedly endorsed the staff's recommendation on this proposal and based on the public proceedings and the volumes of information provided to the Commission, he asked that they favorably consider this proposal and forward it to the Board of Supervisors. He said that all of the consultants were present and if any one had any remaining questions or concerns, they would be happy to answer them. He thanked the Commission for their consideration during the last few months.

Martin Garrett asked Alvin Anderson what the difficulty was with the proffer on the greenway.

Alvin Anderson stated the greenway was initially suggested to go down the VEPCO right-of-way which goes through the middle of the property. He stated that the single most important element to U.S. Home was the idea of security within the community and with the potential of a public path through the middle of the property, that would be a conflict of the goal of the development to have a secured type of community.

Jim Tucker of 106 Blackheath Road and a member of the James City County Greenway Steering Committee and Regional Issues Committee spoke in support of this application and urged the Commission to recommend approval.

There being no further speakers, the public hearing was closed.

Martin Garrett commented that he knew for some time this property would be developed and noted that several years ago a large shopping center almost became a reality. He felt the County had the infrastructure for this facility but not a large shopping center and supported this application.

Wilford Kale stated he did not have the opportunity to visit the facility at Heritage Hunt in northern Virginia but felt he had reviewed enough information in order to come to the conclusion that he had no problems with this project. He believed the proposal before them tonight was a much

better application than what was first proposed and he felt that the work of the staff and the due diligence done on this project had developed a much better, stronger application and one he could support.

Peggy Wildman concurred with the comments made by the previous speakers. She stated that she had read every word in both notebooks supplied by the applicant and at the end asked herself if this was the best use for the land and for the community. She said her answer was overwhelmingly yes and fully supported this application.

Joe McCleary congratulated all parties on the review and planning on this project over a significant period of time. He congratulated staff for their professional skill and patient tenacity to secure the best possible product for the community. He commented that the applicant and their representatives had been sensitive to the unique local conditions and concerns of the community and felt this was a situation in which the citizens, owners, future residents, and developer all come out as winners. He stated that his two main issues were water and the size of the project. He said that due to the proffers of the required age-restricted development and collection of rain water runoff to irrigate the golf course, he could support this project.

John Hagee concurred with comments made by Joe McCleary and other members of the Commission.

Don Hunt commented that these will be his neighbors and he welcomed the project and felt it would be a positive addition to the community.

Joe Poole commented that this was a most difficult case for him and stated that since there were so many well respected opinions on this issue, it made it harder for him. He stated that there was clearly a significant financial gain to the County, the development was very impressive, and he saw a lot of merit in this application, but his caution was timing. He said he would prefer not to proceed with an application of this magnitude until the desalination plant was in place and operating so the Commission would not be burdening tomorrow's resources and infrastructures with today's applications. He did not feel that there was sufficient water and there were other items of concern and he could not support this application.

Martin Garrett made a motion, seconded by Peggy Wildman, to recommend approval of Case No. AFD-6-86. In a roll call vote, motion passed (6-1). AYE: Hagee; Wildman; Hunt; McCleary, Kale, Garrett, (6); NAY: Poole, (1).

Martin Garrett made a motion, seconded by Don Hunt, to recommend approval of Case No. Z-4-00/MP-1-01. In a roll call vote, motion passed (6-1). AYE: Hagee; Wildman; Hunt, McCleary, Kale, Garrett, (6); NAY: Poole, (1).

11. CASE NO. Z-2-01/MP-2-01. VIRGINIA UNITED METHODIST HOMES.

Jill Schmidle presented the staff report stating the applicant had applied to rezone approximately 9 acres from R-8, Rural Residential, and approximately 102 acres from R-8 with proffers to MU, Mixed Use, for a continuing care, gated-retirement community consisting of 300 dwelling units and 119 continuing care beds. She stated that under both the zoning ordinance and adopted proffers the Planning Commission must review a Mater Plan and the Design Guidelines for the property. She stated staff had concerns that the project contained numerous outstanding issues, such as water supply, entrance road location, pedestrian connections, proffer language, the guarantee of a public town square, storm water management, wetlands, and archaeology. Staff



also had not received comments from VDOT regarding the traffic study or from FMS regarding the Fiscal Impact Study. Staff recommended that the Commission defer this case until these issues were resolved. She stated staff intended to have a recommendation of approval or denial at the August Planning Commission meeting based on the most current signed proffers and master plan.

John Hagee asked about the RPA buffer area and the protection of the existing wetlands on the site commenting that the County was governed by the Chesapeake Bay Act and the RPA was designated in the ordinance as to how deep the buffer needed to be. He asked if there was an expansion of the RPA in the area, did the Commission have justification to accept it and would they have to go through some type of ordinance change.

John Horne said it was not the intent of the County to apply any expansion of the RPA to the property as proposed at this time. If there was a subsequent decision to accept that recommendation in the draft study being reviewed, then it might affect future expansions on the site but that was yet to be debated at the County level as to which RPA areas may or may not be expanded. He stated if there was an expansion of the RPA, it would not be applied to the design that was presented tonight to the Commission.

Wilford Kale stated that VDOT changed the location of Route 199 due to the location of the small world begonia and if VDOT would not disturb the area, he questioned whether staff and Planning Commission should not be strongly concerned about the area and not disturb it.

Don Hunt asked if anyone had tried to propagate the small world begonia saying that in order to mitigate an impact, relocating these plants might be necessary.

Marvin Sowers said that if a treatment plant is done in line with the County Natural Resources Policy, it would contain recommendations whether one can, if fact, relocate plants.

Joe Poole asked if staff knew the depth of the buffers along Route 199 and adjacent to residential areas.

Jill Schmidle stated the buffer along Route 199 would be 150 feet and said she would have to check the master plan to see what was indicated for adjacent residential areas.

John Hagee asked if staff was concerned about not having a mixed use in this area since it had been designated as mixed use on the New Town Master Plan.

Jill Schmidle stated staff had no problem with the type of use being proposed for this development but had other concerns about the project.

John Horne stated that the site plan map in the Planning Commission packet showed the entire west sector and that the development proposed tonight was on only a portion of that section.

Joe Poole opened the public hearing.

Alvin Anderson of Kaufman and Canoles and representing Virginia United Methodist Homes, Inc. requested that Jerry Fink, President of Virginia United Methodist Homes, and Jay Stewart of Freeman, White Architects, join him at the podium and have them participate briefly in an information presentation. He stated that the comments raised by staff as a result of this filing of this application in late May were things that they were ready, willing, able, and anxious to sit down and

address, but felt that given the nature, size, and scope of the project, a brief presentation should be made to the Commission.

Jerry Fink gave a brief presentation on Virginia United Methodist Homes, Inc. and their purpose in providing quality care to senior citizens and enable them to live at the highest level of independence as possible. He spoke of their Statement of Values and said there were things that were key to them and one was a caring atmosphere through a sense of community. He felt that what was proposed here in Casey New Town was a community in which they wanted to take a segment and build walls around it that people could call home.

Alvin Anderson asked the Commission to note how dedicated this project was to Williamsburg and Williamsburg architecture, pointing out the many pictures of the development that were influenced by local architecture. He gave a brief history of the New Town property speaking of the Comprehensive Plan of 1997, the Crossroads Steering Committee, and the design competition for the Courthouse and the surrounding area including the master plan for the Virginia United Methodist Homes, Inc. development. Concluding his presentation, Alvin Anderson introduced Jay Stewart.

Jay Stewart spoke on the project and how it was going to be consistent with the DRB design review guidelines and the original master plan for New Town. He discussed the plan for the development with a consistency of village greens and squares with an overall village concept which was part of the development of the whole New Town area. He commented on the concern of the small world begonia noting that the plans originally had the buildings spread out a little more but were later brought in and a courtyard affect was created for residents to view. He stated that this development, by adhering to the guidelines of New Town, would strengthen the sense of place and community.

Joe McCleary stated he drove around the area and noted that it was heavily wooded with many old trees and asked if there was a plan to preserve as many of those trees as practical.

Jay Stewart stated that this was a large project and would require removing a good bit of dirt. He said they were going to try to save everything they could during the development of the project.

James Etchberger of 101 Jesters Lane spoke of his concern that with a 50 foot buffer, the development would encroach on the neighborhood and had a major concern that Jesters Lane would be used as a construction entrance for the development. He said when he reviewed the plans he was told that the entrance off of Jesters Lane was to be used strictly as an emergency access gate. He said he would rather not see any access but if there was going to be one he hoped it would be a locked entrance. Another concern he had was how the development would maintain its green space. He noted that the Powhatan Apartment Complex, which was directly behind him, was preparing to put in a large irrigation well to feed the sediment pond for irrigation and said if this new development produced another irrigation well to handle their maintenance at some point, that would affect the wells of the homeowners on Jesters Lane. He also noted that JCSA had no plans to run a water line or sewer line down Jesters Lane. He said that Colonial Heritage was going to use rain water and no ground water to irrigate their subdivision and felt that might be a consideration for this development. His final concern was lighting stating that only the parking lot lighting was addressed and there was nothing about building mounted lights. He said since these commercial developments were being blended with residential areas he felt that the quality of life for those residential neighborhoods needed to be taken into consideration.

There being no further speakers, the public hearing continued to the August 6, 2001,

meeting. Joe Poole requested that the Commission forward all comments or thoughts to staff on this application.

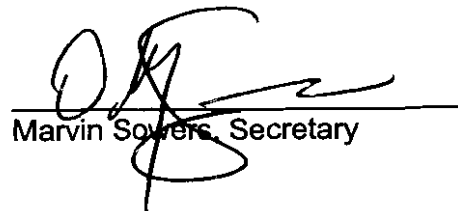
12. PLANNING DIRECTOR'S REPORT

Marvin Sowers said he would answer any questions of the Commission about the report.

13. ADJOURNMENT

There being no further business, the July 2, 2001, meeting adjourned at approximately 8:55 p.m.

  
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Joe Poole, Acting Chair

  
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Marvin Sowers, Secretary