

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 1, 2017
7:00 PM

A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at 7:00 p.m.

B. ROLL CALL

Planning Commissioners

Present:

Tim O'Connor
John Wright
Rich Krapf
Robin Bledsoe
Danny Schmidt
Jack Haldeman

Remote Participation:

Heath Richardson

Staff Present:

Paul Holt, Planning Director
Maxwell Hlavin, Assistant County Attorney
José Ribeiro, Senior Planner II
Scott Whyte, Senior Landscape Planner
Alex Baruch, Planner
Lauren White, Planner

Mr. Holt stated that Mr. Heath Richardson is out of town attending to personal business and has requested to participate remotely from Cypress, CA. Mr. Holt stated that pursuant to the Commission's adopted policy and consistent with State Code, members present must consider the request for remote participation by a majority vote.

Mr. Rich Krapf made a motion to allow Mr. Richardson to participate remotely.

On a roll call vote the Commission voted to allow Mr. Richardson to participate remotely (6-0).

Mr. Richardson joined the meeting by telephone.

Mr. O'Connor welcomed Mr. Jack Haldeman to the Planning Commission. Mr. O'Connor noted that Mr. Haldeman is very active in the community and most recently served on the Community Participation Team for the 2035 Comprehensive Plan.

Mr. O'Connor presented Mr. Chris Basic with a Resolution of Appreciation for his

service on the Planning Commission.

Mr. Chris Basic expressed appreciation for the opportunity to serve on the Planning Commission. Mr. Basic stated that he hoped he had served the County, its citizens and his fellow Commissioners well.

C. PUBLIC COMMENT

Mr. O'Connor opened Public Comment.

As no one wished to speak, Mr. O'Connor closed Public Comment.

D. CONSENT AGENDA

1. Minutes Adoption - January 4, 2017 Regular Meeting

Mr. John Wright made a motion to adopt the Minutes of the January 4, 2017 meeting.

Mr. Haldeman abstained from the vote as he did not participate in the January 4, 2017 meeting.

On a voice vote, the Commission voted to adopt the Minutes of the January 4, 2017 Regular Meeting (6-0-1) (Mr. Haldeman abstaining).

E. REPORTS OF THE COMMISSION

Mr. Krapf stated that the Policy Committee did not meet in January.

F. PUBLIC HEARINGS

1. SUP-0028-2016. Solar Electrical Generation Facility at Norge

Mr. José Ribeiro stated that the applicant has requested deferral to the March 1, 2017 Regular Meeting in order to resolve outstanding issues. Mr. Ribeiro stated that staff concurs with the request.

Mr. O'Connor opened the Public Hearing.

Mr. O'Connor inquired if any of the Commissioners opposed the deferral.

No objections were made.

Mr. O'Connor noted that if anyone wished to speak they would be welcome to do so. Mr. O'Connor noted that the applicant would not be making a presentation at this meeting. Mr. O'Connor further noted that anyone choosing to speak at this meeting would not be permitted to speak a second time at the March 1 meeting. Mr. O'Connor stated that any comments made at this meeting would become part of the record and would be part of the consideration for the application.

Mr. David Hertzler, 3482 News Road, Citizen, inquired about the noise that would be generated by the facility.

Mr. O'Connor recommended that Mr. Hertzler contact Planning staff for clarification on the noise levels.

Mr. O'Connor stated that between staff and the applicant, the question would be addressed.

As no one else wished to speak, Mr. O'Connor continued the Public Hearing the March 1, 2017 Regular Meeting.

2. AFD-07-86-1-2016, Mill Creek AFD Addition, 101 and 121 Ivy Hill Rd.

Mr. Alex Baruch, Planner, presented a report to the Commission on the request to enroll approximately 101 acres of land, located at 101 and 121 Ivy Hill Road, into the Mill Creek Agricultural and Forestal District (AFD). Mr. Baruch stated the parcels are zoned A-1, General Agricultural and are designated Rural Lands on the Comprehensive Plan Land Use Map. Mr. Baruch further stated that the parcels meet the minimum size and proximity requirements for inclusion in the AFD. Mr. Baruch stated that approval of the application would bring the total size of the ADF to 3,214 acres. Mr. Baruch stated that staff recommends that the Commission recommend approval of the proposed addition to the Board of Supervisors.

Mr. O'Connor opened the Public Hearing.

Mr. Lonze Robenson, 127 Ivy Hill Road, County Resident, stated that he initially had concerns that the request would allow development on the parcels; however, after speaking with staff and hearing the presentation he had a better understanding of how inclusion in the AFD would limit development on the parcels.

As no one else wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Krapf made a motion to recommend approval of the addition to the Mill Creek AFD.

On a roll call vote, the Planning Commission voted to recommend approval of AFD-07-86-1-2016, Mill Creek AFD Addition, 101 and 121 Ivy Hill Rd. (7-0).

Ayes: Bledsoe, Haldeman, Krapf, O'Connor, Richardson, Schmidt, Wright III

3. AFD-10-86-1-2016, Christenson Corner AFD Addition, 7751 Newman Rd.

Mr. Alex Baruch, Planner, presented a report to the Commission on the request to enroll approximately 49 acres of land, located at 7751 Newman Road, into the Christenson Corner AFD. Mr. Baruch stated the parcels are zoned A-1, General Agricultural and are designated Rural Lands on the Comprehensive Plan Land Use Map. Mr. Baruch further stated that the parcels meet the minimum size and proximity requirements for inclusion in the AFD. Mr. Baruch stated that approval of the application would bring the total size of the ADF to 1,179 acres. Mr. Baruch stated that staff recommends that the Commission recommend approval of the proposed addition to the Board of

Supervisors.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Ms. Robin Bledsoe made a motion to recommend approval of the addition to the Christenson Corner AFD.

On a roll call vote, the Planning Commission voted to recommend approval of AFD-10-86-1-2016, Christenson Corner AFD Addition, 7751 Newman Rd. (7-0).

Ayes: Bledsoe, Haldeman, Krapf, O'Connor, Richardson, Schmidt, Wright III

4. AFD-01-94-1-2016, Wright's Island AFD Addition, 6550 and 6520 Menzels Road

Ms. Lauren White, Planner, presented a report to the Commission on the request to enroll approximately 116 acres of land, located at 6550 and 6520 Menzels Road, into the Wright's Island AFD. Ms. White stated the parcels are zoned A-1, General Agricultural and are designated Rural Lands on the Comprehensive Plan Land Use Map. Ms. White further stated that the parcels meet the minimum size and proximity requirements for inclusion in the AFD. Ms. White stated that approval of the application would bring the total size of the AFD to 1,496 acres. Ms. White stated that staff recommends that the Commission recommend approval of the proposed addition to the Board of Supervisors.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Krapf made a motion to recommend approval of the addition to the Wright's Island AFD.

On a roll call vote, the Planning Commission voted to recommend approval of AFD-01-94-1-2016, Wright's Island AFD Addition, 6550 and 6520 Menzels Rd. (7-0).

Ayes: Bledsoe, Haldeman, Krapf, O'Connor, Richardson, Schmidt, Wright III

5. SUP-0027-2016, Top Notch Tree Service

Mr. Scott Whyte, Senior Landscape Planner, provided a report to the Commission on the request for a Special Use Permit (SUP) for a contractor's office and equipment storage at 4680 Fenton Mill Road. Mr. Whyte noted that an SUP was approved by the Board of Supervisors in February 2015 with the condition that the applicant was required to gain site plan approval within two years. Mr. Whyte further noted that the two-year limit is about to expire and the applicant has not been able to meet the deadline, therefore, a new application has been submitted. Mr. Whyte stated that the site

had previous unregulated activities, both outside and inside the Resource Protection Area (RPA) buffer. Mr. Whyte stated that the applicant has made substantial progress in cleaning up the property and restoring the RPA. Mr. Whyte further stated that the applicant has agreed to continue to restore the RPA with the assistance of the Engineering and Resource Protection (ERP) Division along with an engineering and environmental firm that has been retained by the applicant. Mr. Whyte stated that staff recommends the Planning Commission recommend approval of the SUP application to the Board of Supervisors, subject to the attached conditions.

Mr. O'Connor opened the floor for questions from the Commission.

Mr. Wright inquired about the timing of the remediation efforts under the previous SUP.

Mr. Whyte stated that the time table involved obtaining site plan approval and that the mitigation efforts were required within six months of site plan approval. Mr. Whyte noted that the applicant has started remediation efforts well before they would be required. Mr. Whyte noted that the extension is for obtaining site plan approval.

Mr. Wright inquired if the extension would be adequate to address all the issues.

Mr. Whyte confirmed that the time frame would be sufficient since the remediation efforts would not need to be completed until six months after site plan approval.

Ms. Bledsoe inquired about the progress on the remediation.

Mr. Whyte stated that it appears that the remediation is approximately 50% complete.

Mr. Whyte noted that much of the scrap has been removed and the RPA is coming back on its own.

Mr. Krapf inquired about the length of the extension to obtain site plan approval.

Mr. Whyte stated that the extension was for one year and that the remediation would need to be completed within six months of receiving site plan approval.

Mr. Paul Holt, Director of Community Development and Planning, clarified that because there is substantial RPA on the property, flexibility was provided regarding the parking area so that the RPA would not be affected.

Mr. Jack Haldeman inquired if construction could commence before the remediation is completed.

Mr. Whyte noted that there was not construction proposed; however, certain supplies and equipment would be relocated.

Mr. Wright inquired if the storage structures are existing items.

Mr. Whyte confirmed.

Mr. Holt noted that the proposed conditions require the remediation to be done within six months of site plan approval; however, there is no sequential requirement for work to be completed in order to continue operating the business or making improvements on

the site.

Mr. O'Connor inquired if the Commission had reviewed a similar operation on an adjacent parcel.

Mr. Whyte stated that the Commission had reviewed a contractor's warehouse on an adjacent parcel several years ago.

Mr. O'Connor opened the Public Hearing.

Mr. Matt Roth, Roth Environmental, stated that he is speaking on behalf of the applicant. Mr. Roth stated that the applicant is committed to working with the County to resolve any concerns about operating the business in on the property. Mr. Roth noted that the applicant has already made a number of improvements on the site including screening on Fenton Mill Road, hiring professionals to create the site plan and develop a restoration plan, cleaning up the trash and junk vehicles which were on the property at the time of purchase. Mr. Roth further stated that a wetlands delineation has been done which will expedite development of the site plan.

As no one else wished to speak, Mr. O'Connor closed the Public Hearing. Mr. O'Connor opened the floor for discussion by the Commission.

Ms. Bledsoe stated that she had concerns when the first SUP application was considered. Ms. Bledsoe commended the applicant on his efforts to improve the site and remediate the RPA violations. Ms. Bledsoe stated that she would support the application.

Mr. Krapf stated that it speaks highly of the applicant that he pursued remediation efforts ahead of the required timeframe. Mr. Krapf stated that he would support the application.

Mr. Danny Schmidt thanked the applicant for making the remediation efforts.

Mr. Schmidt made a motion to recommend approval of the SUP.

On a roll call vote, the Planning Commission voted to recommend approval of SUP-0027-2016, Top Notch Tree Service (7-0).

Ayes: Bledsoe, Haldeman, Krapf, O'Connor, Richardson, Schmidt, Wright III

6. SUP-0012-2016, Chicahominy Summerplace

Mr. José Ribeiro, Senior Planner II, presented a report to the Commission on the request to requesting a reduction of the minimum lot size to allow for a rural cluster development for a portion of the proposed Summerplace subdivision. Mr. Ribeiro stated that the property is located outside the Primary Service Area at 1613 Jolly Pond Road, zoned A-1, General Agricultural and designated Rural Lands by the Comprehensive Plan.

Mr. Ribeiro stated that in 2009, the applicant submitted plans for the development of Chickahominy Summerplace which, at the time, consisted of 164 single-family lots. Mr. Ribeiro stated that the subdivision was reviewed by staff as a by-right development and preliminary approval for the project was granted by the Development Review Committee.

Mr. Ribeiro stated that the SUP request proposes to reduce the minimum lot size of up to 150 residential lots from three acres to one acre which would permit the majority of the subdivision to be developed as a rural cluster. Mr. Ribeiro stated that the remaining 14 lots are not subject to this SUP application and would retain the minimum lot size of three acres.

Mr. Ribeiro stated that the proposed rural cluster will be served by a central water system which will be dedicated to the James City Service Authority after the facility is constructed. Mr. Ribeiro stated that all on-site wastewater will be treated by an on-lot septic drain field system which will be evaluated by the Virginia Department of Health.

Mr. Ribeiro stated that a Traffic Impact Study was submitted for review in 2009. Mr. Ribeiro stated that the study indicated no roadway improvements and that all intersections included in the analysis would maintain desirable levels of service at build-out of the site. Mr. Ribeiro further stated that for this SUP application, Virginia Department of Transportation (VDOT) staff re-evaluated the 2009 Summerplace TIA and found that its recommendations were still applicable.

Mr. Ribeiro stated that a Fiscal Impact Analysis was submitted along with this SUP application. Mr. Ribeiro stated that the analysis indicated the projected residential fiscal impact to be positive at \pm \$59,000 at build-out.

Mr. Ribeiro stated that although the proposed subdivision is not fully compatible with the "small scale" standard within Rural Land areas, its size and the number of residential lots would remain generally the same as proposed by the original subdivision layout. Mr. Ribeiro further stated that staff finds the proposal to be compatible with surrounding zoning and development and that it is consistent with the Comprehensive Plan. Mr. Ribeiro stated that staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors subject to the attached conditions.

Mr. O'Connor opened the floor for questions from the Commission.

Mr. Krapf inquired about if the conservation easement on the property is a permanent easement or if it has an expiration date.

Mr. Ribeiro confirmed that the conservation easement is in perpetuity.

Mr. Krapf noted that previously community wells were not favored and requested that staff provide an update on how community wells are currently viewed.

Mr. Ribeiro stated that there are currently eight independent systems in the County. Mr. Ribeiro stated that all eight have been constructed to James City Service Authority (JCSA) standards. Mr. Ribeiro stated that these facility are robust and are built with long-term use in mind.

Mr. Holt clarified that once these systems are constructed, they are turned over to the

JCSA.

Mr. Wright inquired about ownership of the septic fields.

Mr. Holt stated that the septic fields would be privately owned by the owner of the individual lot. Mr. Holt further stated that each lot is required to have a primary and a reserve drain field.

Mr. Ribeiro stated that the drain fields would be appropriately reviewed by the Virginia Department of Health.

Ms. Bledsoe inquired if the water use is the same as what was factored into the original subdivision application and whether there was any concern over the amount of water that would be drawn.

Mr. Ribeiro stated that water usage projections would not change and that the JCSA does not have any concerns.

Mr. Schmidt inquired if the permit has been issued for Chickahominy Summerplace to withdraw water.

Mr. Ribeiro stated that he would defer to the applicant; however, he believes a draft permit has been issued.

Mr. O'Connor inquired if there was already a by-right subdivision option in place.

Mr. Ribeiro stated that preliminary approval was given for a plan for the entire parcel, but final approval has not been granted. Mr. Ribeiro noted that final approval has been given just for the Phase 1 subdivision but no lots have been recorded.

Mr. O'Connor opened the Public Hearing.

Mr. Tim Trant, Kaufman and Canoles, 4801 Courthouse Street, applicant's representative, made a presentation to the Commission on the project. Mr. Trant noted that with the rural cluster, the amount of open space would increase by 118 acres. Mr. Trant further noted that infrastructure needs would also be reduced.

Mr. Schmidt inquired about the water withdrawal permit.

Mr. Trant stated that the Department of Environmental Quality (DEQ) requires the facilities to be installed and functioning before the permit is issued; however, developers are hesitant to invest in facilities until there is assurance that the permit will be granted, so the DEQ issues a draft permit to provide certain rights and assurances. Mr. Trant stated that the draft permit has been issued for Chickahominy Summerplace. Mr. Trant stated that the development team feels assured that the final permit will be issued.

Ms. Bledsoe inquired when the draft permit was issued.

Mr. Trant stated that the draft permit was issued in 2012.

Mr. Krapf inquired about the depth of the communal well and which aquifer the water will be drawn from. Mr. Krapf further inquired if there was a point where the water table

would drop and the subdivision at risk of not having a water source.

Mr. Branch Lawson, East – West Partners, LLC, stated that the production well is installed to the depth of 228 feet and has been described as very robust. Mr. Lawson noted that required tests indicated that the draw down will be minimal. Mr. Lawson noted that the well will draw from the Chickahominy aquifer.

Mr. Wright inquired how the impacts on schools and services was calculated and how accurate the calculations are.

Mr. Holt stated that the figures are standard and based on the County's Fiscal Impact Analysis and are generated in conjunction with the County's Financial and Management Services Department.

Mr. Wright inquired if the developer had any input in the calculations.

Mr. Holt stated that the numbers are generated by the County's formula based on the number of homes.

Ms. Bledsoe inquired about emergency response time.

Mr. Trant stated that the rural cluster would allow better access for emergency vehicles.

Mr. Schmidt inquired about the location of the acreage that would be added to the open space.

Mr. Trant stated that the bulk of the additional open space is on the east side of the property.

Mr. Jack Haldeman inquired if the previously approved plan would remain in force if this application were not approved.

Mr. Trant confirmed.

Mr. Richardson stated that his questions had been answered. Mr. Richardson stated that he hoped the additional open space would be preserved for the future.

Mr. O'Connor inquired if there was an opportunity for connectivity such as trails or bike paths between the two developable portions of the neighborhood.

Mr. Lawson stated that there are plans for trails in the development.

Mr. Frank Polster, 420 Hempstead Road, County Resident, addressed the Commission on growth management and the impacts of future growth on the schools and public services. Mr. Polster noted concerns about the increase in service calls and a corresponding increase in response time. Mr. Polster recommended that the County consider limiting growth until a plan was developed to mitigate impacts on public services.

Ms. Judy Fuss, 3509 Hunter's Ridge, County Resident, addressed the Commission on growth management and requested that the Commission support the Strategic Plan by limiting growth outside the PSA.

As no one else wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor called for disclosures from the Commission.

Mr. O'Connor stated that he spoke with Mr. Jason Grimes of AES for clarification on several items.

Mr. Krapf stated that he spoke with Mr. Trant to have several questions answered.

Ms. Bledsoe stated that she spoke with Mr. Trant to have a question answered.

Mr. Wright stated that he spoke with Mr. Trant about the application in general.

Mr. Schmidt stated that he spoke with Mr. Trant and discussed the same questions brought forth at this meeting.

Mr. Haldeman stated that he spoke with Mr. Trant. Mr. Richardson stated that he did not speak with Mr. Trant.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Schmidt stated that of the three archaeological sites identified in the area, two will no longer be impacted by the development and the remaining one will be far less impacted. Mr. Schmidt further stated that the rural cluster will provide a greater buffer for the watershed.

Mr. Wright stated that he has concerns over any development impact on water, schools and public services. Mr. Wright stated that if this were an application for a new development, he would be concerned about approving it. Mr. Wright stated that it would be necessary to address the water issues, public facilities and services impacts and funding issues before approving any new applications.

Ms. Bledsoe stated that the County has made commitments through the Comprehensive Plan and the Strategic Plan. Ms. Bledsoe stated that she is not in favor of expanding outside the PSA; however, this development could be built under a by-right use. Ms. Bledsoe stated that she appreciates that the applicant has found a way to improve the development to minimize impacts on the environment and reduce the need for infrastructure. Ms. Bledsoe stated that under the rural cluster, the development would have a positive fiscal impact.

Mr. Krapf stated that his one concern had been the communal well; however, that concern has been addressed. Mr. Krapf stated that this is an improvement to an approved plan with no change in the number of lots. Mr. Krapf stated that under the rural cluster, the development would be less intense and would preserve more open space. Mr. Krapf stated that he would support the application.

Mr. Haldeman stated that the application is a substantial improvement over the approved by-right plan. Mr. Haldeman stated that he would support the application.

Mr. Richardson stated he concurs with concerns over growth outside of the PSA and that issues of water supply and availability of public services must be addressed going

forward. Mr. Richardson stated that that permitting the development of the rural cluster will improve the marketability of the development and enhance the rural character of the development. Mr. Richardson stated that he would support the application.

Mr. O'Connor stated that he appreciates that the proposed cluster removes lots from sensitive areas and increases the openspace. Mr. O'Connor stated that the proposal will be a benefit to the homeowners, the developer and the County.

Ms. Bledsoe made a motion to recommend approval of SUP-0012-2016.

On a roll call vote the Planning Commission voted to approve SUP-0012-2016, Chickahominy Summerplace (7-0).

Ayes: Bledsoe, Haldeman, Krapf, O'Connor, Richardson, Schmidt, Wright III

G. PLANNING COMMISSION CONSIDERATIONS

Mr. O'Connor stated that the Commissioners have been provided with a draft of the Planning Commission and Board of Zoning Appeals 2016 Annual Report. Mr. O'Connor requested that the Commissioners review the report and provide comments and suggestions by February 15. Mr. O'Connor stated that the goal is to present the report to the Board of Supervisors at its first meeting in March.

Mr. O'Connor noted that the Policy Committee would begin reviewing Capital Improvements Program (CIP) requests at its meeting the following week.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - February 2017

Mr. Holt stated that there was nothing more to add other than what was submitted in the Planning Commission packet.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf provided the Policy Committee members with information regarding scoring the CIP projects prior to the upcoming meeting. Mr. Krapf noted that Mr. Wright would chair that meeting.

Mr. Schmidt noted that the April meeting coincides with the week of Spring Break for the Williamsburg-James City County Schools and inquired if that might present a conflict for any of the Commissioners. Mr. Schmidt noted that he would be out of town.

Mr. Schmidt inquired about Board of Supervisors coverage for the upcoming months.

Mr. Holt stated that coverage is set through March and that the new chairman would organize the coverage for the next year.

Mr. Schmidt stated that in light of this recent case and the Strategic Plan, it would be

prudent for the Commission to have a serious discussion about development outside the PSA.

Ms. Bledsoe stated that the Commission would lean to the Board's guidance on that matter.

Mr. Holt confirmed.

Ms. Bledsoe inquired if the Board was considering the matter.

Mr. Holt stated that in the near future, the County would have a better idea of what the water withdrawal permit will allow. Mr. Holt further stated that the County has adopted a resolution that the County is no longer accepting residential proffers.

Mr. Wright inquired if the Board would look to the Planning Commission for input on policies regarding growth outside the PSA.

Mr. Holt stated that this would be a potential topic for the joint work session in May.

Ms. Bledsoe stated that the Board and the Planning Commission did discuss the matter last year and that follow up discussions had not occurred. Ms. Bledsoe stated that the Commission is concerned about the matter and would like to make it a priority.

Ms. Bledsoe noted that she had served on the steering committee Hands Together Historic Triangle Touching Lives of Neighbors in Need. Ms. Bledsoe stated that there will be an opportunity on March 20, at the Quarterpath Recreation Center, for citizens to access a wide variety of services and resources in one place. Ms. Bledsoe noted that the organization needs both volunteers and financial resources.

Mr. Richardson noted the loss of Chief Petty Officer Ryan Owens, Navy SEAL, from the Hampton Roads area. Mr. Richardson expressed appreciation for Chief Owens' service and sacrifice.

Mr. O'Connor stated that the Policy Committee might want to consider amending the 75-foot front setback required under the rural cluster because it often pushes the main structure to a part of the property where there are steep slopes rather than using the flatter part of the parcel. Mr. O'Connor stated that the larger setback does create a rural appearance but is problematic for construction of the homes.

Mr. Krapf inquired about the tree preservation requirements.

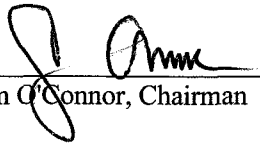
Mr. Holt stated that it no mandate for preserving mature tree and that one of the Strategic Plan initiatives is to strengthen the tree preservation ordinance.

Mr. Schmidt noted that the structures developed along steep slopes often causes foundation problems as the structure settles.

J. ADJOURNMENT

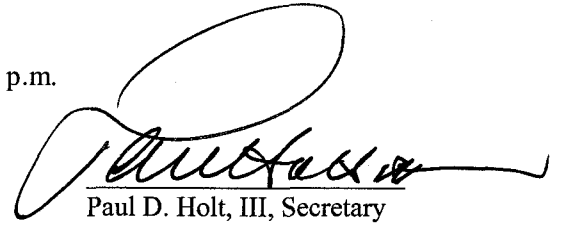
Mr. Wright made a motion to adjourn.

The meeting was adjourned at approximately 8:27 p.m.



Handwritten signature of Tim O'Connor in cursive script, positioned above a horizontal line.

Tim O'Connor, Chairman



Handwritten signature of Paul D. Holt, III in cursive script, positioned above a horizontal line.

Paul D. Holt, III, Secretary