

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 11TH DAY OF MAY, 1999, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Jack D. Edwards, Chairman, Berkeley District
David L. Sisk, Vice Chairman, Roberts District

John J. McGlennon, Jamestown District
Ronald A. Nervitt, Powhatan District
M. Anderson Bradshaw, Stonehouse District
Sanford B. Wanner, County Administrator
Frank M. Morton, III, County Attorney

B. PUBLIC COMMENT

1. Mr. Brian Oyer, 9025 Barnes Road, stated he was pleased with Zoning staff during the construction of his home, and voiced concern about growth and the issue of groundwater.

C. PRESENTATIONS

1. Outstanding Volunteer Awards

Mr. Edwards presented a plaque to volunteers: Nancy Brown, Neighborhood Connections; Dr. Bob Crossen, Video; Dot Farrell, Financial Services Unit, Social Services; Ingrid Jahn, Community Environment; Dr. Tom Luckam, Olde Towne Medical Center Dentist; and a group of Delta Sigma Theta Sorority, MUI Upsilon Chapter, New Zion Baptist Church, support of a group of at-risk young women for educational, social, mental, and physical growth.

2. Boy Scout Troop 103, Williamsburg, VA, 75th Anniversary

Mr. Bradshaw read and presented the resolution to Chris Coppinger, Senior Patrol Leader of Boy Scout Troop 103.

3. Transit Appreciation Week, May 10-14, 1999

Mr. Nervitt read and presented a resolution of appreciation to Ms. Betsy Made, Transit bus driver.

4. Foster Care and Foster Home Recruitment Month

Mr. McGlennon read and presented the resolution to Ms. Amanda Dresser and, in absentia, to Ms. Caroline Burks.

D. CONSENT CALENDAR

Mr. Edwards asked if a Board member wished to remove any items from the Consent Calendar.

Mr. McGlennon asked that Item No. 7 be removed.

Mr. Edwards made a motion to approve the remaining items on the Consent Calendar.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

1. Minutes of April 15, 1999, April 19, 1999, and April 22, 1999, Budget Work Sessions; April 27, 1999, Regular Meeting; and April 28, 1999, Work Session
2. Transit Appreciation Week, May 10-14, 1999

PROCLAMATION**TRANSIT APPRECIATION WEEK (MAY 10-14)**

- WHEREAS, public transportation is vital to the quality of life and economic well-being of the citizens of James City County and the surrounding local region; and
- WHEREAS, tourists, employees, children, senior citizens, people with disabilities, and those not having access to automobiles, use public transportation to gain access to jobs, shopping, schools, medical facilities, and other social services; and
- WHEREAS, the James City County Transit Company and the U. S. Department of Transportation, the Federal Transit Administration, the National Association of Counties, the National League of Cities, and other organizations, have declared May 10-14, 1999, as Transit Appreciation Week, so we, too, call upon all citizens to promote transit benefits, to honor its transit employees, and encourage new ridership.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, proclaims the week of May 10-14 as Transit Appreciation Week and calls upon County citizens to observe this week with appropriate programs, ceremonies, and activities.

3. Foster Care and Foster Home Recruitment Month

PROCLAMATION**FOSTER CARE AND FOSTER HOME RECRUITMENT MONTH**

- WHEREAS, more than 6,000 children in Virginia are living in substitute care, away from their birth families; and
- WHEREAS, volunteer families, more commonly known as foster families, generously welcome into their homes children needing temporary care; and

WHEREAS, foster families provide nurturing and support to children and families who need time to heal and repair their lives; and

WHEREAS, foster parents help troubled youth develop positive traits that can help them become independent, productive citizens; and

WHEREAS, the many sacrifices and the dedication of foster parents who share their homes and their lives with children in need merit our strong respect and admiration, and their efforts are helping to make the Commonwealth of Virginia and James City County an even better place to live, work, and raise a family.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, proclaims the month of May, 1999, as Foster Parent Recognition and Recruitment Month and calls upon County citizens to observe the month with appropriate programs, ceremonies, and activities.

4. Business Appreciation Week - May 16-22, 1999

RESOLUTION

BUSINESS APPRECIATION WEEK - MAY 16-22, 1999

WHEREAS, James City County is pleased to have a thriving base of business and industry to support the local economy; and

WHEREAS, these businesses provide essential employment opportunities for the citizens of James City County; and

WHEREAS, these businesses provide local tax revenues from which the entire local citizenry benefits; and

WHEREAS, we recognize and appreciate the many other contributions that these businesses also make to the life of the community.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby salutes our existing industrial and commercial base and by virtue of this proclamation, gives notice to our citizens that the Week of May 16-22, 1999, is Business Appreciation Week in James City County

5. Boy Scout Troop 103, Williamsburg, Virginia, 75th Anniversary

RESOLUTION**BOY SCOUT TROOP 103, WILLIAMSBURG, VIRGINIA****75TH ANNIVERSARY**

- WHEREAS, Boy Scout Troop 103, Williamsburg, Virginia, organized in 1924, is celebrating its 75th anniversary this year and is the 11th troop in Virginia to do so, and President Calvin Coolidge presented Troop 103 with its first flag on the steps of the Wren Building at the College of William and Mary in 1926; and
- WHEREAS, Troop 103 was started with 13 boys and has a current strength of 75 boys and the Troop has participated in four World Jamborees, 14 National Jamborees, 25 Philmont expeditions, three High Adventures, and one Sea Base; and
- WHEREAS, Williamsburg United Methodist Church serves Troop 103 as its Chartered Organization, and has a tradition of committed volunteer leadership consisting of Troop Committee Members, Chartered Organization Representatives, and Scoutmasters, including the 30 years of Scoutmaster James A. Fuller (1950-1980), and the 19 years of Scoutmaster David L. Nunn (1980-Present), and their staffs; and
- WHEREAS, Troop 103 has trained good citizens and future leaders for 75 years, including at least 133 Eagle Scouts, with their Community Service Projects, and Troop 103 is celebrating this important milestone in May 1999.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, recognizes the 75th anniversary of Boy Scout Troop 103, Williamsburg, Virginia, for the many years of distinguished and meritorious service to the community and its citizens.

6. **Mental Health Awareness Month****RESOLUTION****MENTAL HEALTH AWARENESS MONTH**

- WHEREAS, mental illness will strike one in four Americans in a given year without regard to age, gender, race, ethnicity, religion, or economic status; and
- WHEREAS, one in five children suffer from a diagnosable mental, emotional, or behavioral disorder and one in ten have a serious disorder which, if left untreated, can lead to school failure, substance abuse, and even suicide; and
- WHEREAS, the causes of brain disorders are not fully understood, but the illnesses are treatable and recovery is possible if those affected receive effective treatment, advocacy, and support; and
- WHEREAS, the members of the Board of Supervisors of James City County, Virginia, strive to improve the quality of life for all citizens; and

WHEREAS, the Community Services Boards serving the Peninsula celebrate National Mental Health Month each year in May to raise awareness of mental health, mental illness, and discrimination against people with mental illnesses; and

WHEREAS, community treatment is an individual's best hope to develop his or her potential.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, proclaims May as Mental Health Awareness Month.

8. Virginia Department of Historic Resources - State Survey and Planning Funds 1999-2000 Cost Share Program Grant Application

RESOLUTION

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES - STATE SURVEY AND

PLANNING FUNDS 1999-2000 COST SHARE PROGRAM GRANT APPLICATION

WHEREAS, pursuing the identification and preservation of historic sites in James City County is an important goal of the Comprehensive Plan; and

WHEREAS, the government of James City County considers that it has a clear mandate to manage the growth of the County while preserving its rich heritage; and

WHEREAS, developing a comprehensive preservation plan that closely integrates archaeological and architectural historic preservation with the community's broader comprehensive planning efforts is a Virginia Department of Historic Resources priority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby support the submission of an application to the Virginia Department of Historic Resources State Survey and Planning Funds 1999-2000 Cost Sharing Program for the stated purpose of conducting an architectural survey of the County.

9. Virginia Department of Transportation (VDOT) Revenue Sharing Program

RESOLUTION

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

REVENUE SHARING PROGRAM

WHEREAS, the Revenue Sharing Program administered by the State of Virginia provides valuable matching funds on a one-to-one basis for construction of needed roadway projects in James City County; and

WHEREAS, the Board has been notified by VDOT that an additional allocation of up to \$50,000 may be requested for FY 98-99; and

WHEREAS, Monticello Avenue Project can productively utilize additional Revenue Sharing Program funding.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, authorizes the request to the Virginia Department of Transportation for \$50,000 in additional Revenue Sharing Program funds.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, authorizes a transfer of \$21,940 from Capital Contingency to the Road Match CIP account.

7. Subdivision Street Width Requests - Jamestown Hundred, The Meadows, Section 5, and Greensprings West, Phases I and II

Mr. McGlennon asked staff to prepare information for policy discussion of implications of future subdivision street width requests.

Mr. McGlennon made a motion to approve the resolutions.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

RESOLUTION

REDUCED STREET WIDTH - JAMESTOWN HUNDRED

WHEREAS, the developer of Jamestown Hundred, has requested the Board of Supervisors of James City County, Virginia, submit a request to the Virginia Department of Transportation (VDOT) for a reduced street width; and

WHEREAS, Section 24 VAC-30-90-130 of the VDOT *Subdivision Street Requirements* will allow reduced street widths only when such a request is made by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby requests VDOT approve reduced street widths within Jamestown Hundred provided the developer completes the following:

1. At least one fire hydrant shall be provided every 500 feet.
2. The developer shall submit a letter stating that a minimum of three off-street parking spaces, exclusive of any garage or similar car shelter facility, shall be provided per unit. A note to this effect shall be added to the construction plans and record plat for the subdivision as well.
3. The developer shall post signs in accordance with VDOT policy assuring that no on-street parking shall be allowed.

RESOLUTION**REDUCED STREET WIDTH - THE MEADOWS, SECTION 5**

WHEREAS, the developer of the Meadows, Section 5, has requested the Board of Supervisors of James City County, Virginia, submit a request to the Virginia Department of Transportation (VDOT) for a reduced street width; and

WHEREAS, Section 24 VAC-30-90-130 of the VDOT *Subdivision Street Requirements* will allow reduced street widths only when such a request is made by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby requests VDOT approve a reduced street width on Old Meadows Road and Lauren Court provided the developer completes the following:

1. On Old Meadows Road and Lauren Court, at least one fire hydrant shall be provided every 500 feet.
2. The developer shall submit a letter stating that a minimum of three off-street parking spaces, exclusive of any garage or similar car shelter facility, shall be provided per unit. A note to this effect shall be added to the construction plans and record plat for the subdivision as well.
3. The developer shall post signs in accordance with VDOT policy assuring that no on-street parking shall be allowed.

RESOLUTION**REDUCED STREET WIDTH****GREENSPRINGS WEST, PHASE I AND PHASE II**

WHEREAS, the developer of Phase I and Phase II of Greensprings West, has requested the Board of Supervisors of James City County, Virginia, submit a request to the Virginia Department of Transportation (VDOT) for a reduced street width; and

WHEREAS, Section 24 VAC-30-90-130 of the VDOT *Subdivision Street Requirements* will allow reduced street widths only when such a request is made by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby requests VDOT approve reduced street widths within Phase I and Phase II of Greensprings West provided the developer completes the following:

1. At least one fire hydrant shall be provided every 500 feet.
2. The developer shall submit a letter stating that a minimum of three off-street parking spaces, exclusive of any garage or similar car shelter facility, shall be provided per unit. A note to this effect shall be added to the construction plans and the record plat for the subdivision as well.

3. The developer shall post signs in accordance with VDOT policy assuring that no on-street parking shall be allowed.

E. PUBLIC HEARINGS

1. Case No. ZO-5-98. Residential Cluster Overlay District;
Case No. ZO-13-98. Limited Residential District, R-1; and
Case No. ZO-14-98. General Residential District, R-2 (Continued from April 27, 1999

Ms. Tamara Rosario, Senior Planner, stated that the Board of Supervisors deferred action on these items at its April 27, 1999, meeting to allow revision and provide additional information.

Ms. Rosario stated that staff was continuing work on the Standard for Preservation of Rare, Endangered, or Threatened Species Habitat to provide more definitive language of which species or resources should be protected. She stated that staff provided a new alternative for Standard for Provision of a Major Recreation Facility, which followed the Comprehensive Parks and Recreation Master Plan.

Ms. Rosario stated that Buffer Language for affordable housing buffer reductions had been changed to ...a majority of....

Ms. Rosario presented a new alternative in wet pond exception in buffers. Following Board and staff discussion, Mr. McGlennon stated that he would suggest some additional language for that alternative. Board supported new version of Subsection (g) ...minimize underground structures or other items that might necessitate clearing in the buffer....

Ms. Rosario presented a new version for Open Space Requirements Subsection (b) and a Board member requested that criteria include affordable housing and community attributes.

Ms. Rosario stated that staff was continuing work on the Standard for Sidewalks on Both Sides of the Street and the Board supported exceptions of subdivision of less than 20 dwellings, infill, or road on which houses do not front, under the Standard for Provision of Curb and Gutter in Densities of 2 to 3 Dwelling Units per Acre.

Mr. Edwards opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. Edwards deferred the case for discussion at the May 25, 1999, Board of Supervisors meeting.

2. Case No. ZO-1-99. Zoning Ordinance Amendment/Planned Unit Development District

Mr. Joseph R. McCleary, Business and Industrial Zoning Ordinance Committee, presented the changes to Sections 24-484, 24-487, 24-495, 24-497, 24-498, and 24-499, as recommended by the Committee. He expressed the Committee's main concern involved external buffers and setbacks. Mr. McCleary stated that the Committee supported the revisions to facilitate the goals outlined in the Comprehensive Plan.

In concurrence with staff and the Committee, the Planning Commission unanimously recommended approval of the ordinance amendments.

Mr. Nervitt spoke of his concern with Section 24-487 allowing conceptual plans to serve as final plans.

Mr. Edwards opened the public hearing and continued the public hearing until May 25, 1999, Board of Supervisors meeting.

3. Case No. ZO-8-99. Conceptual Plan Submission for Site Plans

4. Case No. ZO-9-99. Conceptual Plan Submission for Major Subdivisions

Mr. Jeff Barra, Grab Bag Ordinance Update Committee, stated that the Grab Bag Committee recommended a revision for submission of conceptual plans for review and approval of the Planning Department prior to formal plan submission. He stated that the conceptual review period would allow an earlier compliance with the strategies and standards in the Comprehensive Plan.

In concurrence with the Committee and staff, the Planning Commission unanimously recommended approval of the ordinance amendments.

Mr. Edwards opened the public hearings, and as no one wished to speak, he closed the public hearings.

Mr. McGlennon questioned whether legislation on vesting might affect the action on locality accepting plans.

Following discussion between Board members and staff, Mr. Morton requested the case be deferred.

Mr. Edwards deferred the items until the May 25, 1999, Board of Supervisors meeting to allow staff to provide additional information.

5. Case No. ZO-10-99. Manufactured Home Parks

Mr. Barra stated that the Grab Bag Committee recommended revision of the Manufactured Home Parks requirements to include road right-of-way and perimeter buffers, open space requirements similar to R-1 and R-2 and area requirements, to provide an adequate placement area for units of at least 80 feet in length.

In concurrence with the Committee and staff, the Planning Commission unanimously recommended approval of the ordinance amendment.

Mr. Edwards opened the public hearing.

1. Mr. Ed Oyer, 139 Indian Circle, emphasized the need to clarify side and rear setbacks in manufactured home parks.

Mr. Edwards continued the public hearing until the May 25, 1999, Board of Supervisors meeting.

Item Nos. 3 and 4. Case Nos. ZO-8-99 and ZO-9-99.

Mr. Edwards stated that staff reported State legislation would not affect the cases. He asked for a motion on the ordinance amendments.

Mr. Bradshaw made a motion to approve the ordinance amendments.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

6. Case No. SUP-3-99. Dr. Horvath Dental Office

Mr. Matthew W. Maxwell, Senior Planner, stated that Gabriella Horvath, D.D.S., had applied for a special use permit to allow a clinic for dental practice in an existing single-family structure, approximately 1,800 square feet, on 1.4± acres, zoned, A-1, General Agricultural, located at 3700 Rochambeau Drive, further identified as Parcel No. (1-8H) on James City County Real Estate Tax Map No. (13-1).

Mr. Maxwell stated that the property was designated Low-Density Residential on the Comprehensive Plan Land Use Map. He stated that the requested use was inconsistent with the Low-Density Residential because of increased vehicular traffic and installation of the required commercial entrance, and was not located at an intersection as recommended in the Comprehensive Plan. Staff determined approval would set a precedent for future commercial development on properties with similar characteristics.

In concurrence with staff, the Planning Commission, by a vote of 5-2, recommended denial of the special use permit.

Board and staff discussed surrounding zoning; special use permit solely for use requested; preservation of rural residential character; landscaping, and screening, for visibility of parking area; and residence was a part of Sand Hill subdivision.

Mr. Edwards opened the public hearing.

1. Mr. Vernon Geddy, representative for Dr. Gabriella Horvath, stated the applicant would have a limited commercial establishment in her residence, located on an arterial highway, well screened, with a large lot for parking, minimal traffic, and no impact on surrounding property values. He asked for Board approval.

Board and applicant discussed office and residence arrangement, expansion and number of employees, outside lighting, and waste disposal.

2. Ms. Mary DeLara, 92 Sand Hill Road, stated Dr. Horvath displayed lack of concern for property owners in Sand Hill subdivision and asked that the Board deny the application.

3. Mr. Norman Clements, 94 Sand Hill Road, spoke in opposition to the dental office in a residential area, noted that other areas zoned business have space available for an office, and that 125 persons signed a petition in objection to the office.

4. Mr. Gordon Wright, 97 Sand Hill Road, stated the office would start another commercial corridor and produce daily traffic during the same time school would be in session.

5. Mr. Willard DeLara, 92 Sand Hill Road, voiced concerns that the residence might eventually become commercial, a sign would be erected on Rochambeau Drive, and trees and vegetation would be removed to provide a commercial driveway.

6. Ms. Margaret Davis, 98 Sand Hill Road, asked the Board to deny the application and retain the rural community character where children play.

7. Ms. Mildred Seeton, 3708 Rochambeau Drive, spoke in support of the dental office as needed in the community and near the new elementary school.

8. Ms. Phyllis McClure, 3707 Rochambeau Drive, spoke in support of the dental office as an asset to the community.

9. Mr. Forest Henry, Jr., 3701 Rochambeau Drive, spoke in favor of the office which would have no effect on the neighborhood.

10. Dr. Gabriella Horvath presented slides and spoke of the advantages of having a dental office in her residence.

11. Mr. Ed Oyer, 139 Indian Circle, referenced a similar application that a former Board had denied.

Mr. Edwards closed the public hearing.

Mr. Nervitt made a motion to deny the special use permit.

The Board noted that the dental profession was needed in the County, but voiced concerns about screening, expansion, setting a precedent, and requirement of commercial driveway in a residential neighborhood.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

7. Outdoor Gathering Permit Application, Virginia Opera, June 12, 1999

Mr. John T.P. Horne, Manager, Development Management, stated that the Virginia Opera had applied to hold an outdoor gathering, on Saturday, June 12, 1999, from 6:00 p.m. to 8:00 p.m. at Williamsburg Winery, 5800 Wessex Hundred, Williamsburg, VA, 23185. He further stated that all required approvals have been received.

Staff recommended approval of the application.

Mr. Edwards opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. Sisk made a motion to approve the resolution.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

RESOLUTION

OUTDOOR GATHERING PERMIT - VIRGINIA OPERA

WHEREAS, James City County has received an application from the Virginia Opera, to hold an outdoor gathering on Saturday, June 12, 1999, from 6:00 p.m. to 8:00 p.m., at Williamsburg Winery, 5800 Wessex Hundred, Williamsburg, Virginia, 23185; and

WHEREAS, the application was reviewed and approved with comments by the James City County Police Chief, Fire Chief, Emergency Medical Coordinator, the County Health Department, Building Official, and the Zoning Administrator.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, authorizes the County Administrator to issue a permit to the Virginia Opera, to hold an outdoor gathering as proposed on the Outdoor Gathering Permit Application and the written comments made thereto.

8. Outdoor Gathering Permit Application, Perfect Edge/Shackleford's Restaurant, June 12, 1999

Mr. John T.P. Horne, Manager, Development Management, stated that the Perfect Edge/Shackleford's Restaurant had applied to hold an outdoor gathering on Saturday, June 12, 1999, from 5:00 p.m. to 10:00 p.m. at Monticello Marketplace, 4640 Monticello Avenue, Williamsburg, VA 23188. He further stated that all required approvals had been received.

Staff recommended approval of the application.

Board discussion followed regarding crowd control, noise, impact on other businesses and nearby residences, and using for advertisement for the Marketplace.

Mr. Edwards opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. Sisk made a motion to approve the resolution.

On a roll call, the vote was: AYE: Nervitt, Sisk, Bradshaw, (3). NAY: McGlennon, Edwards (2).

RESOLUTION

OUTDOOR GATHERING PERMIT - PERFECT EDGE/SHACKLEFORD'S RESTAURANT

WHEREAS, James City County has received an application from the Perfect Edge/Shackleford's Restaurant, to hold an outdoor gathering on Saturday, June 12, 1999, from 5:00 p.m. to 10:00 p.m., at Monticello Marketplace, 4640 Monticello Avenue, Williamsburg, Virginia 23188; and

WHEREAS, the application was reviewed and approved with comments by the James City County Police Chief, Fire Chief, Emergency Medical Coordinator, the County Health Department, Building Official and the Zoning Administrator.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, authorizes the County Administrator to issue a permit to the Perfect Edge/Shackleford's Restaurant, to hold an outdoor gathering as proposed on the Outdoor Gathering Permit Application and the written comments made thereto.

9. Authorization for the County of James City, Virginia, to Acquire Certain Pieces of Parcels of Real Property for the Public Purpose of Constructing Monticello Avenue

Mr. Horne stated that the Route 5 Transportation Improvement District Commission had requested that the Board of Supervisors use power of eminent domain to acquire certain properties for the construction of Monticello Avenue. Mr. Horne further stated that the Virginia Code Section 15.2-1905 required that a public hearing be held.

Staff recommended the Board approve the resolution which identified each property to be acquired, who owned each parcel, and estimated fair market value for each, as determined by the County's Office of Real Estate Assessment or an independent appraiser.

Mr. Edwards opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. McGlennon made a motion to approve the resolution.

Mr. Nervitt expressed a concern that the route selected for the western terminus of Route 5 significantly impacted Mr. Howard McDermitt and that he could not support taking additional land from the McDermitts.

On a roll call, the vote was: AYE: Sisk, McGlennon, Bradshaw, Edwards (4). NAY: Nervitt (1).

RESOLUTION

AUTHORIZATION FOR THE COUNTY OF JAMES CITY, VIRGINIA,

TO ACQUIRE CERTAIN PIECES OR PARCELS OF REAL PROPERTY

FOR THE PUBLIC PURPOSE OF CONSTRUCTING MONTICELLO AVENUE

WHEREAS, in the opinion of the Board of Supervisors of James City County, Virginia, a public necessity exists for the acquisition of certain real property, hereinafter more particularly described, in James City County, Virginia, for the construction of a new road, the Monticello Avenue Project, and for the preservation of the health, safety, peace, good order, comfort, convenience, morals, and welfare of James City County, Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that:

1. the acquisition of the hereinafter described property for the construction of a road, the Monticello Avenue Project, is declared to be a public necessity pursuant to §15.2-1903 of the Code of Virginia (1950), as amended, and to constitute an authorized public undertaking pursuant to §25-232.01, Code of Virginia (1950), as amended; and
2. pursuant to §15.2-1905 of the Code of Virginia (1950), as amended, the Board of Supervisors hereby declares its intent to enter and take the hereinafter described property, and further declares the necessity to enter and take the hereinafter described property prior to or during the condemnation proceedings, and further, that pursuant to the aforesaid section, the County is hereby vested with those powers granted the Commonwealth Transportation Commission pursuant to §§33.1-119 through 33.1-132; and
3. the County Attorney's office and/or the law firm of Randolph, Boyd, Cherry and Vaughn be and are hereby authorized and directed to acquire the hereinafter described property in the manner provided in Title 33.1, Chapter 1, Article 7, Code of Virginia (1950), as amended, and, to the extent applicable, Titles 15.2 and 25 of the Code of Virginia (1950), as amended; and
4. the name of the current owner, the acreage, the tax map and parcel number, a brief property description, and the just compensation based on an appraisal is listed for each piece or parcel of real property in the following chart:

Owner	Acreage	MMM Parcel No.*	Portion of JCC Real Estate Tax Map/Parcel No.	Compensation
Howard C. & Linda G. McDermitt	0.20	102	(44-1)(1-15)	\$ 2,000.00
Howard & Carolyn A. Topp	4.08	105	(45-1)(1-16)**	32,000.00
Torsion, Inc.	0.63	107	(44-2)(1-5)	2,480.00
Powhatan Enterprises	0.76	122	(38-3)(1-9)	3,502.00
Royal Court, Inc.	0.04	123	(38-3)(1-28)	1,100.00
James Oxford Limited Partnership	0.20	125	(38-3)(1-13)	5,930.00
Powhatan Enterprises	0.53	127	(38-3)(1-9)	2,582.00
Royal Court, Inc.	0.20	132	(38-3)(1-29)	6,850.00
Powhatan Enterprises	0.01	134	(37-4)(1-2)	12.50

* As shown on the Construction Drawings for Monticello Avenue prepared by MMM Design Group, dated January 31, 1999, and more particularly shown on plats of right-of-way dedication prepared by AES Consulting Engineers.

**Constitutes entire parcel.

5. the owner of each parcel was offered the sum identified for each piece or parcel of real property and refused to convey the property; and
6. in the event any of the properties, or a portion thereof, described in Paragraph numbered 4 of this Resolution has been conveyed, the County Attorney's office and/or the law firm of Randolph, Boyd, Cherry and Vaughn are authorized and directed to institute proceedings against any successors in title; and
7. an emergency is declared to exist and this resolution shall be in effect from the date of its passage.

F. BOARD CONSIDERATIONS

1. FY 2000 Strategic Management Plan (Deferred from April 27, 1999)

Mr. Sanford B. Wanner, County Administrator, stated that the proposed FY 2000 Strategic Management Plan had been provided with the budget document.

Staff recommended approval of the resolution.

Mr. Bradshaw made a motion to approve the resolution.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

RESOLUTION

FY 2000 STRATEGIC MANAGEMENT PLAN

WHEREAS, the County's Strategic Management Plan contains our mission, vision, values, goals, and objectives that were developed collaboratively by the Board of Supervisors, citizens, and staff; and

WHEREAS, the FY 2000 Strategic Management Plan has been reviewed to assure that it reflects our priorities and is consistent with resources in the FY 2000 Budget; and

WHEREAS, the Strategic Management Plan is an essential tool for identifying, communicating, and tracking the critical areas we need to address to meet the needs of our citizens.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, adopts the FY 2000 Strategic Management Plan.

2. Virginia Public School Authority Bond Issue

Ms. Carol O. Davis, Assistant Manager of Financial and Management Services, stated that approval of the resolution would ratify the interest rate and payment schedule for the Virginia Public School Authority bond issue for the Berkeley and New Elementary School projects. Ms. Davis stated that the interest rate and the sale of the bonds as premium would save the County \$400,000 over the life of the bonds.

Staff recommended approval of the resolution.

Mr. Bradshaw made a motion to approve the resolution.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

RESOLUTION

RATIFYING CERTAIN PROVISIONS OF A RESOLUTION

AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION SCHOOL BONDS.

SERIES 1999A, OF JAMES CITY COUNTY, VIRGINIA

WHEREAS, on March 23, 1999, the Board of Supervisors of James City County, Virginia (the "Board"), adopted a resolution (the "Bond Resolution") authorizing the issuance of up to \$19,220,000 General Obligation School Bonds, Series 1999A (the "Bonds") for sale to the Virginia Public School Authority (the "VPSA") pursuant to the terms thereof; and

WHEREAS, the Board desires to ratify and confirm certain provisions of the Bond Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia:

1. Interest Rates on the Bonds and Principal Payment Schedule. As provided in the Bond Resolution, the actual interest rates on the Bonds are tied to the interest rates on certain bonds issued by the VPSA, which rates were determined by the VPSA on April 21, 1999. The Board hereby approves and ratifies the actual principal payment schedule and interest rates for the Bonds, which are set forth on Schedule I attached hereto. This Schedule I will also be attached to the form of the Bonds.
2. Ratification. The Bond Resolution is hereby ratified and confirmed and is in full force and effect. To the extent any provision of the Bond Resolution conflicts with any provision of this Resolution, the provisions of this Resolution shall control. The Board also ratifies and reaffirms the Resolution that it adopted on February 11, 1997, with respect to the declaration of the Board's intent to reimburse itself for expenditures made with respect to the Project (as defined in the Bond Resolution) from the proceeds of the Bonds. This Resolution shall take effect immediately.

G. PUBLIC COMMENT - None

H. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Wanner recommended an executive session pursuant to Section 2.1-344(A)(5) of the Code of Virginia to discuss a prospective industry.

I. BOARD REQUESTS AND DIRECTIVES - None

Mr. Edwards made a motion to convene into executive session as recommended by the County Administrator, at 10:55 p.m.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

Mr. Edwards reconvened the Board into open session and made a motion to approve the executive session resolution, at 11:19 p.m.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

RESOLUTION

CERTIFICATION OF EXECUTIVE MEETING

WHEREAS, the Board of Supervisors of James City County, Virginia, (Board) has convened an executive meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

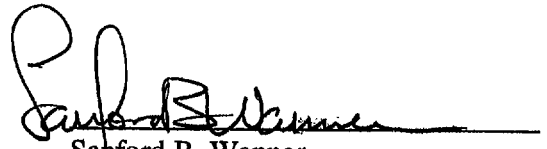
WHEREAS, Section 2.1-344.1 of the Code of Virginia requires a certification by the Board that such executive meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby certifies that, to the best of each member's knowledge: i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification resolution applies; and, ii) only such public business matters were heard, discussed or considered by the Board as were identified in the motion, Section 2.1-344(A)(1), appointment of individuals to County boards and/or commissions, and Section 21-344(A)(5) discuss a prospective industry.

Mr. Nervitt made a motion to adjourn.

On a roll call, the vote was: AYE: Nervitt, Sisk, McGlennon, Bradshaw, Edwards (5). NAY: (0).

The Board adjourned at 11:20 p.m.


Sanford B. Wanner
Clerk to the Board

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MAY 11 1999

BOARD OF SUPERVISOR
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 31A-192

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE III, SITE PLAN, SECTION 24-144, PREAPPLICATION CONFERENCE; AND SECTION 24-145, SITE PLAN SUBMITTAL REQUIREMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article III, Site Plan, Section 24-144, Preapplication conference; and Section 24-145, Site plan submittal requirements.

Chapter 24. Zoning

Article III. Site Plan

Sec. 24-144. Preapplication conference ~~and submission of conceptual plan.~~

(a) Before filing an application for approval of a site development plan, the applicant is advised to confer with the planning director or his designee and such other agencies of the county, state, and/or federal governments as the planning director suggests to be advisable concerning the general proposal. ~~At that time, the applicant or his representative may submit unofficial preliminary studies of the concept of the proposed development for tentative review, comments and recommendations concerning the development of the tract. Such action does not require formal application or filing of a site plan and is not to be construed as an application for approval in computing time limitations in relation thereto.~~

Ordinance to Amend and Reordain
Chapter 24. Zoning
Page 2

(b) *Prior to the submission of a site plan, the applicant or his representative is advised to submit three copies of a conceptual plan for review by the director of planning, or his designee; such action does not constitute the submission of a site plan and is not to be construed as an application for approval in computing time limitations in relation thereto. The planning division shall transmit comments to the applicant within 21 calendar days of submittal of a plan which meets all applicable submittal criteria.*

(c) *The conceptual plan may be granted conceptual plan approval with conditions that should be satisfied prior to final site plan approval by the zoning administrator; such action does not constitute site plan approval or preliminary approval. Submittal of a site plan that does not incorporate the conditions set forth during the conceptual plan review period, shall be reviewed by the commission under the requirements of section 24-148. Unless required by the planning director, a resubmittal of conceptual plans shall not be necessary.*

(d) *Conceptual plans shall, at a minimum, show:*

(1) *Property lines;*

(2) *Building locations and orientation;*

(3) *Building locations on adjacent properties;*

(4) *Location of parking area(s);*

(5) *Landscape areas/buffers;*

(6) *Entrances/exits/access to the site (vehicular, pedestrian, greenway, etc.);*

(7) *Greenway connections (on-site and those adjacent to the subject property);*

(8) *Proposed use of site;*

(9) *Building/landscape setbacks per James City County ordinance;*

Ordinance to Amend and Reordain
 Chapter 24. Zoning
 Page 3

- (10) *Site zoning and zoning of surrounding properties;*
 - (11) *Location of stormwater management facilities;*
 - (12) *Graphic scale;*
 - (13) *Easements (conservation, utility, etc.);*
 - (14) *Unique natural/visual features (viewsheds, water features, wetlands, RPA buffer, known archaeological sites, etc.);*
 - (15) *Unique natural/visual features to be preserved (mature trees, etc.);*
 - (16) *List of currently binding proffers or SUP conditions;*
 - (17) *Location of entry signs; and*
 - (18) *Topography of site.*
- (e) *If the planning director determines that one or more of the above submittal requirements is not applicable to the proposed project, the planning director may waive those requirements.*

Sec. 24-145. Site plan submittal requirements.

- (a) Site plans shall at a minimum contain:
 - (1) Title of project;
 - (2) Name of engineer, architect, landscape architect, planner and/or licensed surveyor;
 - (3) Location of site by an inset map at a scale no less than one inch equals 2,000 feet;

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Chapter 24. Zoning
Page 4

- (4) Indication of the scale, north arrow, zoning, parcel number and such information as the names and numbers of adjacent roads, streams and bodies of water, railroads and subdivisions, or other landmarks sufficient to clearly identify the location of the property;
- (5) Boundary survey of site;
- (6) All existing and proposed streets and easements, their names, numbers and width; existing and proposed utilities with easements and sizes, projected peak water and wastewater flows, watercourses and their names and owners;
- (7) Location, type and size of all entrances to the site;
- (8) Existing topography and proposed finished contours.
- (9) A landscaped plan showing woodline before site preparation with species and average diameter of trees indicated with location and diameter of single trees in open areas; areas to be screened, fenced, walled and/or landscaped, with approximate arrangements, plant types and sizes; and size and type of trees to be removed having a minimum diameter breast height of 12 inches;
- (10) Provisions for off-street parking, loading spaces and pedestrian walkways including existing and proposed sidewalks, calculations indicating the number of parking spaces required and the number provided;
- (11) Number of floors, floor area, height and location of each building;
- (12) For a multifamily residential development, the number, size and type of dwelling units and the location, type and percentage of total acreage of recreation facilities;

Ordinance to Amend and Reordain
 Chapter 24. Zoning
 Page 5

- (13) Detailed utility layout including water and sanitary sewer plan with profiles; location of electrical transmission lines, gas pipelines, streetlights and fire hydrants; and showing the locations of garbage and trash disposal facilities;
- (14) Provisions for the adequate control of stormwater drainage and erosion and sedimentation, indicating all proposed temporary and permanent control measures;
- (15) Computation notations to include the total site area, and the amount and percentage of the site covered by open space and buildings, or dwelling units for multifamily residential developments;
- (16) Bylaws of homeowner association where applicable; and
- (17) Copies of notification to adjacent property owners; *and*


~~(18) Copy of conceptual plan reviewed under the requirements of section 24-144.~~

(b) If the zoning administrator determines that one or more of the above submittal requirements is not applicable to the proposed project, the zoning administrator may waive those requirements.

(c) The submittal of a site plan with insufficient information shall result in the return of the plans to the applicant without review; such deficiencies shall be noted in written form.

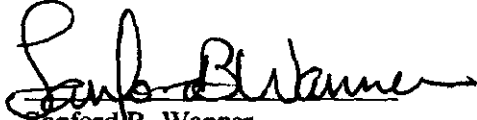
~~(d) If the submitted site plan does not have an approved conceptual plan, as set forth in section 24-144, then the site plan shall be reviewed by the commission under the requirements of section 24-148.~~

Ordinance to Amend and Reordain
Chapter 24. Zoning
Page 6



Jack D. Edwards
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
NERVITT	AYE
SISK	AYE
MCGLENNON	AYE
BRADSHAW	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of May,
1999.

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MAY 11 1999

BOARD OF SUPERVISOR
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 30A-26

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 19, SUBDIVISIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, PROCEDURES AND DOCUMENTS TO BE FILED, SECTION 19-19, PREAPPLICATION CONFERENCE; SECTION 19-24, PROCEDURE FOR PRELIMINARY PLAN REVIEW FOR MAJOR SUBDIVISIONS OF FEWER THAN FIFTY LOTS; AND SECTION 19-27, PRELIMINARY PLAN-SUBMITTAL REQUIREMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 19, Subdivisions, is hereby amended and reordained by amending Article II, Procedures and Documents to be Filed, Section 19-19, Preapplication conference; Section 19-24, Procedure for preliminary plan review for major subdivisions of fewer than fifty lots; and Section 19-27, Preliminary plan-Submittal requirements.

Chapter 19. Subdivisions

Article II. Procedures and Documents to be Filed

Sec. 19-19. Preapplication conference ~~and submission of conceptual plan.~~

~~(a)~~ Before submittal of any preliminary or final subdivision plan, the applicant is advised to confer with, ~~and submit a conceptual sketch to,~~ the subdivision agent and such other agencies of the state and county as the agent deems advisable concerning the proposed subdivision.

~~(b)~~ ~~Prior to the submission of any major subdivision plan, the applicant or his representative is advised to submit three copies of a conceptual plan for review by the director of planning, or his designee.~~

Ordinance to Amend and Reordain
 Chapter 19. Subdivisions
 Page 2

such action does not constitute the submission of a preliminary plan and is not to be construed as an application for approval in computing time limitations in relation thereto. The planning division shall transmit comments to the applicant within 21 calendar days of submittal of a plan which meets all applicable submittal criteria.

(c) The conceptual plan may be granted conceptual plan approval with conditions that should be satisfied prior to final plan approval by the zoning administrator; such action does not constitute final subdivision approval or preliminary plan approval. Submittal of a preliminary plan that does not incorporate the conditions set forth during the conceptual plan review period, shall be reviewed by the commission under the requirements of section 19-23. Unless required by the planning director, a resubmittal of conceptual plans shall not be necessary.

(d) Conceptual plans shall, at a minimum, show:

(1) property lines

(2) building locations and orientation

(3) building locations on adjacent properties

(4) location of parking area(s)

(5) landscape areas/buffers

(6) entrance/exits/access to the site (vehicular, pedestrian, greenway, etc.)

(7) greenway connections (on-site and those adjacent to the subject property)

(8) proposed use of site

(9) building/landscape setbacks per James City County ordinance

(10) site zoning and zoning of surrounding properties

Ordinance to Amend and Reordain
 Chapter 19. Subdivisions
 Page 3

(11) location of stormwater management facilities

(12) graphic scale

(13) easements (conservation, utility, etc.)

(14) unique natural/visual features (viewsheds, water features, wetlands, RPA buffer, known archaeological sites, etc.)

(15) unique natural/visual features to be preserved (mature trees, etc.)

(16) list of currently binding proffers or special use permit conditions

(17) location of entry signs

(18) topography of site

(e) If the planning director determines that one or more of the above submittal requirements is not applicable to the proposed project, the planning director may waive those requirements.

Sec. 19-24. Procedure for preliminary plan review for major subdivisions of fewer than fifty lots.

Major subdivisions of fewer than 50 lots may, at the agent's discretion, be reviewed under the procedures set forth in section 19-22, provided however, if the submitted preliminary plan does not have an approved conceptual plan, as set forth in section 19-19, then the preliminary plan shall be reviewed by the commission under the requirements of section 19-23.

Sec. 19-27. Preliminary plan-Submittal requirements.

The preliminary plan for a minor or major subdivision shall be on a blue-line or black-line print. The scale shall be 100 feet to the inch except in cases where the agent approves an alternate scale. If more than one sheet is used, sheets shall be numbered in sequence and an index shall be provided. The preliminary plan for a minor or major subdivision shall include the following information:

- (a) The name of the subdivision, owner, subdivider, and surveyor or engineer, the date of drawing, number of sheets, north arrow and scale. If true north is used, the method of determination shall be shown.
- (b) The location of the proposed subdivision on an inset map at a scale of not less than one inch equals 2,000 feet, showing adjoining roads, their names and numbers, subdivisions and other landmarks.
- (c) A boundary survey, or existing survey of record, providing a closure with an accuracy of not less than one in 2,500, total acreage, acreage of subdivided area, existing buildings, existing graves, objects or structures marking a place of burial, names of owners and existing property lines within the boundaries of the tract and for adjacent properties thereto, proposed monuments, lots, lot numbers, lot areas, blocks, building setback, and yard lines.
- (d) All existing, platted and proposed streets, including their names, numbers and widths; existing and proposed utility or other easements, existing and proposed sidewalks, public areas, parking spaces, culverts, drains, watercourses, lakes, their names, and other pertinent data.

- (e) A drainage plan showing the proposed drainage system including all open ditches, closed storm drain pipes and stormwater management facilities proposed to convey the subdivision drainage to an adequate channel. The plan shall include sizes of all pipes and ditches, types of pipes and ditch linings, drainage easements and construction details of any stormwater management facilities. Drainage calculations shall be submitted with a drainage area map to verify the design of the drainage system including the adequacy of the channel receiving drainage from the proposed subdivision.

For multiphased subdivisions, a drainage area map shall be provided with drainage calculations for all phases of the subdivision to determine the adequacy of receiving channels. If receiving channels are not adequate, the map shall include the location of proposed stormwater management facilities.

The drainage plan shall include the topographic plan of the site. The topographic plan submittal requirements vary depending on the location of the proposed development. Outlined below are the topographic plan submittal requirements for each specific area.

Areas generally south of the boundary line - reference the county tax map for the boundary line location. For all subdivisions planned in this area, the subdivision mapping and design shall be based on topographic surveys which are either derived from on-site field surveys or aerial photography. James City County topographic maps shall not be used for this purpose unless the county engineer permits the use of field verified James City County Topographic Maps. Subdivision plans shall show at least one contour line for each 100 feet of horizontal

Ordinance to Amend and Reordain
Chapter 19. Subdivisions
Page 6

distance and shall show existing and proposed contours at intervals of no more than five feet.

The contour interval shall be in whole feet.


Areas generally north of the boundary line - reference the county tax map for the boundary line location. The topographic plan submittal requirements are the same as those required for areas generally south of the boundary line except that James City County topographic plans may be used. The applicant shall assume all risk associated with the accuracy and the precision of these maps.

- (f) An erosion control plan showing the location, type and details of proposed erosion and sediment control devices to be used during and after construction. The plan shall meet all requirements of the erosion and sedimentation control ordinance and shall be provided at a scale of 100 feet to the inch except in cases where the director of code compliance approves an alternate scale. The plan shall show existing and proposed contours at intervals of no more than five feet.
- (g) Cross-sections showing the proposed street construction, depth and type of base, type of surface, compaction, shoulders, curbs and gutters, sidewalks, side ditches, and other features of the proposed streets.
- (h) Street profiles showing the proposed grades for the streets and drainage facilities, including elevations of existing and proposed ground surface at all street intersections and at points of major grade change along the centerline of streets, together with proposed connecting grade lines therewith.

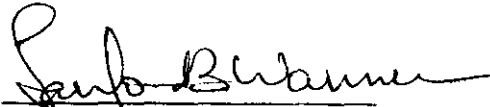
Ordinance to Amend and Reordain
Chapter 19. Subdivisions
Page 7

- (i) Size and location of existing sanitary sewer and water facilities; location and method of proposed connections to existing sewer and water facilities; size and location of proposed sewer and water facilities showing location of proposed water meters, gate valves, fire hydrants, fittings, manholes, sewer laterals and cleanouts; grinder pump locations; profile views of water and sewer mains with manhole rim and invert elevations and percent of slope; sewage pump station location, design and details; and water well facility location, design, and details.

~~(j) The preliminary plan for a major subdivision shall contain a copy of conceptual plan reviewed under the requirements of section 19-19.~~


 Jack D. Edwards
 Chairman, Board of Supervisors

ATTEST:


 Sanford B. Wanner
 Clerk to the Board

SUPERVISOR	VOTE
NERVITT	AYE
SISK	AYE
MCGLENNON	AYE
BRADSHAW	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of May, 1999.

SCHEDULE I

**James City County
Non-Subsidized Local School Bond**

	Principal	Rate	Interest	Total	Fiscal Total
7/15/99			\$157,492.27	\$157,492.27	\$0.00
1/15/00			457,235.63	457,235.63	614,727.90
7/15/00	\$600,000	4.350%	457,235.63	1,057,235.63	0.00
1/15/01	0		444,185.63	444,185.63	1,501,421.25
7/15/01	630,000	4.600%	444,185.63	1,074,185.63	0.00
1/15/02	0		429,695.63	429,695.63	1,503,881.25
7/15/02	660,000	5.100%	429,695.63	1,089,695.63	0.00
1/15/03	0		412,865.63	412,865.63	1,502,561.25
7/15/03	690,000	4.600%	412,865.63	1,102,865.63	0.00
1/15/04	0		396,995.63	396,995.63	1,499,861.25
7/15/04	725,000	4.600%	396,995.63	1,121,995.63	0.00
1/15/05	0		380,320.63	380,320.63	1,502,316.25
7/15/05	755,000	4.100%	380,320.63	1,135,320.63	0.00
1/15/06	0		364,843.13	364,843.13	1,500,163.75
7/15/06	790,000	4.100%	364,843.13	1,154,843.13	0.00
1/15/07	0		348,648.13	348,648.13	1,503,491.25
7/15/07	820,000	4.200%	348,648.13	1,168,648.13	0.00
1/15/08	0		331,428.13	331,428.13	1,500,076.25
7/15/08	855,000	4.225%	331,428.13	1,186,428.13	0.00
1/15/09	0		313,366.25	313,366.25	1,499,794.38
7/15/09	900,000	5.100%	313,366.25	1,213,366.25	0.00
1/15/10	0		290,416.25	290,416.25	1,503,782.50
7/15/10	940,000	4.475%	290,416.25	1,230,416.25	0.00
1/15/11	0		269,383.75	269,383.75	1,499,800.00
7/15/11	985,000	4.600%	269,383.75	1,254,383.75	0.00
1/15/12	0		246,728.75	246,728.75	1,501,112.50
7/15/12	1,035,000	4.600%	246,728.75	1,281,728.75	0.00
1/15/13	0		222,923.75	222,923.75	1,504,652.50
7/15/13	1,080,000	4.725%	222,923.75	1,302,923.75	0.00
1/15/14	0		197,408.75	197,408.75	1,500,332.50
7/15/14	1,135,000	4.725%	197,408.75	1,332,408.75	0.00
1/15/15	0		170,594.38	170,594.38	1,503,003.13
7/15/15	1,190,000	5.100%	170,594.38	1,360,594.38	0.00
1/15/16	0		140,249.38	140,249.38	1,500,843.75
7/15/16	1,255,000	5.100%	140,249.38	1,395,249.38	0.00
1/15/17	0		108,246.88	108,246.88	1,503,496.25
7/15/17	1,320,000	5.100%	108,246.88	1,428,246.88	0.00
1/15/18	0		74,586.88	74,586.88	1,502,833.75
7/15/18	1,390,000	5.225%	74,586.88	1,464,586.88	0.00
1/15/19	0		38,273.13	38,273.13	1,502,860.00
7/15/19	1,465,000	5.225%	38,273.13	1,503,273.13	1,503,273.13
Debt Total	\$19,220,000.00		\$11,434,284.77	\$30,654,284.77	\$30,654,284.77
Premium	147,276.72				
Grand Total	\$19,367,276.72				

Dated Date

5/13/99

Effective Rate

4.76257366%