

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 26th DAY OF FEBRUARY, TWO THOUSAND THREE.

1. ROLL CALL

Mr. John Hagee
Mr. Joe McCleary
Mr. Joe Poole
Ms. Peggy Wildman

ALSO PRESENT

Mr. Chris Johnson, Senior Planner

2. MINUTES

Following a motion by Mr. Poole and a second by Ms. Wildman, the DRC approved the minutes from the January 29, 2003, and February 3, 2003, meetings by a unanimous voice vote.

3. Case No. SP-139-02. New Town - Corner Pocket

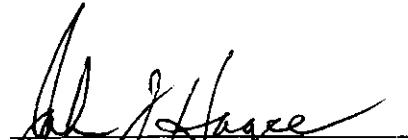
Mr. Johnson stated that staff recommends preliminary approval be granted and approval of the request for a waiver from the minimum off-street parking requirements. Mr. Hagee asked about development plans for Section 4 and the amount of square footage for development within Block 5. Mr. Jim Franklin of New Town Associates stated that there are several plans in the works within Section 4 but nothing is ready for submission to the County. Mr. Franklin added that square footage will be allotted based on available parking in adjacent parking fields. Mr. Hagee asked about the differences between the New Town Parking Guidelines and the Shared Parking Agreement figures listed on the plans. Mr. Franklin stated the Guidelines were a guess and a parking consultant believes they are overstated and recommended an alternative plan which assigns parking spaces based on the types of uses within each block area. Mr. Hagee stated that assignment of on-street parking spaces between users and block areas will prove to be complicated. Mr. Poole compared the shared parking within New Town with Merchants Square in the City of Williamsburg. Mr. Hagee stated that he did not have any issue with the requested waiver but requested further analysis by New Town and staff of how this will be accomplished in the future. Mr. Johnson stated that staff would continue to work with the applicant on a review of the Shared Parking Agreement and would bring the matter before the DRC for consideration at a later date. With no further questions, following a motion by Mr. Poole and a second from Ms. Wildman, the DRC unanimously recommended that preliminary approval be granted subject to agency review comments and unanimously recommended approval of the waiver request from the minimum off-street parking requirements.


4. Case No. SP-10-03. Colonial Heritage Residence Clubhouse

Mr. Johnson presented the staff report and provided an overview of the proposed Clubhouse and Aquatic Center project and a summary of the plans which staff has reviewed to date within Colonial Heritage. Mr. Johnson stated that this project requires DRC review as it proposes a group of buildings that exceeds 30,000 square feet. Mr. Johnson stated that staff recommends that preliminary approval be granted subject to resubmittal of plans addressing agency review comments. Mr. Poole inquired about the future disposition of the Massie residence and row of magnolia trees along Richmond Road. Mr. Howard Price of AES stated that U.S. Home is currently using the Massie home as a sales office and noted that the home and trees are located in an area designated for future commercial development. Ms. Wildman stated that U.S. Home could go along way to addressing community concerns for the development by saving the home and magnolia trees and incorporating them into the development plans for the commercial area. Mr. Brian Rettman of U.S. Home noted that the Farley house is also located within the Colonial Heritage property and will be preserved. Mr. McCleary stated that Bill Gerald had recently gone on record as stating that the magnolia trees, and quite possibly the Massie house, would be saved as an amenity within the development. There being no further discussion, and following a motion by Mr. McCleary and a second by Mr. Poole, the Development Review Committee unanimously recommended that preliminary approval be granted subject to agency review comments.

5. Adjournment

There being no further business, the February 26, 2003, Development Review Committee meeting adjourned at 4:30 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Conceptual Plan 18-03
Wexford Hills Lots, 6, 27, 28 & 32 Septic System Waiver Request
Staff Report for the April 2, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Jim Franklin

Land Owner: Richard & Howard Wilkinson

Proposed Use: Single-family homes

Location: Wexford Hills Subdivision, along Wrenfield Drive

Tax Map/Parcel No.: (15-4)(1-6B); (15-4)(2-1D); (15-4)(1-14)

Primary Service Area: Outside

Parcel Size: Parcel 32 - 6.34 acres
Parcel 27 & 28 - 6.07 acres
Parcel 6 is part of Phase 3B and has not been subdivided from its 36.23 acre parent parcel.

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Reason for DRC Review: The Subdivision Ordinance requires lots outside the Primary Service Area to be served with a conventional septic system (i.e., a hold tank and drainfield). A certified professional soil scientist has determined that each of the four lots are unsuitable for a conventional system due to the shallow water table.

A certified soil scientist has determined that each of the four sites can be served by three types of alternative septic systems: the Puraflo peatmoss filter system, the Ecoflo peatmoss filter system or the AdvanTex fabric filter system. Mr. Franklin has requested that the DRC approve the use of these three systems for the four lots. Final determination of the specific system would be made by the lot owners prior to construction of the home. The Health Department has stated that it would approve any of the three systems for the four lots.

Although each of the four lots are contained within the Wexford Hills subdivision, none have been subdivided. Since the Subdivision Ordinance requires that a lot contain a primary and reserve drainfield for a conventional septic system, these lots cannot be approved without a waiver from the DRC to use an alternative septic system.

Section 19-18 of the Subdivision Ordinance states that the Commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;

b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;

c.) the facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to the ordinance;

d.) no objection to the exception has been receiving in writing from the transportation department, health department, or fire chief, and

e.) the hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

Staff Contact: Matthew Arcieri Phone: 253-6685

STAFF RECOMMENDATION

a.) Staff believes strict adherence to the ordinance will not cause substantial injustice or hardship;

b.) The use of these alternative systems would not be detrimental to the public safety, health, or welfare and will not adversely affect the property of others;

c.) The facts upon which the request is based are unique to these properties and are not applicable generally to other property;

d.) No objection to the proposal has been submitted from the health department; and

e.) No substantial hardship or injustice is created by the unusual character of the property. The applicant has been able to develop a substantial portion of this project using traditional septic systems. Financial hardship resulting from the applicant not being able to plat and sell these four lots is not considered proper justification for an exception.

Since the request does not meet all of the requirements listed above, staff does not recommend approval of the request.


Matthew D. Arcieri

Attachments:

1. Location/Layout Map
2. Letter from Gregory T. Monnett, Certified Professional Soil Scientist dated January 3, 2003
3. Request letter from Mr. Franklin, dated February 23, 2003

Larry W. Madison and Associates, Inc.

January 3, 2002

P.O. Box 791
Chester, VA 23831
804-796-3911
fax 804-796-1090

Jim Franklin
Blackthorne Group, LLC
PO Box 331
Williamsburg, VA 23187

Re: **Septic Sites**
Wexford Hills
James City County

Dear Jim:

Per your request I evaluated Lots 6, 27, 28, and 32 at Wexford Hills. Each lot is unsuitable for a conventional septic system. The lots were limited by shallow depths to seasonal water tables. A conventional septic system requires a depth of at least 36 inches below the ground surface.

There are several different preengineered alternative septic systems that can be used at these lots. These systems are proprietary and include: Purflo peatmoss filter system, Ecoflo peatmoss filter system, and the AdvanTex fabric filter system.

I can design each system and would be happy to discuss the components and pros and cons of each system with you.

Sincerely,

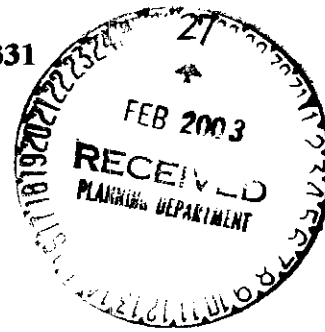


Gregory T Monnett, Ph.D.
Certified Professional Soil Scientist

SOIL AND ENVIRONMENTAL EVALUATIONS FOR LAND USE



**Blackthorn Group, L.L.C.
P.O. Box 331
Williamsburg, Virginia 23187-0331**



February 26, 2003

Mr. Chris Johnson, Senior Planner
Development Management
James City County
101-E Mounts Bay Road
Williamsburg, Virginia 23187

RE: Wexford Hills Subdivision

Dear Mr. Johnson:

This is to request an exception to Section 19-60 of the Code to allow the installation of alternative septic systems for Lots 6, 27, 28, and 32. Approval was granted to a previous request for certain other lots in November 2001.

Attached is a letter from Greg Monnett, Certified Professional Soil Scientist, in which he notes that several systems can be used for the lots, which systems are on the Virginia Department of Health's approved list. The Health Department has reviewed Greg Monnett's letter and field data and is prepared to approve the systems when requests are made.

If you have any questions or need additional information, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "James D. Franklin".

James D. Franklin
Manager

**Conceptual Plan 4-03
Lot 11 & 12, Tewning Road Commercial Park
Staff Report for the April 2, 2003, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Steven Stafford, Simmons Engineering

Land Owner: Robert Berry

Proposed Use: 25,200 square feet of office/warehouse space to be divided into approximately 1,550 square foot units. These units will be used by small businesses and contractors.

Location: 144 and 148 Tewning Road

Tax Map/Parcel No.: (39-1)(1-16) & (39-1)(1-15)

Primary Service Area: Inside

Parcel Size: 2 acres

Existing Zoning: M-1, Limited Business/Industrial

Comprehensive Plan: Limited Industry

Reason for DRC Review: The applicant has proposed two entrances onto Tewning Road.

Staff Contact: Matthew Arcieri Phone: 253-6685

STAFF RECOMMENDATION

Since the property is located at the end of Tewning Road, two entrances onto the road will have minimal impact on traffic and safety. In addition, VDOT and the Fire Department have not stated any objections to the requested two entrances. However, both agencies may have comments during Site Plan review regarding other issues. For example, the Fire Department has expressed concern over the ability for fire trucks to turn around within the proposed building layout. Staff believes these issues can be worked out during Site Plan review. Therefore, staff recommends approval of the request.


Matthew Arcieri

Attachments:

1. Location Map
2. Letter from Mark Berry
3. Conceptual Plan (separate from staff report)

Ms Christy Parrish
Office of Development Management
James City County
101-E Mounts Bay Road.
P.O. Box 8784,
Williamsburg, VA 23187-8784

Re: Case No. ZA-01-03, #144 and #148 Tewning Rd.

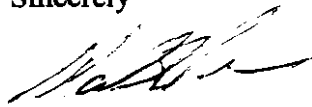
Dear Ms Parrish;

As per your request, the following contains additional information pertaining to the property and variance request on Tewning Rd.

We have gone through several preliminary concepts to determine the best layout in terms of efficiency in the use of the property as well as a staged construction plan and have determined that the layout proposed is the only feasible choice. The planned use for the buildings is to divide them into approx. 1500 sq. ft. units to provide an office/ warehouse environment for small businesses and contractors rather than a retail outlet. The use would be applicable to businesses that need a place to store materials, tools, etc. used in their trades and provide an area for a small office for the growing demands of these businesses.

I hope this information is sufficient for your requirements and if there is any other information that you need, please call me anytime at 879-2395

Sincerely



Mark Berry

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT
Meeting of April 2, 2003

Case No. C-018-03

Wexford Lots 6,7,28,32 – Alternative Septic System Request

Mr. Jim Franklin of Blackthorn LLC on behalf of Richard and Howard Wilkinson submitted a conceptual plan requesting a waiver for an alternative septic system located in the Wexford Hills subdivision along Wrenfield drive and further identified as Tax Map #(15-4)(1-6B), (15-4)(2-1D), and (15-4)(1-14). DRC review is necessary because the Subdivision Ordinance requires lots outside the PSA to be served with a conventional septic system.

DRC Action: The DRC recommended approval of the use of an alternative septic system.

Case No. C-04-03

Lot 11 & 12, Tewning Road Commercial Park

Mr. Steven Stafford of Simmons Engineering on behalf of Robert Berry has submitted a conceptual plan for approval of a 25,200 sq. ft. office/warehouse space located at 144 and 148 Tewning Road and is further identified as Tax Map #(39-1)(1-6) and (39-1)(1-15). DRC review is necessary because the applicant has proposed two entrances onto Tewning Road.

DRC Action: The DRC recommended approval of two entrances onto Tewning Road.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 2/27/2003

THROUGH: 4/3/2003

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-100-01	Williamsburg Crossing Frontage Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-027-02	120' Stealth Tower--3900 John Tyler Highway
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend
SP-061-02	Powhatan Plantation Recreation Bldg Amd
SP-088-02	Colonial Heritage, Phase 1 Section 2
SP-112-02	Ford's Colony Recreation Park
SP-128-02	Come Scrap with Me Shed
SP-129-02	Storage Trailer at Landfill
SP-133-02	Busch Corporate Center - Wheat Center
SP-140-02	Jamestown Area Water System Improvement
SP-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-005-03	Hankins Farm Water and Sewer Extension
SP-009-03	Energy Services Group Metal Fabrication Shop
SP-013-03	Williamsburg Business Center, Phs. 3, SP Amendment
SP-020-03	Jolly Pond Veterinary Hospital
SP-021-03	Colonial Heritage, Cross Country Sewer Mains
SP-025-03	New Town Block 2
SP-028-03	Hardee's Restaurant Awning SP Amendment
SP-029-03	SunTrust Building Amendment
SP-030-03	Old Capitol Lodge Site Plan Amendment
SP-032-03	Greensprings Apts. & Condos. SP Amendment
SP-033-03	Colonies at Williamsburg Entrance Road
SP-034-03	Colonial Heritage Sewer Lift Station & Force Main
SP-035-03	Prime Outlets, Ph. 5-A & 5-B - SP Amendment
SP-036-03	Colonial Heritage Blvd. Phase 1, SP Amendment
SP-038-03	Jamestown High School Temp. Classroom Trailers
SP-039-03	Stonehouse Elementary Temp. Classrooms Trailer
SP-040-03	Lafayette High School Temp. Classrooms Trailers

Thursday, April 03, 2003

Page 1 of 5

SP-041-03 Clara Byrd Baker Temp. Classroom Trailer
 SP-042-03 Williamsburg West & Country Club Dr. SP Amend
 SP-043-03 Ford's Colony Section 7, Sewer Upgrade
 SP-044-03 Longhill Grove Apartment Complex
 SP-045-03 Noah's Ark Vet Hospital SP Amendment
 SP-047-03 JCSA Well Facilities Erosion Repairs
 SP-048-03 Stonehouse Community Church SP Amendment
 SP-049-03 James River Commerce Center Columbia Drive
 SP-050-03 Wmbg. Jtown Airport T-Hanger Prep & Parking Expan.

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-002-01	JCC HSC Parking Area Expansion	10/1 /2003
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5 /8 /2003
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	8 /22/2003
SP-062-02	WindsorMeade Way Road Construction Plan	6 /4 /2003
SP-084-02	Colonial Heritage, Phase 1, Section 1	11/25/2003
SP-102-02	Powhatan Creek Access Park	9 /30/2003
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A	12/2 /2003
SP-110-02	Ewell Station - Phase II	10/7 /2003
SP-113-02	Ready Mixed Concrete Storage Yard Expansion	10/7 /2003
SP-124-02	King's Way Church Water Line	2 /21/2004
SP-135-02	Little Creek Phase III Amendment	12/30/2003
SP-142-02	George Nice & Sons	2 /12/2004
SP-144-02	J.W. Crossing, Phase II	2 /20/2004
SP-002-03	Colonial Heritage Phase 2, Massie Farm Pond Rehab.	2 /21/2004
SP-010-03	Colonial Heritage Residence Clubhouse	3 /3 /2004
SP-014-03	McLaws Park	2 /26/2004
SP-015-03	Monicello Woods Community Center	3 /20/2004
SP-018-03	St. Bede Catholic Church SP Amendment	3 /20/2004
SP-022-03	Christmas Mouse Warehouse Amendment	3 /21/2004
SP-026-03	Schmidt Landscaping Site Plan	3 /20/2004

C. FINAL APPROVAL

DATE

SP-003-02	New Zion Baptist Church, Bldg Addition / Pkng Exp	3 /19/2003
SP-091-02	District Park Sports Complex, Phase III	3 /5 /2003
SP-106-02	Truswood Waterline Extension	3 /26/2003
SP-115-02	Stonehouse Community Church Tent	3 /7 /2003
SP-117-02	Ford's Colony -Blue Heron Golf Course Comfort Sta.	2 /27/2003
SP-119-02	Williamsburg West & Country Club Dr. Improvements	3 /3 /2003
SP-132-02	Sprint Generator Placement	2 /28/2003
SP-136-02	Williamsburg Plantation, Sec 7 & 8 - Lots 134-183	2 /28/2003
SP-139-02	New Town - Corner Pocket	3 /28/2003
SP-003-03	Patriot's Colony, Phase 2, Landscape Amend.	3 /27/2003
SP-016-03	Busch Gardens Italy Expansion - Landscaping	2 /27/2003

SP-017-03	Ford's Colony, Section 32, Drainage Amendment	3 /19/2003
SP-019-03	Busch Gardens Wmbg-Stroller Rental Deck Extension	2 /27/2003
SP-024-03	Busch Gardens - Clydesdale Building Exp. SP Amend.	3 /5 /2003
SP-027-03	Williamsburg Landing BMP Amendment	3 /26/2003
SP-031-03	Busch Gardens - Canadian Palladium SP Amendment	3 /21/2003
SP-037-03	Jamestown High School Scoreboard	3 /27/2003
SP-046-03	Busch Gardens Stroller Deck Amendment	4 /1 /2003

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98 Ball Metal Conservation Easement
S-104-98 Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99 JCSA Mission Bank ROW Acquisition
S-074-99 Longhill Station, Section 2B
S-086-99 Peleg's Point, Section 5
S-110-99 George White & City of Newport News BLA
S-091-00 Greensprings West, Plat of Subdv Parcel A&B
S-032-01 Subdivision and BLE Plat of New Town AssociatesLLC
S-077-01 Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-008-02 James F. & Celia Ann Cowles Subdivision
S-023-02 Stonehouse, Mill Pond Run right-of-way
S-031-02 Bruce's Super Body Shop, Lot 2 subdivision
S-052-02 The Retreat--Fence Amendment
S-068-02 Forrest Lee Hazelwood BLA
S-084-02 Skiffes Creek BLE Lots 2 & 3
S-086-02 The Vineyards Phase 3 BLA Lots 1, 5-9, 52
S-099-02 Ford's Colony Section 30 - Sanitary Sewer Amend.
S-100-02 Richardson's Mill Sec. 1
S-113-02 Martin Farm Estates
S-008-03 Norge-Fenton Mill BLA
S-013-03 Mulberry Place Lots 25 & 26 BLA
S-015-03 Season's Trace Winter Park Lots 51-74
S-016-03 Governor's Land Lots 12 & 13 BLA
S-017-03 Lake Powell Forest Phase 5
S-019-03 Lake Powell Pointe Phase 4
S-020-03 114 Howard Drive 2 Lot Subdivision
S-021-03 Stonehouse Section 2-C Easements
S-022-03 New Town - Block 2, Parcel B
S-023-03 Longhill Gate ROW Vacation and Abandonment
S-024-03 Ellis Property BLA

B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-034-00	The Pointe at Jamestown, Phase 2	6 /5 /2003
S-058-00	Powhatan Secondary, Phase 7-A	10/2 /2003
S-037-01	Wellington Section 2 & 3 Construction Plans	5 /7 /2003
S-101-01	Greensprings West, Phase 4A	12/17/2003
S-024-02	Stonehouse, Fieldstone Parkway ROW - BLA	5 /19/2003
S-027-02	Stonehouse, Lisburn, Sect. 5-A, Construction Plans	5 /6 /2003
S-030-02	Waterford at Powhatan Sec., Ph. 33, BLA	4 /9 /2003
S-037-02	Village Housing at the Vineyards, Phase III	5 /10/2003

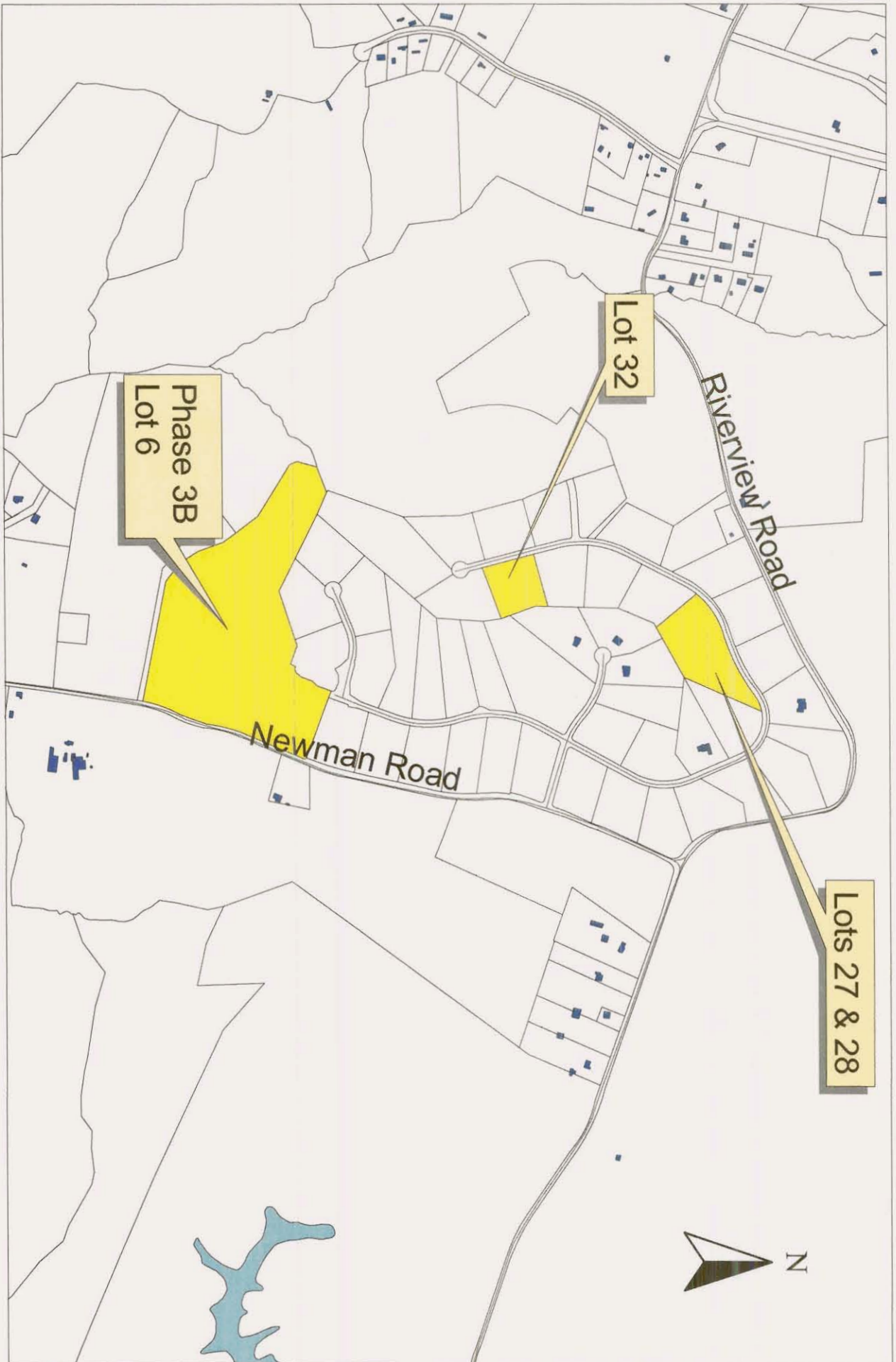
S-039-02	Powhatan Secondary, Phase 6-C	5 /8 /2003
S-045-02	The Pointe at Jamestown Section 2-A plat	5 /30/2003
S-051-02	Ford's Colony, Section 12 Construction Plans	11/4 /2003
S-057-02	Colonial Heritage - Ph 1, Sec 1, Const Plans	11/25/2003
S-063-02	Colonial Heritage, Phase 1, Section 2 Const Plans	12/2 /2003
S-071-02	Stonehouse Commerce Park- ROW extension & realign	9 /3 /2003
S-073-02	Colonial Heritage, Phs 1, Sec 3 & 3A, Const Plans	12/2 /2003
S-076-02	Marion Taylor Subdivision	10/3 /2003
S-083-02	Toano Auto Parts BLA	10/9 /2003
S-091-02	Williamsburg Landing BLA	11/3 /2003
S-094-02	Powhatan Secondary Phase 7-C	12/30/2003
S-101-02	Sheldon Properties, L.L.C.	12/13/2003
S-103-02	Alex Harwood Subdivision BLA	12/15/2003
S-107-02	Greensprings West, Phase 3-C	1 /13/2004
S-108-02	Scott's Pond, Section 3	1 /13/2004
S-112-02	Kensington Woods	2 /6 /2004
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE	1 /16/2004
S-003-03	Ford's Colony/Realtec Properties BLA	2 /21/2004
S-007-03	Stonehouse, Richardson's Mill Sec. 2	3 /20/2004
S-012-03	Colonial Heritage Blvd. - Private ROW	3 /20/2004
S-014-03	New Town - Casey Office BLA	3 /14/2004

C. FINAL APPROVAL

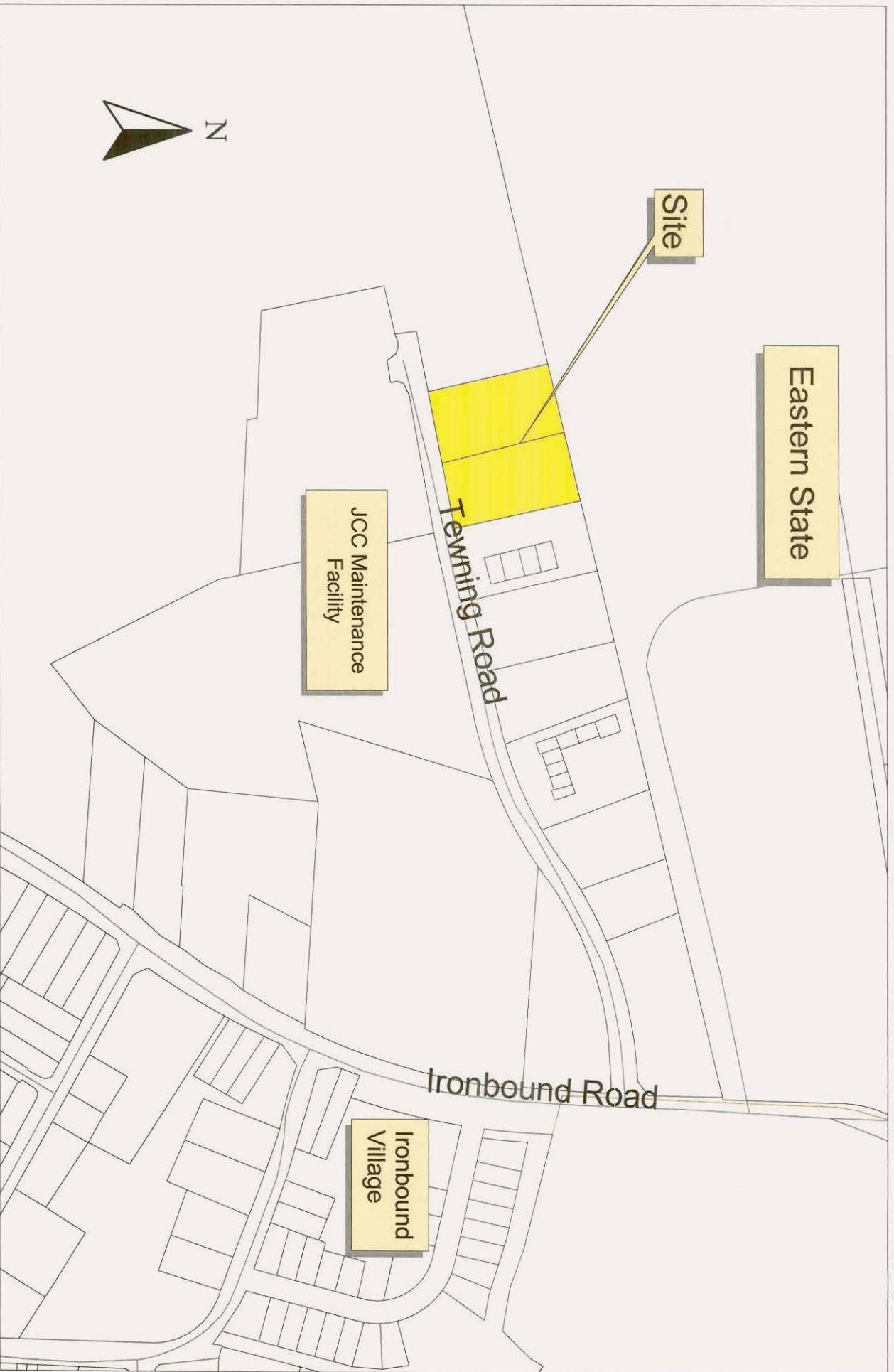
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S-022-02	George W. Roper, Parcel B	3 /25/2003
S-078-02	Donald L. Hazelwood Subdivision	3 /20/2003
S-095-02	Powhatan Secondary Phase 7-B	3 /7 /2003
S-002-03	Mt Gilead Baptist Church, Lots 6 & 7 BLA	2 /27/2003
S-005-03	Villages at Powhatan Ph. 5 Convey. Plat to Centex	2 /27/2003
S-006-03	Monticello Woods Lots 19-30 and 39-40	3 /31/2003
S-011-03	Rothwell Property BLA/BLE	3 /24/2003
S-018-03	Waterford at Powhatan Secondary, Phs. 32 lots 1&2	3 /24/2003

C-18-03; Wexford Hills Lots, 6, 27, 28 & 32 Septic Waiver Request



C-4-03; Lot 11 & 12 Tewning Road Commercial Park



AGENDA

DEVELOPMENT REVIEW COMMITTEE

April 2, 2003

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of February 26, 2003
3. Cases
 - A. C-018-03 Wexford Hills Lots 6,7,28, 32 – Alternative Septic System Request
 - B. C-04-03 Tewning Road Lots 11 & 12
4. Adjournment