

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FOURTH DAY OF AUGUST, NINETEEN HUNDRED AND NINETY-SEVEN AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

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| 1. <u>ROLL CALL</u>
Alexander Kuras
Jay Everson
Martin Garrett
John Hagee
Willafay McKenna | <u>ALSO PRESENT</u>
Leo Rogers, Deputy County Attorney
Marvin Sowers, Planning Director
Gary Pleskac, Senior Planner
Tammy Rosario, Senior Planner
Paul Holt, Planner |
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ABSENT
Donald Hunt
A. Joe Poole, III

2. MINUTES

Upon a motion by Willafay McKenna, seconded by Jay Everson, the minutes of the July 7, 1997 meeting were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

Martin Garrett presented the DRC report and recommended approval. Upon a motion by Willafay McKenna and seconded by Alex Kuras, the Development Review Committee Report was approved by voice vote. Jay Everson opposed Case No. SP-63-97. Monticello Marketplace.

4. CASE NO. Z-8-97, SUP-20-97 AND Z-9-97, SUP-21-97. WILLIAMSBURG DODGE.

Paul Holt presented the staff report stating that Mr. Dodson, owner of the existing Williamsburg Honda, Jeep Dealership, had applied for both rezoning and special use permits.

"Alternative A," Case No. Z-8-97 and SUP-20-97, was to rezone approximately 4.4 acres from A-1, General Agricultural to B-1, General Business, with proffers and for a special use permit to allow for the sale of automobiles. He stated that property for this site was designated Community Commercial on the Comprehensive Plan.

"Alternative B," Case No. Z-9-97 and SUP-21-97, was to rezone approximately 2 acres from A-1, General Agricultural to B-1, General Business, with proffers and for a special use permit to allow for the sale of automobiles. This property for this site was designated as Low Density Residential on the Comprehensive Plan.

Paul Holt stated that the two separate rezoning and SUP applications had been submitted for this project because the project limits encompass properties with different Comprehensive Plan designations. The applicant proposed to expand the existing dealership using all the parcels, but a conceptual site plan showing development only on the property designated Community Commercial was submitted should the Planning Commission recommend limiting development to those parcels only.

Paul Holt stated that staff recommended approval of "Alternative A" since it was consistent with surrounding zoning and the Comprehensive Plan designation. Staff also recommended approval of "Alternative B" with the conditions listed in the staff report.

Martin Garrett asked staff to clarify what they had recommended.

Paul Holt stated that staff was recommending "Alternative B" which included the parcels in "Alternative A."

John Hagee asked Marvin Sowers if this was the property the Planning Commission members debated about during the Comprehensive Plan.

Marvin Sowers indicated that there was a Land Use application submitted for the "Alternative A" parcel during the Comprehensive Plan review and that the Commission recommended denial to the Board of Supervisors. After some debate, the Board voted to change it to Community Commercial.

Alex Kuras opened the public hearing.

John Dodson, owner and president of the Williamsburg Honda and Dodge Dealership, gave a brief history of his present dealership and a review of the proposed expansion.

There being no further speakers, Alex Kuras closed the public hearing.

Willafay McKenna stated that she would not be participating in the discussion nor would she be voting on this case due to a conflict of interest.

Martin Garrett made a motion, seconded by John Hagee, to recommend approval of staff's recommendation of "Alternative B." In a role call vote, motion passed. AYE: Garrett, Hagee, Everson, Kuras, (4). Abstained: McKenna, (1).

5. CASE NO. SUP-22-97. JCOSA CHANGE IN CONDITIONS FOR SUP-4-91 STONEHOUSE SEWER FORCE MAIN.

Tammy Rosario presented the staff report stating that the present condition allows connections only within the Stonehouse Planned Community and to existing structures on properties outside the PSA and adjacent to the mains. The amended SUP condition would allow connections of a limited size (one per parcel) to vacant property adjacent to the mains. Each parcel, regardless of size, would be allowed one connection, sized to serve a single residential structure. The size of the service line would be limited to 1-1/4" in order to allow an individual property owner to build a single family home on the parcel. She added that this provision would be based on parcels in existence as of the adoption date of the Comprehensive Plan, January 29, 1997. She stated that the amended condition would be consistent with the Utility Connection Policy adopted as part of the 1997 Comprehensive Plan and consistent with what was done to the Governor's Land Force Main SUP in May.

Tammy Rosario stated that Mark Rinaldi, of Langley and McDonald and on behalf of Faith Baptist Church, had made a formal request that the size of the sewer connection not be limited for non-residential uses based on the fact that the church wanted to connect its property to the Stonehouse Sewer Force Main. He felt this could not be achieved with a 1 1/4" sewer line.

Staff strongly recommended against this request stating that the church, not yet constructed, did not need the same type of relief as those for whom the Utility Policy was amended. She said the church had the option of using the viable primary and reserve drain field areas for a septic system as shown on their subdivision plat or they could connect with a 1-1/4" service line if compensated with a larger grinder pump. She added if the Commission decided to change the SUP conditions in order to allow properties to connect without a size limitation, an amendment would be needed for the Stonehouse Sewer Force Main SUP conditions which were presented in the staff report. She stated that staff recommended the Planning Commission recommend changing the SUP conditions with a condition that kept the size limitation.

Tammy concluded her presentation stating that if the Commission proceeded with the alternate proposal in favor of the church staff recommended that the Commission forward to the Board of Supervisors a recommendation whether to review all other SUP's for utility lines outside the PSA in order to change their wording to the wording that does not limit the size of the connection. She asked if the Commission had any questions, she or Chris Dawson of the Service Authority would be glad to answer them.

Martin Garret asked if all single-family unit homes had 1-1/4" lines.

Chris Dawson stated that it depended on the type of grinder pump the homeowner or homebuilder chose to install. The Service Authority installs and maintains a type identified as Environment One. All of those type of pump models have a 1-1/4" discharge line. He said it was possible that some may have larger than 1-1/4".

Alex Kuras stated that the report indicated that the church could have a different capacity grinder pump and still meet their needs. He asked Chris Dawson to comment and asked if it was just the function of the storage capabilities as the pump was working.

Chris Dawson stated that it would involve a larger tank. The minimum was 60 gallons and went up to 250 gallons. Those types of pumps operate over a wide range of heads, pressure conditions, and the flow rate changes very little. The pump would operate at about the same point regardless of the force main pressure and would just take longer to empty the tank.

Alex Kuras asked how large a building could be a 1-1/4" grinder pump handle.

Chris Dawson stated that a 60-gallon tank would not handle a large church, but a 250-gallon tank would handle a much larger building.

Martin Garrett asked why the County had permitted some homes to go to the 1-1/2" sewer line.

Chris Dawson stated that generally they are used in subdivisions. He said Settlers' Mill had individual service lines of 1-1/4" with the public connection lines in the street at 1-1/2" because they served two homes.

John Hagee asked what the intense uses were that the County was trying to prevent within an A-1 zoning.

Tammy Rosario stated that the staff was trying to minimize any A-1 uses that were non-agriculturally or non-forestally related. Staff felt it would make it easier for a case with specially permitted uses to be allowed, outside the PSA, to connect to those utility lines as well.

John Hagee asked why the County would discourage by-right development in A-1 zoning. It was his understanding that anything currently in the A-1 use could develop in that area.

Marvin Sowers stated that the County was not trying to discourage development. He said that there were other alternatives that the church was aware of when the property was purchased. When the parcel was first platted, septic systems were shown, which was a viable alternative for a non-agricultural or non-forestal use. He stated the change would further expand and open the agricultural rural lands for additional use, and this was primarily a fairness issue so a property owner had a reasonable use for his land. During the Comprehensive Plan review, the utility policy was changed to allow a reasonable use which was determined to be a single-family residential use.

John Hagee stated that, in some of the single-family situations, the size of the lots that would be allowed to connect to the utilities would be smaller than what normally was required under the A-1 zoning. He stated that the residential development would not conform to A-1 as defined if they were allowed to connect. He felt that there might be other agricultural uses that would want to connect to the utilities using a 2" line that would be appropriate in an A-1 area. He added that the uses allowed in A-1 with a special use permit would need to be dealt with at the time they were brought before the Commission. He felt that it would be difficult not to approve a request if a more intense use were intended, since it might be more applicable to have them connect to the utilities rather than be on septic.

Marvin Sowers stated that the reason the lines were out there to begin with, with the exception to Governor's Land, was to provide service within the PSA. He stated that the original policy did not support connection of parcels outside the PSA. It was changed to allow existing structures to connect, then, again changed through an interpretation to allow one connection for an additional new structure, as long as the existing structure on the same property remained on well and septic. The staff proposed change would allow vacant parcels one connection in order to allow the property owner to build a single-family residence. He stated staff felt the policy had been broadened enough, and therefore, their recommendation remains to limit the size of the sewer connection to 1-1/4".

Alex Kuras questioned if staff intended to encourage septic fields and would this restriction prevent any building within the A-1 zone.

Martin Garrett asked what was the difference in cost of a larger tank and the grinder pump in order for the church to comply with staff's recommendation.

Chris Dawson stated he had not researched this particular project but stated the standard grinder pump cost was approximately \$3,000.00. The price difference between a 60-gallon tank compared to a 250-gallon tank should not exceed \$500.00.

Marvin Sowers answered Alex Kuras' comment on the septic tank stating that the Comprehensive Plan considers septic tanks as the appropriate preferred method in rural lands. Under the definition of rural lands, it specifically encourages uses that are workable or feasible on septic systems.

Martin Garrett asked if it was established if the church property perked.

Tammy Rosario stated the property was subdivided in December with a plat that showed viable primary and secondary drain fields which indicated the property could perk.

Alex Kuras opened the public hearing.

Mark Rinaldi of 103 Leon Drive and a professional planner with Langley and McDonald stated he was here to speak about the planning issues associated with this case and he was also representing Faith Baptist Church on the same issues. He stated he received a copy of the staff report and wished to address specific statements within the report. He indicated on the map the location of approximately seven acres adjacent to the Stonehouse Force Main which was owned by the church. He stated that while it may be feasible to accommodate the church's sewerage flow with a 1-1/4" service connection, he anticipated a problem arising from designing to the minimum tolerance which may be costly to the church and possibly to the Service Authority. He felt these problems might be avoided by easing the size restriction. He pointed out that several parcels in the Stonehouse community had proposals for a 1-1/4" service line for a single-family home and the comment received from the Health Department requested the main increased to 1-1/2". He said a single-family home would have four to six people living in it while the church would have up to 300 people using it at any one time. He agreed with staff that removing the size restrictions could allow for more intense uses, but when you examine the parcels

that would be subject to this proposed amendment, it would be unlikely that any intense uses would be developed.

Mark Rinaldi's other concern was that staff felt there should be a consistency between this proposed amendment and the previously approved Governor's Land Force Main amendment. He stated that the Governor's Land Force Main was significantly different from this proposal. The purpose of a SUP was to acknowledge the uniqueness of particular projects or applications in terms of their location, design and impact on the community. He felt that there was no compelling reason that these two cases be consistent. He agreed that the church did not need the same relief as those of the individual land owners for whom the policy was initially amended. The church was not a residence and its situation was unique; however, the policy allows one sewer and water connection per parcel regardless of its size. He added that nowhere in the policy did it state that non-residential uses do not enjoy the same one parcel, one connection privilege. He continued by stating the church was a permitted use in the A-1 zoning and the PSA concept was intended to manage growth but also to "encourage efficient utilization of public facilities, increase public benefit per dollar spent, and minimize well and septic tank failures." The Utility Policy should therefore be viewed in the large context of these Comprehensive Plan policies. If the size restriction was retained, the church and perhaps the County may incur additional operating and maintenance expenses as a result of designing to the minimum tolerance. He concluded by requesting that the Planning Commission recommend to the Board that the SUP be amended as suggested by staff with the exception of the final sentence. His proposal stated "In addition, for each platted lot recorded one connection shall be permitted with no larger than a 1 1/4" service line *for residential uses. Allowable non-residential uses shall be permitted one connection without limitation as to the size.*" He asked if the Commission had any questions.

Martin Garrett asked Mark Rinaldi if an enlarged tank with the same grinder pump would permit expansion to the extent that he saw feasible.

Mark Rinaldi referred all engineering questions to Dick Phillips of Langley and McDonald.

Dick Phillips stated that, in a discussion with Mark Rinaldi, a 1-1/4" connection was feasible but asked if they really want to do it. From a standpoint of good engineering for this parcel he recommended that it would be more effective to go to a larger connection. He stated that the Service Authority required that the design be based on two times the average flow and in this case it was between 20 and 25 gallons per minute. He felt putting numerical restriction connections did not really look into the engineering aspects of a project. He added that it was feasible but questioned whether it was sensible.

Jay Everson asked why the church was against the septic since it was shown on the recorded plat.

Mark Rinaldi stated that since the force main was in front of the property, and the utility policy was being amended to suggest that the church could connect to it, then the incremental increase in the size of the line would only enhance the ability to get all the flows from the church into the force main. The drain field size that would be required to support the church and any future expansion would be so large as to take a disproportionate amount of property available for parking, and additional facilities and felt it would be an inefficient use of the property.

Alex Kuras asked Chris Dawson if he supported the engineer's comments that going to a larger size would be both energy wise and service wise more efficient.

Chris Dawson said that could be true generally, but it depended on the size of the motor and efficiency of the motor pump. He said if you purchased a higher quality motor in a smaller size and ran it longer, it might consume less energy over a given period of time than if you purchased a larger motor that was less efficient and cycled more frequently.

Jay Everson stated that he supported staff in this case.

Willafay McKenna felt that it would not make a change in the amount of development and made a motion to use the language that appeared above the recommended wording in the staff report. She felt it still gave discretion to the County to deny or approve connections for specially permitted uses. She felt that this was restriction enough and made a motion to use the language that appeared at the top of page 17.

By a roll call vote, motion passed. AYE: Garrett, McKenna, Hagee, Kuras (4). NAY: Everson (1).

Alex Kuras made a motion that the Planning Commission also recommend that the Board not revisit the other SUP conditions. In a voice vote, motion passed. John Hagee did not concur with the other Commission members.

6. CASE NO. AFD-8-96. CASEY / TOWN AND WILLIAMSBURG/JCC COURTHOUSE WITHDRAWAL.

Gary Pleskac presented the staff report for which Vernon Geddy, III had applied on behalf of C.C. Casey Ltd. to withdrawal of approximately 75 acres from the existing Casey Agricultural and Forestal District for the purpose of initiating the first phase of the Casey New Town Plan. In addition, John Home had applied to withdraw approximately 11.5 acres from the existing Casey Agricultural and Forestal District for the new Williamsburg/James City County Courthouse. He stated that these requests were being reviewed in tandem because they were both part of the New Town Plan development proposal. He stated it was the intent of the ADF Withdrawal Policy that withdrawal requests be processed concurrently with development plans. Since staff was requesting deferral of Case No. MP-2-97 and Z-4-97, staff requested deferral of the AFD withdrawals.

7. CASE NO. Z-10-97. WILLIAMSBURG/JCC COURTHOUSE AND CASE NO. MP-2-97. Z-4-97. CASEY NEW TOWN/PHASE I

Tammy Rosario presented a combined staff report for these cases, since they fell under the same master plan. The first of the rezoning applications submitted requested to rezone 11.5 acres from M-1, Limited Business/Industrial, to MU, Mixed Use with proffers for the purpose of constructing the new Williamsburg/JCC Courthouse. The second application, for the New Town, was submitted to rezone approximately 16 acres from M-1, Limited Business/Industrial, and R-8, Rural Residential to MU, Mixed Use and 554 acres from M-1 and R-8 to R-8 with proffers. She stated the applicant submitted a master plan, design guidelines, and supporting documents for the entire 571 acres, including the proposed MU (Section 1) and the proposed R-8 with proffers (Sections 2 through 14). She added that the master plan showed the physical layout and proposed uses for the development and the design guidelines set the vision and standards for each section. She continued her report giving specific details for the development of Section 1, which included institutional, public and office space. Sections 2-14, which had more general guidelines, included single-family residential to multifamily residential, with small retail stores and offices to moderately sized anchor stores and office complexes, and from institutional uses to industrial uses.

Tammy Rosario concluded her presentation stating staff recommended the Commission defer action until the September meeting due to the unresolved issues concerning the master plan, design guidelines and proffers. She added the applicant was willing to work with staff to resolve these issues and, if all of the concerns were addressed, staff would recommend approval of the rezoning.

Tammy Rosario stated, in order to keep the project moving forward, the applicant would make a full presentation at this time and the designers of the winning Town Plan and Master Plan were present if the Commission had any questions. She also asked the Commission to encourage any

interested citizen wishing to speak on this case to do so at this meeting. She concluded by asking the Commission if they had any questions about the proposed plan.

Jay Everson asked if this case was being addressed under the existing Zoning Ordinance or the new one for the 1997 Comprehensive Plan.

Tammy Rosario stated that the Mixed Use portion of the property would be established with the present ordinance and any future sections would fall under the ordinance in existence at the time of review of the application.

Marvin Sowers stated that it would depend upon the decision of the Board as far as the vesting issue. Generally, the practice had been to vest cases under the old ordinance that had either preliminary site plan or preliminary subdivision approval.

Jay Everson also asked for clarity on the definition that the residential area would be secondary. He stated that it must not be based on square footage considering there were 2300 units proposed which exceeded the commercial square footage.

Tammy Rosario said she did not have any technical process to answer his question, but stated that by looking at the plan and the mixture of square footage and dwelling units it appeared that the commercial and industrial uses were the primary uses and the residential uses were secondary.

Marvin Sowers stated that measuring on a square footage was one mechanism, property value another in determining primary and secondary uses. He stated that this winning design concept was presented as part of the 1997 Comprehensive Plan update and a description within the Plan was added that specifically recognized this design.

Jay Everson stated that he was very surprised to see as much residential as presented. He also stated that in the adopted Comprehensive Plan there was a School Facilities Test and asked if this had been addressed in the proposal.

Tammy Rosario said the application had not been evaluated in terms of the Adequate Public Schools Facility Test, since the policy had not been established but added it would be part of the Zoning Ordinance update. The fiscal impact study stated there would be 470 students added to the school system from this area. The School Board had evaluated the fiscal impact study and their recommendation was for 35 acres to be established for an elementary school site.

Jay Everson noted that it had become very clear to him that citizens were concerned about continued residential growth within the County. He said he was concerned over the amount of residential units proposed within the Master Plan.

Vernon Geddy, III spoke on behalf of the C.C. Casey Ltd. Company. He introduced Robert and Carlton Casey and their advisor and asset manager, Joe Stitinnus. Among the professional members, who had worked on this project were Alvin Anderson of Anderson, Franck and Davis, P.C.; Donald Clinton of Cooper-Robertson and Partners of New York City; Arch Marston of AES; and Dexter Williams, Traffic Consultant.

Vernon Geddy, III gave a brief history of the rezoning application which began more than two years ago. He stated that the results of the New Town Plan, now embodied the design guidelines and a master plan brought before the Planning Commission, had been incorporated by James City County into its 1997 Comprehensive Plan. He said that staff pointed out that the proposal was consistent with that plan and the property was within the PSA. He thanked the County and particularly the Planning staff for their work on this project and asked if the Commission had any questions to let him know so,

as the work progressed with staff over the next few weeks to resolve the issues mentioned by staff, they could also address any issues the Commission might have.

Donald Clinton spoke to the Commission on the collaboration between his company and the County in establishing a plan for a New Town that would become the central area for the County involving mixed uses for commercial/industrial and residential uses. He stated that the exhibits he supplied were all under the guidelines section given to the Commission.

Alex Kuras opened the public hearing.

John Ryan of 3505 Powhatan Crossing spoke of his concern for the residential area proposed for the New Town. He hoped that the School Board, in requesting that 35 acres be reserved for an elementary school, was correct in their calculations considering that the new Jamestown High School would be at capacity when opened this fall. He also had concern about Route 199 and asked for an explanation of how one would access the area. He suggested that, for a project of this magnitude, the developer incur the expense and build the school and not leave it up to the County. He also had concerns and questions on water.

Alex Kuras suggested to the speaker that, if he needed specific details, he should meet with County staff members.

John Ryan stated that the Commission wanted questions from citizens. He continued by stating that since June the County had been under voluntary and mandatory water restrictions. With another 2500 units in the New Town, 400 units in Powhatan Crossing, 140 cluster homes along Route 5 there would be a lot of people and a lot of water.

There being no further speakers, and with concurrence of the Commission to defer these cases until next month, the public hearing was continued.

Martin Garrett commented on the fiscal impact study that was not received by the Commission. He said he acquired a copy from staff and stated he could not replicate it because there was not enough detail to do so. He did say that, with the number of housing units combined with the commercial/industrial, at full build out, (he stated that with the information he was given, he could not do it incrementally) the cost to the taxpayers would be approximately 2.5 million dollars or on a home assessed at \$170,000, taxes would increase about \$200 per year. He added that the County had new numbers and the deficit was 3.9 million. He stated that he knew several members of the Board of Supervisors and members of the Planning Commission really like this project but he felt it important that they be aware of the cost of the homes and cost of the school. He continued to explained how the fiscal impact study was derived and what the actuality of the study really was.

Willafay McKenna commented on the remarks by Donald Clinton's because she felt for the first time she had a glimpse of the sensitivity that had been applied to the development of this project. What the results would be and what the cost to the citizens would be were in the control of the County. She felt that it would take a great deal of time for the Commission members to evaluate the project and hoped that they would get as much input from the community as they possibly could.

John Hagee asked Martin Garrett if his calculations for taxes, at total build out, were a per year figure. He also asked how would that reflect in our goal to establish 25% of our tax base from commercial/industrial development. It seemed that this particular project, given the large amount of non-residential space, had a good ratio in meeting the County' goals.

Martin Garrett stated that he did not calculate it but offered to do so. He also stated that he would have to disagree with John Hagee because, if we were looking for ratios for a development this

large adjacent to Route 199 which was prime commercial, the number of residential units was more than should be approved.

John Hagee commented that the residential area needed to be looked at closer. He commended the Casey family and all the participants involved in the project.

Alex Kuras also commended the Casey family and all those involved with this project. He commented that, when this project was finally approved, it would be highly successful. He did state there were a few questions when he was reading through the materials and there could be some risks. He did add that there was flexibility in this proposal and that most importantly there was the marketplace which was a very powerful tool. He concluded by saying that this was an innovative project and everyone again should be commended.

Alex Kuras asked the applicant when he felt an application would be presented for the second phase of the Town Plan.

Vernon Geddy stated it would be early 1998.

John Hagee inquired as to who would be maintaining the extensive and more desirable landscaping along the boulevards and islands and with what type of funding.

Marvin Sowers noted that Perry DePue contacted the department and asked that his suggesting that a public plan review be held prior to the next Commission meeting be mentioned to the Commission.

8. ZONING ORDINANCE UPDATE COMMITTEE

Don Davis presented staffs' recommendation for the methodology for updating the Zoning Ordinance. He stated the procedure would be much like what had been done in the past. He explained the four areas identified as Community Character Considerations, Residential Considerations, Overall General Considerations, and Business Commercial/Industrial Considerations. Each category had specific topical areas and staff proposed that each of the four teams meet weekly for one hour from now until they finish their individual areas. He stated that there should be at least one member of the Planning Commission and one member of the Board of Supervisors on each team. He added that one member of the team would be from the development community and at least two citizens from the community who have been involved with our planning process from the beginning. He concluded that it might be best to adopt the methodology, appoint the members and then this could be brought before the Board at their next meeting. He stated the goal was to have the first team in place by the end of this month and have all four teams in place by the middle of September. He asked if the Commission members had any comments or questions he could answer.

Alex Kuras stated he read through it, had no questions, and stated it was opened for discussion. He felt that the Community Character Considerations should be handled by Joe Poole and John Hagee.

John Hagee requested that he be placed on the Residential Team.

Alex Kuras stated that he and Martin Garrett would be on that team but stated he was welcome to sit in on those meetings. He continued by appointing Willafay McKenna for the Overall General Considerations team while Don Hunt and Jay Everson were appointed to the Business Commercial/Industrial Considerations.

Jay Everson asked to formally be appointed on the Overall General Considerations and be taken off the Business Commercial/Industrial Considerations. He stated that he would be unable to serve on both teams.

Alex Kuras acknowledged Jay Eversons' request and appointed him to the Overall General Considerations Team.

Alex Kuras stated that he would participate in both the Residential Considerations and the Business Commercial/Industrial Considerations.

Don Davis reviewed the appointments and requested that the Commission make a motion.

Jay Everson made a motion to accept the methodology, seconded by Willafay McKenna. By unanimous voice vote, the motion passed.

9. PLANNING DIRECTOR'S REPORT

Marvin Sowers stated that the School Site Selection Committee had narrowed the selection site to four areas and if anyone had any preference to any one site to please speak with Jay Everson. He stated the Board of Supervisors and the School Board will probably consider this matter sometime during the month of August.

Jay Everson asked Marvin Sowers for a response to a letter received by the Commission members from Mr. Morrison in regards to the CamCam Grocery and Deli.

Marvin Sowers stated that the letter was addressed to John T.P. Home and a response had been sent to Mr. Morrison. He stated that a copy of that letter would be sent to all Commission members.

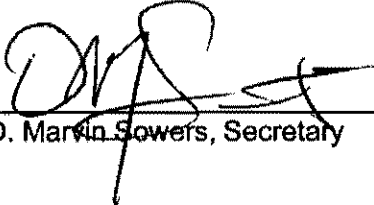
Willafay McKenna asked if a brief meeting could be held to speak about what the process was and possibly suggest things that might be implemented that would prevent these types of complaints.

Marvin Sowers suggested that the Commission read John Homes' letter before deciding whether to hold a meeting.

There being no further business, the August 4, 1997 Planning Commission meeting adjourned at approximately 10:00 p.m.



Alexander Kuras, Chairman



O. Marvin Sowers, Secretary