

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FIFTH DAY OF DECEMBER, TWO-THOUSAND AND FIVE, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

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| 1. | <u>ROLL CALL</u> | <u>ALSO PRESENT</u> |
| | Jack Fraley | Mr. John Horne, Development Manager |
| | Don Hunt | Marvin Sowers, Planning Director |
| | Mary Jones | Adam Kinsman, Assistant County Attorney |
| | George Billups | Matthew Arcieri, Senior Planner |
| | Shereen Hughes | Ellen Cook, Senior Planner |
| | Wilford Kale | Joel Almquist, Planner |
| | | Toya Ricks, Administrative Services Coordinator |

2. MINUTES

A. NOVEMBER 7, 2005 REGULAR MEETING

Mr. Kale stated that pages 14 and 15 of the minutes did not reflect all that was discussed relative to issues with staff. He motioned to defer action on the minutes until the January meeting to confer with staff on appropriate changes/corrections.

Mr. Fraley seconded the motion.

In a unanimous voice vote the minutes were deferred (6-0). (Kennedy Absent)

3. COMMITTEE AND COMMISSION REPORTS

A. DEVELOPMENT REVIEW COMMITTEE (DRC)

Mr. Fraley presented the report. He requested the Planning Commission consider the report of November 30th meeting in two parts. The first part consisted of recommendations on five cases. A subdivision plan for Wellington Sections 6 and 7; a site plan for Warhill Stadium, a site plan amendment permitting two entrances at the Massey Materials storage area, and a setback modification request for Langley Federal Credit Union were recommended for approval subject to agency comments. The fifth case, a subdivision plan for Stonehouse Land Bay 31, was deferred at the applicants' request to resolve outstanding issues including consistency with the approved master plan.

Mr. Kale motioned to approve the first part of the DRC report.

Ms. Jones seconded the motion.

In a unanimous voice vote the report was approved (6-0). (Kennedy Absent)

Mr. Fraley stated that the second part of the report dealt with the Marywood subdivision. He confirmed with Mr. Hunt that Ms. Hughes wished to make a statement before the report was presented.

Ms. Hughes read a statement recusing herself from voting on the Marywood case. She stated her involvement as a community representative during the past year during meetings with James City County, Virginia Department of Environmental Quality, and U.S. Army Corps of Engineers in efforts to limit environmental impacts of the project as well as her plans to continue to do so as her reasons.

Mr. Fraley said that an alternative plan had been submitted for the Marywood subdivision. He summarized the differences between that plan and the one originally submitted and the status of each. Mr. Fraley said the committee voted 3 to 1 to recommend approval of the alternative plan pending agency comments.

Ms. Jones thanked the DRC for their diligent work on the project which she said resulted in a better project.

Mr. Kale thanked Mr. Greg Davis who represented the project's developer, Centex Homes, and Mr. Fraley for their efforts in improving the project. He said he still has concerns about traffic and the safety of pedestrians and cyclists, and felt the traffic study should have been expanded to include the interior streets of the existing communities.

Mr. Billups agreed with Ms. Jones and Mr. Kale on the work that had gone into improving the plan. However; he noted that most of the other homes are on 1 acre parcels and this project proposed ½ acre lots. He also said he would like to see a further reduction in the number of houses to reduce impacts on the environment including wetlands and traffic.

Mr. Fraley said that although not perfect the project exceeded all minimum standards. He said alternative access points were studied but none were thought to be practical. Mr. Fraley also said the project originally proposed lots of one-third of an acre. He said the committee requested the lots be widened to one-half of an acre, which is constant with the surrounding community, and the applicant agreed. Mr. Fraley also stated his concerns about traffic. He said he did not believe the process used in the County is modern. He also said that he thought the County needed an in-house traffic consultant because Virginia Department of Transportation (VDOT) only examined traffic considerations at major intersections and only responded to the traffic studies presented to them by developers and does not make any alternative suggestions. Mr. Fraley also stated his intent to pursue this issue next year as a Planning Commissioner in addition to working to strengthen the County ordinances particularly the residential sections.

Mr. Hunt thanked Mr. Fraley for the extraordinary time and effort he had invested in making the project better. He agreed with Mr. Fraley that it was not perfect but he felt it was just and fair.

Mr. Fraley motioned to approve the alternative Marywood subdivision report.

In a voice vote the Marywood report was approved 3-2. AYE (3): Fraley, Jones, Hunt; NAY (2): Kale, Billups. (Kennedy Absent; Hughes Abstained)

4. PUBLIC HEARINGS

- A. Z-13-05 Village at Toano
- B. Z-17-05/ MP-14-05 Greensprings MP Amendment
- C. Z-15-05/MP-12-05 Stonehouse Planned Community MP Amendment
- D. Z-13-05/MP-10-04/SUP-31-05 Monticello at Powhatan North
- E. Z-16-05/MP-13-05 New Town Sec. 9 Settler's Market

Mr. Hunt stated that the applicants for cases 4A-4E requested deferral of those cases until the January meeting.

Mr. Sowers said staff concurred with the requests.

Mr. Hunt opened the public hearing.

Mr. Andrew Poole, 4019 E. Providence Road, spoke regarding case Z-13-05/MP-10-05/SUP-31-05 Monticello at Powhatan North. Mr. Poole said the proposed rezoning will increase housing density and that historical data shows that in James City County density increases do not provide any benefits to citizens. He said this was due to school over-crowding, over-taxing of police and fire services, stress on infrastructure, and traffic congestions. Mr. Poole urged the Commission to continue to look for ways to evaluate projects based on the cumulative impacts of previously approved cases. He said that population and housing estimates he found on the County's website were under-projected when compared to the number of building permits issued which he said results in a lack of adequate services.

Ms. Jones thanked Mr. Poole for his comments. She informed him that the Policy Committee met with Planning staff earlier that evening and requested that staff provide the Commission with cumulative data regarding schools, transportation, and water due to already approved developments.

Mr. Sowers said that the number Certificates of Occupancy (CO) issued provided a better assessment than building permits issued. He offered to meet with Mr. Poole to explain in more detail. Mr. Sowers also said that the County population estimates have varied from the U.S. Census by less than 1%.

Mr. Kale requested Staff provide the number of COs issued for 2001, 2002, and 2003 at the next meeting.

Hearing no other requests; the public hearings were continued.

F. AFD-1-89 Armistead 2006 Renewal

Mr. Matthew Arcieri presented the staff report. Last reviewed in 2002, the existing 311.83 acre Armistead Agricultural and Forestal District (AFD) must now be reviewed, according to State Code, prior to continuance of the AFD. The four-parcel District is generally located between Longhill Road and Centerville Road, bounded by the Forest Glen, Longhill Station, Adam's Hunt and Fox Ridge subdivisions. The properties are further identified as Parcel No. (1-1) on JCC Tax Map No. (31-4); Parcel No. (1-29) on JCC Tax Map No. (31-3); and Parcel Nos. (1-14) and (1-17) on JCC Tax Map No. (31-2). The district includes all the land on the above properties with the exception of all land within 25 feet of the road right-of-way of Centerville Rd. (Rt. 614) and all land within 45 feet of the road right-of-way of Longhill Rd. (Rt. 612) to allow for possible road improvements. The properties are zoned R-8, Rural Residential, and A-1, General Agricultural and designated Low Density Residential on the Comprehensive Plan Land Use Map. Staff recommended that the district be re-established for an additional 4 years and 10 months. The additional 10 months is a one-time addition in order to allow the County to synchronize the terms of all districts so that they all will expire in the same month in 2010. On November 29th the AFD Advisory Committee recommended renewal by a vote of 9-0.

Mr. Hunt opened the public hearing.

Hearing no requests; the public hearing was closed.

Mr. Fraley motioned to recommend approval.

Ms. Jones seconded the motion.

In a unanimous roll call vote the case was recommended for approval (6-0). AYE (6): Fraley, Jones, Hughes, Kale, Billups, Hunt; NAY (0). (Kennedy Absent)

G. AFD-1-93 Williamsburg Farms 2006 Renewal

Mr. Matthew Arcieri presented the staff report. Last reviewed in 2002, the existing 219.30-acre Williamsburg Farms Agricultural and Forestal District (AFD) must now be reviewed, according to State Code, prior to continuance of the AFD. The two-parcel District is generally located east of Lake Powell Road, south of the Williamsburg-Jamestown Airport, and adjacent to The Vineyards at Jockey's Neck subdivision. The properties are further identified as Parcel Nos. (1-10) and (1-12) on JCC Tax Map No. (48-4). The district includes all the land on the above properties with the exception of all land within 25 feet of the road right-of-way of Lake Powell Rd. (Rt. 618) to allow for possible road improvements. The properties are zoned R-8, Rural Residential, and R-1, Limited Residential and designated Low Density Residential on the Comprehensive Plan Land Use Map. As part of the 2006 renewal staff worked with the Williamsburg Winery to re-draw the boundaries of the Williamsburg Farms AFD. 60.74 acres are proposed to be added to the District bringing its total size to 280.04 acres. This revised district excludes Gabriel Archer Tavern and Wedmore Place Inn which are commercial uses. Staff recommended the district be renewed for an

additional 4 years and 10 months. The additional 10 months is a one-time addition in order to allow the County to synchronize the terms of all Districts so that they all will expire in the same month in 2010. On November 29th the AFD Advisory Committee recommended renewal by a vote of 9-0.

Mr. Hunt opened the public hearing.

Mr. Kale asked if the Winery was adding some of its own land to the AFD.

Mr. Arcieri said the Winery had previously withdrawn 75 acres, which is according to policy, but only used approximately 12 acres to establish 4 residential lots and are now returning the balance to the AFD.

Mr. Kale asked if the owner had forfeited any money in that trade off.

Mr. Arcieri said he would have to consult with the Commissioner of Revenue to find out.

Mr. Horne said that typical there is a rollback tax of the differential taxes for the previous 5 years. He assumed a rollback tax would have been paid at the time of the withdrawal.

Mr. Kale said the preference is that land not be withdrawn rather than have it withdrawn and then returned.

Mr. Arcieri explained that at that time the AFD Advisory Committee wanted to comply with the Board's policy with the understanding that the AFD was coming up for renewal.

Hearing no other requests to speak the public hearing was closed.

Ms. Jones motioned to recommend approval.

Mr. Fraley seconded the motion.

In a unanimous roll call vote the case was recommended for approval (6-0). AYE (6): Fraley, Jones, Hughes, Kale, Billups, Hunt; NAY (0). (Kennedy Absent)

H. ZO-9-05 Zoning Ordinance Amendment – Appeals for the Board of Zoning Appeals

Mr. Adam Kinsman presented the staff report on the ordinance to amend and reordain Chapter 24, Zoning, of the Code of the County of James City Virginia, by amending Article VIII, Appeals, Division 3, Regulations Governing Appeals, Sections 24-666, Petition for certiorari to review decision of board, to state that a petition to review a decision of the Board of Zoning Appeals must be filed within 30 days after the final decision of the Board. Staff recommended approval.

Mr. Hunt opened the public hearing.

Hearing no requests to speak, the public hearing was closed.

Mr. Kale motioned to recommend approval of the amendment.

Mr. Jones seconded the motion.

In a unanimous roll call vote the amendment was recommended for approval (6-0). AYE: Jones, Fraley, Hughes, Kale, Billups, Hunt (6); NAY: (0) (Kennedy Absent).

I. ZO-6-05 Zoning Ordinance Amendment – Retail Gardening Supplies

Mr. Kale said the text outlining the proposed changes that were included in the Planning Commission packets was not legible. He asked to have the proposed language read out loud.

Mr. Joel Almquist read the proposed changes and presented the staff report to amend and reordain Chapter 24, Zoning, of the Code of the County of James City Virginia, by amending Article V, Districts, Division 2, General Agriculture District, A-1, Sections 24-212 or 24-213, Permitted uses and uses permitted by special use permit only, to allow facilities for the retail sales of gardening supplies in the General Agriculture Zoning District upon the issuance of a special use permit by the Board of Supervisors. Staff recommended approval.

Mr. Billups asked if the definition of gardening supplies conformed to what had been discussed last month. He also asked for an explanation of how this definition differed from those in other zoning districts.

Mr. Almquist said that currently only items grown on site can be sold. He explained that this amendment would also allow the sell of items grown off site.

Mr. Billups and Ms. Jones discussed their thoughts about the Policy Committee's intent. Ms. Jones stated that perhaps the initial intent had become too complicated.

Ms. Hughes said Commissioners asked staff to provide a definition of garden supply centers to make sure such centers wouldn't morph into something like Home Depot or Lowe's. She said the question was whether the definition was complimentary to the A-1 District and if it served the objective.

Ms. Jones said she wondered if the definition should have stopped with just plants.

Mr. Billups agreed with Ms. Jones saying the definition was too broad.

Ms. Jones suggested garden supply sales should be deleted.

Mr. Kale said that since the Policy Committee requested the definition that perhaps that committee should review it prior to it being considered by the full Commission.

Mr. Fraley said the proposal was initiated by a citizen's request. He said that request specifically asked for the allowance of plants and garden supplies. Mr. Fraley also agreed with Mr. Kale that a procedural error had been made.

Mr. Fraley motioned to refer the proposal to the Policy Committee for review.

Mr. Kale seconded the motion.

Mr. Billups said that a definition had been agreed to last week that was not as broad. He said the Policy Committee would accept the referral.

In a unanimous voice vote the proposal was referred back to the Policy Committee for review (6-0). (Kennedy Absent)

J. SUP-30-05. St. Olaf Catholic Church

Mr. Matthew Arcieri presented the staff report stating that Mr. Peter Margan has applied for a Special Use Permit for the parcel located at 104 Norge Lane, which is currently zoned R-8, Rural Residential, with Proffers in order to bring the existing church facility into conformance with the current zoning ordinance. The property is also known as parcel (1-16) on the JCC Tax Map (23-2). The Special Use Permit application is necessary to allow the church to complete minor expansions and renovations which are currently prohibited since the use is non-conforming. The site is designated as Low Density Residential by the James City County Comprehensive Plan. Recommended uses include very limited commercial establishments, churches, single family homes, duplexes, and cluster housing with a recommended gross density of 1 unit per acre up to 4 units per acre in developments that offer particular public benefits.

Mr. Kale noted that according to the staff report St. Olaf is in the process of relocating to a new site. He asked if the Special Use Permit (SUP) should be issued for a specified length of time.

Mr. Sowers stated that SUPs are usually issued for an indefinite period unless there is a reason to monitor for conditions that might have changed.

Mr. Kale asked if the SUP would transfer with future sales of the property until such time it was deemed that they were not conforming.

Mr. Sowers said it would run with the land until it is changed by the Board of Supervisors.

Ms. Hughes stated that the buffer area was mainly tall pine trees and that one can see pretty the area where the trailers would be located. She said she was also concerned with the idea that the SUP would convey if the property was sold particularly since it is located in a Community Character Corridor.

Mr. Arcieri stated that staff could propose adding a condition that put a time period on the placement of the trailers for three to five years. He said that in prior discussions the applicant indicated that this would be acceptable.

Ms. Jones asked if that would change upon the transfer of ownership.

Mr. Arcieri said the condition would allow the trailers for three years. He said after that the trailers would have to be removed regardless of plans for the site.

Mr. Kale said that it seemed to be appropriate to add a time limit and that if St. Olaf had not made their transaction by then that they could renew the SUP. He said the area is a Community Character Corridor and in the transformation process. Mr. Kale also said he had problems with trailers being located there but he wants to help the church solve their problem.

Mr. Sowers said it would not be unusual to place a time limit on trailers specifically and not prevent the building addition.

Mr. Hunt asked if St. Olaf has indicated how they will dispose of the property once they have relocated.

Mr. Arcieri said they had not indicated the ultimate use of the property.

Mr. Fraley stated that he was in favor of placing a time restriction on the SUP. He also asked for comments on initiatives for properly buffering the site.

Mr. Arcieri said that since the trailers were semi-permanent structures, staff could look into landscaping. He stated that staff does not typically recommend substantial landscaping for a trailer but that it could be looked into for this situation.

Ms. Hughes stated that a condition to improve the buffer would be in everyone's best interest.

Mr. Arcieri said that the intention of the original conditions were to preserve the existing buffer. He stated they were looking to keep the trailers out of site. He also said that staff was working with the applicant to prepare the site plan and would work to make sure the trailers were not visible.

Ms. Hughes asked if the site was elevated above Richmond Road.

Mr. Arcieri answered no.

Ms. Hughes said she could clearly see between the church and the office.

Mr. Fraley stated that the intent was to have the trailers outside the buffer. He asked what type of review the site plan would require.

Mr. Arcieri said it would require administrative review.

Mr. Fraley recommended a condition to ensure that the trailers are out of sight or adequately buffered or landscaped.

Mr. Sowers said that a condition requiring DRC approval could be added.

Mr. Fraley recommended a three year time limit on the trailers.

Ms. Jones stated her agreement with the three year limit.

Mr. Hunt opened the public hearing.

Mr. Peter Margan, Chairman of the St. Olaf Building Committee, stated that the intention was to have this as a short term set-up since they were looking to relocate to another property in James City County. He also stated their intention to add a greenery border of Leander or Cypress to block the trailer from the road and to use them temporarily. Mr. Margan said they would meet any obligations the Board requests.

Mr. Kale asked if the applicant was comfortable with the amended conditions.

Mr. Margan said they were going to improve the landscape buffer anyway.

Mr. Hunt commended the applicant on their success.

Hearing no other requests; the public hearing was closed.

Ms. Jones motioned to approve the proposal with amended conditions.

Mr. Billups seconded the motion.

Mr. Fraley asked for a reading of the amended conditions.

Mr. Arcieri said it would be a standard condition for a three year time limit and appropriate screening for the trailers.

Mr. Fraley motioned to accept the proposed language as well.

Ms. Jones seconded the motion.

In a unanimous roll call vote the proposal and amended conditions were recommended for approval (6-0) AYE: Billups, Kale, Hughes, Fraley, Jones, Hunt; NAY: (0). (Kennedy absent)

K. Moss Creek Commerce Center (Toano Business Center)

Ms. Ellen Cook presented the staff report stating that Mr. Vernon Geddy has submitted an application to rezone 21.23 acres of land from A-1, General Agricultural to MU, Mixed Use, with proffers. The applicant proposes 3,575 square feet of bank; 4,725 square feet of convenience store with fueling; 34,630 square feet of retail; 54,000 square feet of office/warehouse space; and a mini-storage facility. The property is located at 9686 and 9690 Old Stage Road, and is further

identified as parcels (1-4), and (1-34) on the JCC Real Estate Tax Map (4-4). The property is designated Low Density Residential and Mixed Use on the Comprehensive Plan Land Use Map. Recommended uses on property designated for Low Density Residential includes single family homes, duplexes, cluster housing, and very limited commercial establishments with a gross density of up to 4 units per acre in developments that offer particular public benefits. Recommended uses on property designated for Mixed Use in the Stonehouse mixed use area include light industrial and office/business park, with commercial uses clearly secondary in nature. VDOT comments on the initial traffic study stated that the agency did not concur with a number of technical items in the study as well as the proposed roadway configuration. Staff recommended deferral of the proposal to allow VDOT to review a recently submitted revised traffic study and resolution of other outstanding issues.

Mr. Hunt opened the public hearing.

Mr. Vernon M. Geddy, III represented the applicant. He gave a powerpoint presentation outlining the vision for the project. He said the goal was to provide goods and services to citizens living and working in the Stonehouse area. Mr. Geddy said the applicant was not seeking a decision at this time but requested feedback from Commissioners to facilitate being able to present the case at the next meeting.

Mr. Hunt asked if the applicant saw any impediments to being able to connect to Fieldstone Parkway.

Mr. Geddy said the location was really the only potential access to that land bay of the Stonehouse development. He said that although they could not force the other property owners to allow a connection he thought it would be easy to work out.

Mr. Kale asked about the location of the Stonehouse western boundary.

Mr. Geddy showed the area on the master plan.

Mr. Kale asked whose permission was needed to allow a connection to Fieldstone Parkway.

Mr. Geddy said it would be the owner of the Stonehouse Planned Development.

Mr. Kale asked how much of the vegetation shown in Mr. Geddy's 1st photograph would be maintained.

Mr. Geddy said it would all be retained and that a large portion of it is in the VDOT right-of-way.

Mr. Hunt said the prior owner of the parcel in question said that VDOT had purchased the right-of-way some time ago.

Mr. Kale said the buffer would be cut in half should VDOT chose to install a four lanes roadway.

Mr. Geddy agreed that the width would be cut down but said that a minimum 50 foot buffer with enhanced landscaping would be maintained.

Mr. Kale referred to the last page of the staff report identifying staff concerns. He stated that he would like to see responses to those concerns in addition to VDOT comments if a deferral was granted. Mr. Kale also asked for an explanation of the last sentence of the last item regarding an exemption to the commercial special use provision.

Mr. Geddy explained that a project zoned to mixed use with a binding master plan would be exempt from the commercial special use permit ordinance since the entire project would have already gone through the entire process.

Ms. Hughes asked what the height of the buildings would be.

Mr. Geddy said there is a proffered height limit of 35 feet.

Ms. Hughes asked if it was possible to provide architectural renderings with the re-submittal since the project would change the character of the road in that area.

Mr. Geddy said that architectural renderings would be difficult to supply because the buildings had not been designed but that the applicant had proffered that any building fronting on Fieldstone Parkway or Route 30 would present a front façade on those roads.

Ms. Jones stated that she would like to see more flow through the site and more neighborhood commercial and small business and less office/warehouse.

Mr. Fraley said he was concerned that approving a small project within a very large area that would eventually be developed would result in a patchwork effect. He also stated concerns about the flow, the eclectic mix of uses, and his desire for the applicant to share in the cost for road improvements.

Mr. Kale said the mini-storage facility should not be visible from the road or any residences. He also stated his agreement with Ms. Jones' concerns relative to warehouses and the project being in harmony with its surroundings, including providing a healthy, strong buffer and attractive entryway.

Mr. Geddy said the applicant was committed to a high quality development. He said they agreed with the Commission's concerns about the mini-storage facility and said its location within the site had been chosen for those reasons.

Mr. Kale said the buffer at the Busch Corporate Center on Route 60 in front of McLaws Circle provided a better feel in comparison to Kingsmill Shoppes across the street from it where there is no buffer. He also asked Mr. Sowers if the project would require DRC approval during the site plan phase.

Mr. Sowers answered yes.

Mr. Hunt asked Mr. Kale if he thought the Busch Corporate Center buffer was acceptable.

Mr. Kale said it was a more enjoyable setting than having no buffer at all.

Mr. Geddy clarified that there would not be any large scale warehousing but rather small warehouses with offices in front.

Mr. Billups asked if the applicant had received any community input.

Mr. Geddy said the applicant meet with the Board of Director's of the Stonehouse Homeowner's Association.

Mr. Michael Brown, the applicant, said residents wanted to know when construction would start. He said there had been concerns about the architecture that had been addressed. He said he had the same devotion to the architecture of this project as he did with his Jamestown Retreat project.

Mr. Kale asked if the architecture of this project would be as up-scale as Jamestown Retreat.

Mr. Brown answered yes and added that he plans a more low-impact architecture utilizing natural materials and colors such as timber frame, stone and brick. He said he would try to provide renderings at the next meeting.

Mr. Kale said architectural renderings would be helpful to ensure a good fit with the community. He said it would also be helpful to be reminded of what is planned for the adjacent properties.

Hearing no other requests to speak the public hearing was continued.

6. PLANNING DIRECTOR'S REPORT

Mr. Marvin Sowers presented the report. He said a worksession with the Board of Supervisors' had been tentatively planned for March. He talked about the Division's up-coming work program including the mid-year budget process. He also said that in response to discussions at last month's meeting about staff relationships with Commissioners that staff suggested holding some type of team building strategy meetings with Planning staff. He said that beginning in January senior staff could meet with members of the Planning Commission perhaps with a third-party facilitator.

Mr. Kale said that before a team building strategy was implemented that Commissioners needed to express their concerns about staff in private. He suggested that the Chairman and/or Vice-Chairman meet over the next 4-6 weeks with individual members to discuss their concerns, then met with Planning leadership to convey those concerns and decide when and if a team

building strategy was appropriate. Mr. Kale also said January was not appropriate since there could possible be new appointments to the Commission at the end of that month whose opinions should also be included.

Mr. Hunt said he had no objections to taking the approach Mr. Kale suggested.

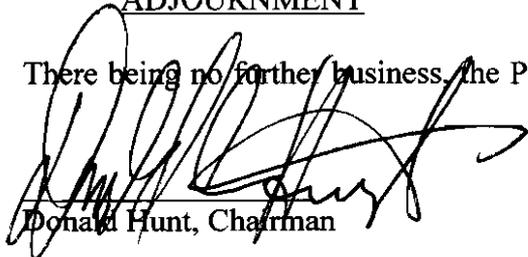
Mr. Fraley said he would volunteer to meet with members, compile their concerns and then submit that compilation back to members for final review and approval prior to meeting with and submitting them to senior planning staff. Mr. Fraley also asked senior staff do the same thing and submit their concerns to the Commission.

Mr. Kale said he felt this was a serious matter and thanked Mr. Fraley for volunteering his time.

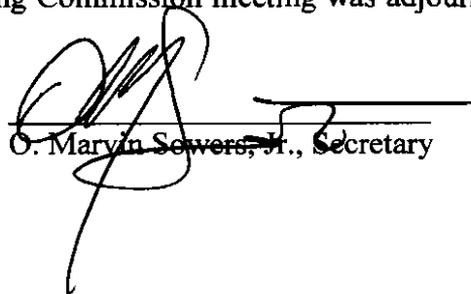
Mr. Billups informed the Commission that the Policy Committee met earlier that evening. He said one of the key items discussed was coordinating the Committee's work sessions with the Capital Improvements Program meetings. Mr. Billups also agreed with Mr. Fraley's suggestion that the mediation process with staff be two-way. He also reminded everyone that the goal was to do what was in the best interest of the County.

7. ADJOURNMENT

There being no further business, the Planning Commission meeting was adjourned at 9:00 p.m.



Donald Hunt, Chairman



O. Marvin Sowers, Jr., Secretary