

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SIXTH DAY OF FEBRUARY, TWO-THOUSAND AND SIX, AT 6:30 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

- | | | |
|----|------------------|---|
| 1. | <u>ROLL CALL</u> | <u>ALSO PRESENT</u> |
| | Jack Fraley | Marvin Sowers, Planning Director |
| | Don Hunt | Adam Kinsman, Assistant County Attorney |
| | Anthony Obadal | Toya Ricks, Administrative Services Coordinator |
| | Mary Jones | Jose Ribeiro, Planner |
| | George Billups | Kathryn Sipes, Planner |
| | Shereen Hughes | |
| | James Kennedy | |

2. CLOSED SESSION

Mr. Hunt motioned for the Commission go into Closed Session pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia to consider personnel matters, including nominations for Commission Chairman and Vice-Chairman and consideration of appointments to Commission committees.

Ms. Jones seconded the motion.

In a unanimous voice vote the motion was approved.

The Commission convened into closed session.

At 6:55 p.m. the Planning Commission reconvened into open session.

Mr. Kennedy motioned for adoption of the resolution for closed session.

Ms. Jones seconded the motion.

In a unanimous roll call vote the motion was approved.

The Commission recessed for five (5) minutes.

The Commission reconvened at 7:00 p.m.

3. ANNUAL ORGANIZATIONAL MEETING

A. ELECTION OF OFFICERS

Mr. Sowers opened the floor for nominations for chairman.

Mr. Kennedy nominated Mr. Fraley as the new chairman.

Ms. Jones seconded the nomination.

Mr. Billups moved to close the nominations.

Mr. Kennedy seconded the motion.

The Planning Commission approved Mr. Fraley as chairman with a unanimous voice vote.

Mr. Fraley opened the floor for vice-chairman nominations.

Mrs. Jones nominated Mr. Kennedy.

Mr. Billups seconded the nomination.

Mr. Hunt motioned to close the nominations.

Mr. Obadal seconded the motion.

The Planning Commission confirmed Mr. Kennedy as vice-chairman with a unanimous roll call vote.

Mr. Hunt recognized Mr. Anthony Obadal, the newest Planning Commission member.

Mr. Obadal said he looked forward to working with the other Commissioners.

Mr. Fraley stated that Mr. Obadal represents the Powhatan District.

B. COMMITTEE APPOINTMENTS

Mr. Fraley appointed Ms. Jones, Ms. Hughes, and Mr. Obadal to the Policy Committee with Mr. Billups as Chairman. He also appointed Mr. Hunt, Ms. Jones, and himself to the Development Review Committee with Mr. Kennedy as Chairman.

4. MINUTES

A. FEBRUARY 6, 2006 REGULAR MEETING

Mr. Kennedy motioned to approve the minutes of the February 6, 2006 regular meeting.

Ms. Jones seconded the motion.

In unanimous voice vote the minutes were approved (7-0).

5. COMMITTEE AND COMMISSION REPORTS

A. POLICY COMMITTEE

Mr. Billups stated that the Policy Committee met on January 31 to consider the Capital Improvement Programs (CIP) for various County departments. He said additional meetings have been scheduled for February 8, 9 and 14. Mr. Billups stated that the purpose of the meetings is to analyze the various programs and rank them in priority order. He also stated that the committee is continuing to work on formulating policies to improve the process used to evaluate transportation, school enrollment and environmental impacts of proposed projects.

Mr. Fraley thanked Mr. Billups for his leadership of the Policy Committee and acknowledged the work on Ms. Jones and Ms. Hughes as well.

B. DEVELOPMENT REVIEW COMMITTEE (DRC)

Mr. Fraley stated that on January 16 Mr. Fraley and Mr. Kennedy considered an expedited review of a sidewalk waiver for the Greenmount DCB Storage facility and recommended preliminary approval. He also stated that the DRC considered five cases at its February 8 regular meeting. Mr. Fraley said preliminary approval was recommended for site plans for the New Town Community Building, Stonehouse Elementary addition, and Eagle Cliff condominiums. He stated that deferral was recommended of the Liberty Ridge subdivision plan and a request for a waiver of the required side yard setbacks for Prime Outlets LLC. Mr. Fraley said the voting on all cases was unanimous.

Mr. Kennedy motioned for approval of the report.

Mr. Obadal seconded the motion.

In a unanimous voice vote the DRC report was approved (7-0).

6. PUBLIC HEARINGS

- A. Z-13-05 Village at Toano
- B. Z-12-05 Moss Creek Commerce Center (Toano Business Center)
- C. Z-15-05/MP-12-05 Stonehouse Planned Community MP Amendment
- D. Z-13-04/MP-10-04/SUP-31-04 Monticello at Powhatan North
- E. Z-16-05/MP-13-05 New Town Sec. 9 Settler's Market
- F. Z-10-04 112 Ingram Road Rezoning
- G. Z-7-05/MP-5-05 Jamestown Retreat

Mr. Fraley stated that the applicants for cases 6A-6G requested deferral of those cases until the March meeting.

Mr. Sowers said staff concurred with the requests.

Mr. Fraley opened the public hearings.

Ms. Carrie Viciano, 3971 E. Providence Road, stated that she was part of an informal group of neighbors in the Berkeley section of Powhatan Secondary who oppose the project. She stated that the primary reasons are environmental, safety, traffic, and infrastructure impacts, incompatibility with the Comprehensive Plan, and quality of life concerns.

Hearing no other requests to speak the public hearings were continued until the March 6th meeting.

Mr. Sowers informed Ms. Viciano that a revised proposal had been recently submitted to the Planning Division that altered the number and types of units, and that it was available for review. He also advised that anyone interested in any of the deferred cases stay in contact with the Division for the latest information.

H. Z-17-05/MP-14-05 Greensprings MP Amendment

Ms. Kathryn Sipes stated that Mr. Christopher Basic has applied on behalf of Jamestown, LLC to amend the master plan and proffers to increase the number of single family detached residential dwelling units of Greensprings West Phase VII. The applicant proposed an additional thirty units on approximately 35 acres; 17 units had been previously approved for the site. A total of 1505 units had been previously approved for the entire 1397 acre project; this proposal would bring the new total to 1535 units.

Ms. Sipes stated that the case was deferred at last month's meeting due to concerns regarding turf and stormwater management, and recreational facilities. She stated that the applicant has revised the proposed proffers to include the development and implementation of a turf management plan for the common areas in Greensprings West, the performance of the necessary analysis to ensure the County's 10 point environmental standard will be met with the additional units, and the completion of an additional .6 acre playing field.

Staff found that with the revised proffers the proposal will not negatively impact surrounding property and found the proposal generally consistent with the previously approved Master Plan and recommended approval.

Mr. Kennedy asked what areas would be included in the turf management plan.

Ms. Sipes said the areas that the Homeowners' Association is obligated to maintain such as the community clubhouse areas and along sides roads are included, but not personal properties.

Mr. Kennedy asked if previously approved sections would be included.

Ms. Sipes answered yes.

Mr. Fraley opened the public hearing.

Mr. Vernon M. Geddy, III gave an overview of the application and proposed proffers. He stated that the request was for a maximum density of 30 additional lots but that was not a guarantee and would be based on how the lots have to be laid out in order to meet County requirements.

Mr. Kennedy asked how close the newly proposed playing field would be to the lot the children had been using for recreation and how the field would be accessed.

Mr. Geddy pointed out both lots on a map.

Mr. Kennedy asked about the topography of the proposed lot.

Mr. Geddy stated that it had been partially cleared and would be completely cleared if the proposal was approved.

Mr. Kennedy asked for a timeframe on clearing the lot.

Mr. Geddy stated his thought was that it would be completed along with the development of Section 7.

Mr. Fraley asked Ms. Sipes for confirmation on the timeframe.

Ms. Sipes said that the proffer stated that the field would have to be in usable condition before final approval is granted for Phase 7 of the development plan.

Mr. Fraley said that he appreciated that the playing field was included but asked if the applicant had considered ways to increase the size.

Mr. Geddy stated that it was possible to increase the size to about an acre and illustrated on a map two options for how that might be achieved.

Mr. Obadal asked how wide the area would be.

Mr. Geddy explained that the narrowest point was approximately 50 feet wide and that it was much wider in other areas.

Mr. Obadal asked the width of the buffer immediately west of the area and what was on the other side of it.

Mr. Geddy said it was 50 feet in width and that open areas and several homes were on the other side.

Mr. Fraley stated that he would like to see the field expanded but that he did not support the option that included expanding into the buffer.

Ms. Jones stated that she would encourage a full acre.

Ms. Hughes concurred with Ms. Jones.

Mr. Kennedy stated that he would like to see an acre but that it was only 50 feet or approximately 18 yards across.

Mr. Geddy said that was only at the narrowest part.

Mr. Kennedy said that even at the widest point the approximately 80 yards was not significant. He also asked how close the field would be to the road.

Mr. Geddy said that the field would be beside the road.

Mr. Kennedy said this was also a concern.

Mr. Geddy stated that the applicant was willing to increase the size of the field to 1 acre and would be willing to work with the DRC to try to optimize the configuration of it.

Mr. Fraley encouraged the applicant to increase the size of the field. He also stated that Mr. Kennedy's concerns were important and asked for confirmation that the applicant would be willing to work with the Planning Division on the design of the field to prevent any safety issues.

Mr. Geddy said the applicant would work with the Division on the design and pointed out that 1 acre would be seven times larger than the lot the kids are currently playing on.

Mr. Kennedy said that he understood that the new field would be much larger but that there is a much larger number of children in Greensprings than was previously anticipated.

Mr. Fraley said that there was another half acre field in the community and asked for its location and if it was useable.

Mr. Jim Bennett with Jamestown LLC stated that between the pool and the back of the clubhouse is an area that is approximately 150 x 200 feet in size and along the road that goes along Section 2 where is an open area meant to be played on. He also stated that with its more modest price points Section 2 has the most children.

Mr. Obadal asked if the population would be older in the newer section.

Mr. Bennett said it was hard to tell but that the price points of lots in the newer sections, 4B and 5, were between \$130,000-\$135,000 per lot and the homes being built are between \$450,000-\$550,000 and have fewer children. In comparison, he said, the lots in Section 2 sold for between \$60,000 - \$70,000.

Mr. Obadal asked if the impact statement relative to schools used the higher number to estimate the number of school children rather than the lower.

Mr. Geddy stated that there is a disagreement over the fiscal impact of the additional 30 lots. He said the County's Financial Management Services (FMS) division looked at the average of what had been built in Greensprings West to date. Mr. Geddy said that at last month's meeting the applicant presented specific information on closings in the more recent sections which showed price increases and that means greater revenue to the County and fewer school children.

Mr. Obadal stated that even with the applicant's lower estimate the capacity of all the schools except the middle school were not sufficient to handle the additional children.

Mr. Geddy stated that with, the third high school it is adequate, but the middle school does not have capacity for any additional students.

Mr. Bennett added that the elementary school level, with the new school across Brick Bat Road, would have capacity.

Mr. Kennedy stated that if it were true that higher cost housing meant fewer school age children then James City County should not be seeing the current influx of students that are currently being seen. He also stated that houses are not being built in the \$200,000-\$300,000 range but rather in the half a million dollar range yet the County is still seeing a large influx of children every year. Mr. Kennedy asked where those children are coming from if they are not moving into the higher end houses.

Mr. Hunt asked if there was any data available to determine whether or not the older homes in the County are being vacated by empty nesters and being turned over to young families with larger than expected numbers of children.

Mr. Sowers said that data is available to show the numbers of school-aged children by neighborhoods. He said that the data had not been analyzed in the manner Mr. Hunt had spoke of but that it might be possible to do so.

Mr. Kennedy asked if the data showed neighborhoods with higher price points with increasing numbers of children.

Mr. Sowers stated that staff had just begun the process of analyzing the information along with the Policy Committee in reviewing the current process used for Adequate Public Facilities testing.

Mr. Geddy pointed out that Ford's Colony with higher priced housing generates significantly fewer school children than other comparable developments. He also stated that the median price of a home in James City County last year was in the lower \$300,000 range so that while there is a perception that everything being built now is very expensive there is a range of house prices out there.

Mr. Obadal stated that a million dollar home in Ford's Colony was sold recently to a family with four children. He also stated that it has been his own experience in Fairfax County where

home prices are comparable that it's the younger families moving in and contributing more of their income to home purchases.

Mr. Geddy said that even using the higher school-aged child projection that 30 lots only adds an additional 8 children instead of 6 in the context of this particular case.

Mr. Fraley stated that while the Policy Committee is working on the Adequate Public Schools Facilities test and how the numbers are calculated, it is the Board of Supervisors who must deal with this issue in their deliberations and who have indicated that this is only one consideration for the Planning Commission when evaluating a project.

Mr. Geddy added that the project does meet all ordinance and park and recreation master plan requirements for recreation. He stated that the proposal has minimal impacts which have been very responsibly addressed by the applicant through proffers and that the request seeks an increase of .003 dwelling units over existing density. Mr. Geddy requested a recommendation for approval.

Ms. Hughes stated her feeling that the delineation of lots as shown would be over-developing the property. She stated that she did not want to approve the additional lots and proposed layout and have the applicant later request waivers of requirements such as stormwater management because the criteria cannot be met at that density. Ms. Hughes also said that the Commission is tasked with ensuring that each new section meets better site design principles to protect the natural environment and includes Low Impact Design (LID) techniques. She said those terms should be included in the proffers

Ms. Jones asked if the applicant would be willing to add LID techniques in the proffers.

Mr. Geddy stated that the applicant understands that the total number of units represented a maximum cap not a guarantee. He also explained that detailed construction plans and layouts are not typically done at this stage due to the expense.

Ms. Hughes asked how the applicant determined that 30 additional lots might fit.

Mr. Geddy said some work had been done. He said they were fairly comfortable that all 30 lots will fit and still meet all County requirements.

Ms. Hughes said that the lots fit but that the applicant is not applying any better site design principles. She stated that it is obvious in looking at the topography that 7 of the lots are not going to drain into a stormwater basin. She also stated that the proposal represented plucking down a bunch of lots on top of a section of property in a conceptual way without following the contours or doing detailed analysis.

Mr. Geddy confirmed that that's what had been done.

Ms. Hughes encouraged the applicant think of better design techniques at this stage instead of later when money has to be spent in redesign because the criteria cannot be met.

Mr. Geddy stated that this is an area that has already been approved for development and that there is an existing approved stormwater management plan. He said the applicant has included in the proffers to perform analysis to ensure that the stormwater requirements are met.

Mr. Fraley asked if the project would be reviewed by the DRC for site plan approval.

Mr. Sowers said that if the project is submitted as proposed then DRC approval would not be required.

Ms. Sipes added that the location of the recreational facilities will require DRC approval.

Mr. Billups stated his concern that the lots are located outside the Primary Service Area (PSA). He asked if it were possible to project the impacts to water and sewers services and how the lots would be brought into the system.

Ms. Sipes answered that the 35 acre parcel where the lots will be located will be served by public water and sewer. She stated that while most of the area in Greensprings West is outside of the PSA the infrastructure was put in place according to the previously approved master plan.

Mr. Kennedy asked if there were other parcels inside of Greensprings that could be developed further later on.

Mr. Geddy said this was it in terms of Greensprings West.

Ms. Hughes asked if any request for waivers or variances would be brought before the DRC.

Mr. Sowers said that waivers are very specific in terms of what they can be granted for and also the specific criteria. He also said the recreational facilities would be considered by the DRC but not environmental waivers.

Ms. Hughes asked if the applicant were unable to comply with the 10 point BMP requirements and cannot put in 398 homes with the current BMP system and desired a waiver or variance to still allow the 398 lots who would approve such a request.

Mr. Sowers stated that that would be for the Environmental Division.

Mr. Geddy stated that an applicant could not develop if the 10 point stormwater management criteria were not met. He said an applicant would have to either add more facilities or open space in order to obtain the necessary points.

Ms. Jones asked if the Homeowners' Association was comfortable with an additional 1 acre recreational space.

Mr. Bennett said the Association was in agreement with the location but that the size had not been discussed.

Ms. Jones referred to a letter regarding what is currently be used by kids as a recreational area. She asked if homeowners' had been notified that children should not be playing in the area.

Mr. Bennett said a sign was posted and a letter was sent out to the neighbors.

Mr. Obadal asked if Mr. Wayne Potter had withdrawn his objections.

Mr. Geddy said that was his understanding.

Mr. Bennett added that the area next to Mr. Potter was in the process of being landscaped to further deter its use as a play area.

Mr. Fraley asked if the Environmental Division had recommended approval of the proposal.

Ms. Sipes stated that the Environmental Division had reviewed and approved the most recently revised proffer language.

Mr. Fraley stated his thought it would be good to have a senior staff member from Environmental at Planning Commission meetings.

Mr. Billups stated that members have recommended that each department write an impact statement as to the demands of a proposed development on their departments both in the short-term and long-term.

Mr. Fraley stated that the Commission and staff have had preliminary discussions with regard to the application process. He stated that it is the intention of the Commission to engage in additional work in that area with staff and asked Mr. Sowers to ensure that Mr. Billups' comments are one of the focal points of those considerations.

Mr. Kinsman explained that applications are routed to all of the County agencies who then provide written comments. He suggested that those comments could be stapled to the Commissioners' packets.

Mr. Billups said that most of the comments Commissioners' see stated that the agencies did not have a concern. He suggested having a form to be filled out that asks about impacts and conditions. He mentioned that Newport News and other jurisdictions have such an attachment.

Mr. Kinsman stated that most of the comments that come in are thorough and complex. He said Mr. Billups might appreciate getting the information.

Ms. Hughes stated that her comments were based on discussions with the Environmental Division. She also stated that the Environmental Division had agreed to start writing the Environmental section of the staff report.

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

Ms. Jones motioned to recommend approval of the application. She asked for suggestions on amending the size of the additional recreation area to 1 acre and a proffer to include low impact design elements.

Mr Kinsman and Mr. Fraley discussed how to amend the proposal.

Mr. Fraley suggested voting on the application as presented and recommending the applicant make the suggested changes.

Mr. Kennedy stated that he did not think the turf management plan went far enough in that it does not include the new homes that will go in. He stated that larger homes tend to use more water. Mr. Kennedy also stated that 8 additional children represented a third of a class size and that even at 1 acre in size most of the recreation area is unusable and too narrow.

Mr. Billups stated that with a housing development of this size there should be a formula for determining the recreational facilities necessary. He also stated his concern with the development being extended beyond the PSA. Mr. Billups said his concerns were not strong enough to deny the application.

Mr. Fraley asked Ms. Sipes to describe the calculations used to determine the size of neighborhood parks.

Ms. Sipes said that the County's recreational guidelines are based on the Parks and Recreational Master Plan and the Comprehensive Plan. She described the calculations and stated that based on them Staff felt the proposal met or exceeded the requirements.

Mr. Obadal stated that he agreed with Mr. Kennedy and Ms. Hughes on the problems but that he was less interested in proffers than the basic plan. He suggested the applicant ask for a deferral to allow time to work out some of the issues.

Mr. Fraley stated that the Commissioners could make a motion to defer the case or Mr. Geddy could make the request.

Mr. Hunt asked if the Environmental Division had determined that the applicants' environmental projections meet their criteria.

Mr. Fraley answered yes.

Mr. Hunt stated that he had no other objections. He said he was willing to vote on the case this evening.

Ms. Jones stated that the site is part of a master planned community and although the recreation is not perfect the density of the overall community is low. She restated her motion to approve.

Ms. Hughes stated that she would like to see the number of lots stated in the proffers so that the applicant could not later request a variance to accommodate a lot to reach the 398 mark. She also stated that she was happy with the play area but encouraged deferral stating concerns that the layout will require an insensitive environmental design and it does not include any LID or Better Site Design features.

Mr. Fraley thanked the applicant for improvements in the design. He said he hoped the applicant would consider extending the turf management program and provide a better design for the playing field. Mr. Fraley said he would support the application.

Mr. Sowers confirmed that the motion was to approve the application with an advisory recommendation to the applicant to increase the size of the recreational area to a full acre.

Mr. Fraley said he would also add a recommendation to extend the turf management plan.

Mr. Kinsman confirmed that the Commission would be voting on the proffers as currently written.

In a roll call vote the application was recommended for approval (4-3). AYE (4): Jones, Hunt, Billups, Fraley NAY (3): Hughes, Kennedy, Obadal.

I. SUP-31-05 Norge Elementary Cafeteria Expansion

Mr. Jose Riberio presented the staff report stating the Mr. Bruce Abbott of AES Consulting Engineers has applied on behalf of Williamsburg-James City County Public Schools to bring the school into conformance with the zoning ordinance and to allow for the construction of a 1,550-square-foot addition to the existing cafeteria. The property is located at 7311 Richmond Road, zoned R-2, General Residential District, and can be further identified as Parcel (1-35) on Tax Map (23-2). The Comprehensive Plan designates this property as Federal, State, and County Land.

Mr. Kennedy asked if this case opens the door for future cases involving non-conforming uses and expansions that are not related to government or schools.

Mr. Sowers said it does not necessarily open the door but that there is always the possibility that additional uses that require special use permits will need to expand or renovate.

Ms. Jones asked about the square footage of the current cafeteria.

Mr. Fraley opened the public hearing.

Mr. Alan Robertson, Facilities Manager for the school division, did not know the square footage of the existing cafeteria. He pointed out the location on a map.

Ms. Jones asked if the expansion would adequately support expected enrollment.

Mr. Robertson said yes.

Mr. Billups asked how many students the 1,550 square feet addition would accommodate.

Mr. Robertson said it would accommodate 6 tables and explained the procedure for construction to minimize disruption of the current facilities.

Mr. Billups asked if the 6 tables would seat 8 students or 12.

Mr. Robertson said 12 students and confirmed with Mr. Billups that it would equal to over 60 additional students for each lunch period.

Mr. Billups asked how many lunch periods the school had.

Mr. Robertson said he thought it was 3 or 4.

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

Mr. Hunt motioned to recommend approval of the application.

Mr. Kennedy seconded the motion.

In a unanimous roll call vote the application was recommended for approval (7-0). AYE (7): Jones, Hughes, Kennedy, Billups, Hunt, Obadal, Fraley; NAY (0).

J. SUP 33-05 Chickahominy Riverfront Park

Ms. Kate Sipes presented the staff report stating that Mr. Paul Tubach has applied on behalf of the James City County Division of Parks and Recreation for a special use permit to allow a community recreation facility in an A-1, General Agricultural District to bring the current facility into conformance with the zoning ordinance and to make minor improvements to existing amenities. The existing property is approximately 140 acres, is located at 1350 John Tyler Highway, and can be further identified as Parcel (1-2) on Tax Map (34-3). The Comprehensive Plan designates this property as Park, Public or Semi-Public Open Space. Staff found the proposal consistent with surrounding zoning and development and with the Comprehensive Plan and recommended approval.

Mr. Fraley opened the public hearing.

Mr. Paul Tubach stated that the request will allow improvements on 2 ½ acres of the site.

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

Mr. Kennedy motioned to recommend approval of the application.

Ms. Hughes seconded the motion.

In a unanimous roll call vote the application was recommended for approval (7-0). AYE (7): Jones, Hughes, Kennedy, Billups, Hunt, Obadal, Fraley; NAY (0).

7. PLANNING DIRECTOR'S REPORT

Mr. Fraley acknowledged the presence of Boy Scouts Troop 300 from Fords Colony. The troop attended the meeting to earn merit badges for Citizenship in the Community

Mr. Sowers presented the Planning Director's report stating that a workshop would held to discuss New Town Section 9 – Setter's Market on Thursday February 9th at 1 p.m. He also explained why the workshop was necessary. Mr. Sowers also reminded members of the annual meeting with the Board of Supervisors tentatively scheduled for March 28th at 4 p.m. He suggested Commissioners begin thinking of items they would like to discuss with the Board.

Mr. Fraley asked Commissioners to forward their suggestions for agenda topics to him.

Mr. Fraley asked follow Commissioners to support the preparation of a plaque for presentation to former Planning Commissioner, Mr. Wilford Kale, in acknowledgment for his services.

Mr. Fraley discussed with Commissioners their availability to represent the Commission at the March Board of Supervisors meeting. Ms. Jones agreed to be the March representative.

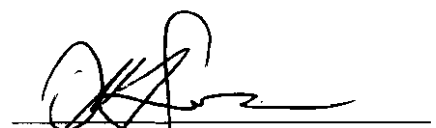
Mr. Hunt stated that he had been notified of a citizens meeting at the Ramada Inn West at 7 p.m. on Wednesday to discuss a proposed 75 unit development on 25 acres between Kristiansand and Norge Elementary School.

Mr. Sowers stated that the rezoning application for the proposal, called Jennings Way, had been recently submitted.

8. ADJOURNMENT

There being no further business, the Planning Commission meeting was adjourned at 8:45 p.m.


Jack Fraley, Chairman


O. Marvin Sowers, Jr., Secretary