

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FIRST DAY OF MAY, TWO-THOUSAND AND SIX, AT 7:00 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>	<u>ABSENT</u>
	Jack Fraley	Marvin Sowers, Planning Director	George Billups
	Don Hunt	Adam Kinsman, Assistant County Attorney	
	Anthony Obadal	Toya Ricks, Administrative Services Coordinator	
	Mary Jones	Jason Purse, Planner	
	Shereen Hughes	Kathryn Sipes, Planner	
	James Kennedy		

2. PRESENTATION

A. Recognition of Mr. W. Wilford Kale, Jr.

Mr. Fraley presented Mr. Kale with a plaque and Certificate of Appreciation on behalf on the James City County Planning Commission for his eights years of invaluable service and dedication to the citizens of James City County on the Planning Commission.

Mr. Kale thanked Chairman Fraley, the Board of Supervisors, Planning Staff, and fellow Planning Commissioners both past and present. He stated that he has mostly enjoyed his service and hoped to be of further service in the future.

3. MINUTES

- A. March 6, 2006 Regular Meeting
- B. March 8, 2006 Continued Meeting of the March 6, 2006 Regular Meeting
- C. April 3, 2006 Regular Meeting

Mr. Obadal stated on page 23 of the March 8th meeting his reference was to Title 15.2-2239 of the Virginia Code.

Mr. Kennedy motioned to approve the minutes as corrected.

Ms. Jones seconded the motion.

In a unanimous voice vote the minutes were approved (6-0). (Billups absent).

4. COMMITTEE AND COMMISSION REPORTS

A. Development Review Committee (DRC) Report

Mr. Kennedy presented the DRC report stating that the Committee heard three cases at its April 26 meeting. He stated that C-37-06 New Town Shared Parking, SP-5-06 Governor's Grove and New Town Section 3 and 6 Block 15 Parcel B Setback Modifications were approved 4-0. Mr. Kennedy also stated that SP-29-06 New Town Block 10 Parcel E and F was deferred.

Mr. Kennedy motioned to approve the report.

Ms. Jones seconded the motion.

In a unanimous voice vote the DRC report was approved (6-0). (Billups absent).

5. PUBLIC HEARINGS

A. SUP-13-06 Unicorn Cottage

Mr. Fraley stated that the applicant has requested deferral until the June meeting. He asked if Staff concurred with the request.

Mr. Sowers answered yes.

Mr. Fraley opened the public hearing.

Hearing no requests to speak the public hearing was continued.

B. SUP-14-06 8th Elementary School Utility Extension

Mr. Jason Purse presented the staff report stating that Mr. Sanford Wanner, on behalf of James City County, has applied for a Special Use Permit to allow for the extension of approximately 880 linear feet of 8" gravity sanitary sewer line and 1474 linear feet of 12" waterline from existing services located in the Greensprings West subdivision to serve the proposed W-JCC 8th Elementary School site at 4001 Brick Bat Road. The property can be identified as Parcel No. (1-1) on the JCC Tax Map No. (36-3). Staff recommended approval of the application and attached conditions.

Mr. Kennedy asked if the lots leading into the school site could connect to water and sewer lines.

Mr. Purse said each lot that abuts water and/or sewer lines will be allowed one residential connection.

Mr. Kennedy asked how many lots there are.

Mr. Purse said one.

Mr. Kennedy asked how many lots are platted for the parcel.

Mr. Purse answered one.

Mr. Kennedy asked what happens if more lots are platted before the May 9, 2006 cut-off date.

Mr. Purse explained that due to the size of the water and sewer lines there would only be capacity for one lot.

Mr. Fraley opened the public hearing.

Hearing no requests to speak the public hearing was closed.

Mr. Kennedy motioned to approve the application and attached conditions.

Ms. Jones seconded the motion.

In a unanimous roll call vote the application was recommended for approval (6-0). (Billups absent)

C. SUP-4-06/MP-1-06 Prime Outlets MP Amendment

Mr. Fraley explained that while the Planning Commission does not prefer such presentations, in a break from normal procedure, the applicant for this case would be allowed to present their case tonight although deferral has been recommended and no action will be taken. He stated that both Staff and the applicant would be given five minutes to present their sides not including comments and/or questions from Commissioners.

Ms. Kathryn Sipes presented the staff report stating that Mr. Greg Davis has applied on behalf of Prime Retail, L.P. to amend the existing master plan and special use permit to allow for a 7,000± square foot expansion of Prime Outlets on their existing site, as well as to incorporate the existing Ewell Station shopping center into Prime Retail and to allow for the construction of an additional 74,000 square feet of retail space adjacent to the existing Ewell Station shopping center. The properties can be identified as parcels (1-28), (1-29), (1-33C), (1-33D), (1-33E) and (1-2) on the JCC Real Estate Tax Map. (33-1). The property is zoned B-1, General Business, with proffers and is designated Community Commercial on the Comprehensive Plan Land Use Map. Lands designated Community Commercial are intended to allow general business activity in areas located within the Primary Service Area while usually having a moderate impact on nearby development. Ms. Sipes stated that there are unresolved issues concerning traffic, parking, and environmental impacts and recommended deferral to allow time for submitted data to be reviewed and additional information to be provided.

Mr. Kennedy asked if the Mikasa entrance has been slated to be closed.

Ms. Sipes said the current agreement is to close it no later than June 2009.

Mr. Kennedy asked if that was due to a leasing situation.

Ms. Sipes said that was her understanding.

Mr. Kennedy stated that they would be going into a similar leasing situation with regard to parking for Food Lion. He asked if the applicant had provided waivers from Food Lion indicating that they were fine with the proposal.

Ms. Sipes stated that the applicant told her that Food Lion had seen the plans and had not raised any concerns about their leasing agreement or parking arrangement.

Mr. Kennedy said he would like to see something in writing. He also stated his concerns about the right hand turn lane on Route 60 East.

Ms. Sipes said there have been discussions about cutting up the lane so that it would not be a continuous right turn lane.

Mr. Kennedy said his other concern was the large divided median on Route 60. He asked that Virginia Department of Transportation (VDOT) coordinate the timing of the lights in that area so that there is a time delay for cross-traffic. He also stated his concerns regarding red light running, visibility of trash receptacles, traffic near Giuseppe's entrance, the need to look at closing entrances and overflow parking infiltrating the neighborhood areas.

Ms. Hughes stated that parking lots and large expanses of impervious surface are not visually appealing in a Community Character Corridor. She said this is a perfect opportunity to consider a parking deck in order to increase parking and reduce impervious surface cover. She also stated her concerns about internal and external traffic safety and delivery truck conflicts.

Mr. Obadal agreed with Ms. Hughes' and Mr. Kennedy's comments regarding traffic. He asked if VDOT had taken a position concerning the first entrance/exit on Olde Towne Road off of Route 60.

Ms. Sipes stated that VDOT expressed concern about how close it was to Route 60 should there ever be a proposal to signalize the intersection. She also stated that Staff was awaiting comment from VDOT on which, if any, entrance should be closed.

Mr. Obadal stated his concern about traffic from that entrance crossing Olde Towne Road and turning left to access Route 60. He asked what part of the Ordinance addresses parking.

Ms. Sipes said Category C of the Parking Ordinance addresses Outlet Malls.

Mr. Obadal questioned how parking requirements were calculated. He stated that the Ordinance requires parking be calculated based on the square footage of the building.

Ms. Sipes explained that the gross square footage of the building is used with a deduction given for public spaces and a 20% deduction for non-retail space such as employee and inventory or supply areas.

Mr. Obadal asked if those deductions were permitted in the Ordinance.

Ms. Sipes stated that is a policy not an Ordinance requirement.

Mr. Obadal asked if a waiver had been requested.

Ms. Sipes said it is a policy based on precedent in other shopping centers where the 80% calculation was applied including the previously approved site plan for the Ewell Station expansion.

Mr. Obadal asked if there was a formula or was square footage simply set aside.

Ms. Sipes said that 80% of the area would be considered productive retail area.

Mr. Obadal asked if the Board of Supervisors (BOS) had adopted a special policy for outlet malls.

Ms. Sipes stated that it is a practice that has been adopted by the Division.

Mr. Obadal stated that beyond Staff's interpretation there is no legally binding policy.

Ms. Sipes said that an argument was made previously that it was reasonable. She stated that it was approved and consistently applied to similar large retail projects.

Mr. Obadal asked for examples.

Ms. Sipes cited previous phases of Prime Outlets and Ewell Station as examples.

Mr. Obadal said he does not consider Ewell Station another project.

Ms. Sipes stated that at the time it was approved it was an independent project and not a part of Prime Outlets.

Mr. Fraley asked for Mr. Sowers' input on the matter.

Mr. Sowers stated that the Zoning Ordinance has provisions that allow Staff to make interpretations. He stated that for many years the Division has subtracted a percentage of the floor area of the plans submitted so that it is the actual retail space being measured. Mr. Sowers also stated that approval of this case is a legislative act and that the Commission is not bound by the standard if they do not feel it is appropriate.

Mr. Obadal asked for an explanation of the different requirements for different types of retail operations and the lack of a waiver for parking requirements in this case.

Mr. Sowers stated that Staff would consult with the Zoning Administrator and report back to the Commission.

Mr. Kennedy asked if parking is reconsidered when new tenants change the configuration of the stores.

Mr. Sowers said it is reconsidered if the new use falls into a different use category.

Mr. Kennedy stated his concern about the appearance of a fundamental difference in the enforcement of the sign ordinance for this establishment regarding flags and other items and wanted to know if the new sections would be permitted to do the same.

Mr. Sowers agreed to report back on that issue as well at the next meeting.

Mr. Obadal clarified that his comments regarding parking requirement calculations concerned retail category A.

Mr. Fraley asked that the County's traffic consultant be made aware of the Commissioners' concerns regarding traffic and parking. He stated that regardless of the method used for calculation it is evident that there is a parking problem and asked that it be addressed. Mr. Fraley asked if the proposal includes parking spaces in the buffer and that closing the service entrance behind the expansion on Olde Towne Road.

Ms. Sipes said the parking lot closest to Richmond Road does encroach on the 50' Community Character Corridor Buffer.

Mr. Fraley said that defeats the purpose.

Mr. Sowers explained that the Commission would have to grant a waiver to allow the parking lot.

Mr. Fraley asked for the status of the conditions established during reviews of previous expansion phases.

Ms. Sipes stated that Staff is working with LandMark on plans for the planters.

Mr. Obadal thanked Ms. Sipes stating that her work is top notch.

Mr. Fraley opened the public hearing.

Mr. Greg Davis with Kaufman and Canoles represented the applicant and presented the proposal. He stated that the benefits of the project include better traffic flow and additional sales tax revenue and jobs. Mr. Davis stated that the proposed parking increase exceeds Ordinance requirements. He also highlighted proposed traffic and lighting improvements.

Ms. Jones asked if there are more parking spaces per square foot in the new section versus the older section.

Mr. Davis said they are consistent.

Ms. Jones asked if the applicant had considered increasing the parking spaces in the new section to avoid the current parking problems of the older section.

Mr. Davis stated that establishing the number of parking spaces is a balancing act between building parking to accommodate peak shopping days when there is overflow and having acres of vacant parking pavement on off-peak day which contributes to storm water management problems. He stated that this issue led to the applicant's request for a waiver to allow parking in the Community Character Corridor Buffer.

Mr. Kennedy stated that the applicant has problems with parking 3-4 days of every week and that controlling the traffic is a concern. He also stated his concerns about the use of large generators and lights during the holiday season. Mr. Kennedy also asked if there is a provision in Food Lion's lease for reserved parking spaces.

Mr. Davis stated that Food Lion had seen the plans and had no objections. He also stated that if such a provision existed and the lessee opposed the project then it could not move forward.

Mr. Kennedy disagreed. He stated that a similar leasing provision with Mikasa has only delayed an agreement to close the entrance and exit near the store but did prevent the project from moving forward.

Mr. Davis stated that with respect to Mr. Kennedy's concerns about traffic and safety the applicant has begun to assemble data on traffic accidents and safety in the area, along with Staff's assistance, which led to tonight's deferral request.

Mr. Kennedy said he thought something could be done. He asked if employers had been surveyed employee parking needs.

Mr. Davis said no.

Mr. Kennedy stated that he had heard from several employees who complained that they could not leave the facility on break for fear of getting back late or not being able to find a parking space. He asked if there is an employee only parking area and if employee parking is factored into calculations for parking requirements. Mr. Kennedy also asked how many part-time positions the proposal would generate.

Mr. Davis said the mix of full and part-time positions would generate the equivalent of 120 full time employees and that employee parking is included in the Ordinance standard for parking spaces per square foot of retail. He added that along with this proposal the generators Mr. Kennedy spoke of would be removed in lieu of permanent lights.

Mr. Obadal asked if contractual obligations to Food Lion could be avoided or if they were binding.

Mr. Davis said they were binding.

Mr. Obadal stated that if Food Lion has a specified amount of reserved parking then those spaces could not be used to satisfy the Ordinance parking requirements.

Mr. Davis said that was not the term of the Food Lion lease. He said the lease requires parking configuration be approved by Food Lion.

Mr. Obadal asked that the specific language be supplied to him later. Mr. Obadal stated his concerns about parking and the lack of on-site restaurants. He asked the applicant's point of view on the amount of retail space used to calculate parking requirements.

Mr. Davis agreed to consider the Commission's concerns and respond back.

Mr. Fraley stated that Prime Outlets is an asset to the County and that issues need to be worked through to provide the best possible outcome.

Mr. Art Dionne, 6 Digges Court, asked that overflow parking not be allowed on side roads and in neighborhoods.

Mr. Jay Emerson, 103 Branscome Blvd, stated that interconnectivity of Prime Outlets and Ewell Station is not an asset. He stated concerns about parking and impervious surfaces and suggested scaling back buildings to add more parking.

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

At 8:25 p.m. the Commission recessed for 10 minutes.

D. Z-13-05 Village at Toano

Mr. Jason Purse presented the staff report stating that Mr. Vernon M. Geddy, III has applied to rezone approximately 20.881 acres of land near the intersection of Forge Road and Richmond Road from A-1, General Agricultural, to R-5, Multi-Family Residential, with proffers, for the development of 94 town homes. The property is also known as parcel (1-10) on the JCC Tax Map (12-3). The site is shown on the 2003 Comprehensive Plan Land Use Map with two different designations. The rear of the property (approximately four acres) is designated Low Density Residential, while the balance of the site, including

the frontage on Forge Road, is designated Moderate Density Residential. Recommended uses on property designated for Moderate Density Residential include townhouses, apartments, and attached cluster housing, with a recommended minimum gross density of 4 dwelling units per acre, and up to a maximum of 12 dwelling units per acre in developments that offer particular public benefits. The project proposes 94 dwelling units with a density of 4.5 du/acre. Staff found the proposal inconsistent with the Toano Area Design Guidelines (Toano Guidelines) and surrounding community and recommended denial.

Mr. Kennedy asked if funding had been designated for implementation of the Toano Area Design Guidelines.

Mr. Purse said funding had not been designated at the time. He stated that a main strategy is to have developers implement part of the guidelines. Mr. Purse said County staff will undertake other measures at a later date.

Mr. Kennedy asked about roads.

Mr. Purse said an alleyway of the sort proposed would have to be provided by the developer.

Mr. Kennedy expressed his concern about the fiscal impacts of the plan. He also stated his concern with the loose terminology of the word "village" and that the Fire Department did not foresee any safety ramifications.

Mr. Purse said Staff contacted the Fire Department after concerns were expressed at the last meeting and the department again stated that they did not have any concerns about the project being across the street.

Mr. Sowers stated that although no funds were designated in the current budget money has been proposed in the up-coming budget that could be used for implementing some of the items in the Toano Study.

Mr. Kennedy asked if the fiscal impacts included the number of children.

Mr. Purse stated that Financial Management Services (FMS) concurred with the data.

Mr. Kennedy asked if the fiscal impact would be negative if the number of children were 3 higher.

Mr. Purse said he could not comment on how fiscal impacts might be affected.

Mr. Sowers said he believed the answer to be yes and suggested asking the applicant.

Mr. Obadal stated that .16 children for a three bedroom town home seemed rather low. He asked for the price range of the units.

Mr. Purse said starting at \$300,000.

Mr. Fraley said he thought the proffers were rather weak.

Mr. Purse said the developer had been working with staff to change some of them and did not resubmit in enough time to distribute them prior to tonight's meeting.

Mr. Fraley stated that he could not comment on the case when the proffers are not clear and the applicant did not meet the timetable.

Mr. Obadal asked if the new elementary school will open over-capacity.

Mr. Purse said the expected capacity is 700 students.

Mr. Kennedy asked if the enrollment figures include students there were enrolled between now and the beginning of school.

Mr. Purse explained that the counts are done in September and approved by the School Board.

Mr. Kennedy stated he was told by an administrator at Stonehouse Elementary that even with the approved expansion the school would be requesting additional trailers. He suggested having a school representative attend Planning Commission meetings.

Mr. Obadal stated that there has to be another way to project the number of school children and asked staff to look into it.

Mr. Sowers explained how the figure is calculated stating that it is in accordance with the Board of Supervisors' proffer policy.

Mr. Kennedy stated that the problem is with the process.

Mr. Fraley encouraged staff look at how the numbers are generated.

Mr. Hunt stated that the numbers of students generated by the existing inventory of lower cost homes has probably increased.

Mr. Fraley opened the public hearing.

Mr. Vernon M. Geddy III represented the applicant. He presented the proposal and highlighted the developments' goals. He said the project would target middle income empty nesters with price ranges between \$325,000 and \$350,000. Mr. Geddy said it is intended to have a traditional character, incorporating the Toano vernacular in its architecture, and be consistent with Toano Guidelines.

Mr. Kennedy asked if an increase in the number of estimated school children by 5 would reduce the projected \$647 positive fiscal impact.

Mr. Geddy said that was correct.

Mr. Kennedy stated his concern that an increase in the number of school children by 5 would result in a negative fiscal impact. He also asked for the location and plan for the .11 acre park.

Ms. Vaughan Rinner with LandMark Design stated that it would serve as a seating area and playground.

Mr. Kennedy asked if the .55 acre park is in the setback from Forge Road.

Ms. Rinner asked yes. She stated that the setback is the distance from the road for placing a building. She also stated that the purpose for locating the park in that area is to maintain the farm character of the road.

Mr. Kennedy confirmed with Ms. Rinner the requirement that the trees in that area be maintained.

Mr. Kennedy asked how the area could be considered a park.

Ms. Rinner said the area will have trails, seating, a gazebo and possibly gardens.

Mr. Kennedy asked if a gazebo would be an encroachment into the buffer.

Ms. Rinner answered no and explained the location of the gazebo in the buffer area.

Ms. Hughes asked if the access easement on the eastern side of the property is located in the buffer.

Mr. Geddy said it was in the setback.

Ms. Hughes asked about the private, on-site water system.

Ms. Rinner explained that on the eastern side of the property there is a building setback not a buffer so that drives and alleys would be allowed. She stated the purpose of the alley is consistency with Toano Guidelines. Ms. Rinner also stated that the private water system would be maintained by the Condominium Association.

Ms. Hughes stated that the streetscapes, infrastructure, and architecture are not consistent with the Toano Guidelines and too much of an abrupt change from surrounding areas.

Mr. Kennedy asked for explanation of the well system.

Ms. Rinner explained that a condominium development receives one connection to public water and sewer so that it is necessary to have a private water system.

Mr. Kennedy asked if James City Service Authority (JCSA) would provide maintenance.

Mr. Geddy said JCSA will provide maintenance to a point but the lines serving the buildings internally will be maintained by the Condominium Association.

Mr. Kennedy, Mr. Geddy and Mr. Fraley discussed the need for the outdoor irrigation proffer.

Mr. Obadal asked if there are any other triplexes in the vicinity.

Mr. Geddy did not know.

Mr. Obadal stated his feeling that the proposal is inconsistent with the vision of the Toano Area Study and questioned the public benefit.

Mr. Geddy stated the applicant's position that the proposal complies with the study.

Mr. Obadal referred to a citizens' petition opposing the project.

Mr. Geddy stated that the Comprehensive Plan designates the parcel Moderate Density Residential. He noted there were competing petitions in 2003, one calling for Low Density Residential and the other for Moderate Density Residential, and the Board chose to leave it as is although it may not be what citizens want.

Mr. Obadal said the density should be dependant on the character and density of surrounding developments and that this project is out of scale and too dense.

Mr. Geddy said the Comprehensive Plan clearly sets the minimum density at 4 units an acre and that the things Mr. Obadal referred to should be considered when requests are sought to go beyond that. He stated that the proposal is barely above the minimum.

Mr. Obadal disagreed with Mr. Geddy's interpretation.

Mr. Geddy said that if the appropriate density was less than 4 the property would not have been designated as it is.

Mr. Obadal said the direction to take is to look at each parcel to determine how it should be classified.

Mr. Fraley encouraged the applicant and all developers to refer to the standards and commitments for the Villas at Five Forks as an example of environmental design. He stated that the general language of the environmental proffers is too weak. He also expressed concerns about the project's impact on hydrology and wildlife habitat and lack of commitment to bioretention and infiltration.

Mr. Geddy stated that the portion of the parcel to be developed is currently farmland so that no clearing is necessary. He also stated that the applicant is committed to incorporate Low Impact Design and that the proposal has no particularly sensitive issues.

Mr. Hunt stated that the previous use was a cornfield where farming chemicals are used which would cease with this proposal.

Mr. Obadal said he thought the parcel was treed.

Mr. Geddy confirmed that it is a cornfield.

Mr. Fraley thanked Mr. Hunt for his comment. He said he did not think it would remain a cornfield but that the question is whether this proposal is appropriate.

Mr. Ray Basley, 4060 N. Riverside Dr., stated his concern for traffic and safety and the need for a boulevard entrance and small scale plantings.

Mr. Rich Krapf, 2404 Forge Rd., represented the Friends of Forge Road in Toano in recommending denial of the request due to lack of public benefit and inconsistency with the Comprehensive Plan, adjacent neighborhood and Toano Guidelines. He also stated concerns about adequate buffers and traffic impacts.

Mr. Don Pearson, stated his concerns about traffic, visibility, and additional school age children.

Ms. Jones asked for the speed limit on Forge Road.

Mr. Pearson said it is 50 mph. He stated that he has asked VDOT to lower it to 35 mph.

Ms. Jones recommended lowering the speed limit to 35 mph.

Mr. Sowers agreed to contact VDOT to conduct a speed study.

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

Ms. Jones said she liked the architecture and the mixed cost feature. She stated that she did not feel the size, abrupt edges, density and scale were compatible with the surrounding community and that she would not support the project.

Ms. Hughes stated that she could not support the project. She said she felt it was too dense and massive and inappropriate for the area.

Mr. Obadal stated his concerns with inconsistency with the Toano Guidelines, type and scale of nearby development and school, traffic, and environmental impacts. He said he will vote against the proposal.

Mr. Kennedy said the proposal lacked public benefit due to impacts to schools, traffic, lack of recreation and inadequate proffers and removed the sites only treeline to a BMP. He said he will vote no.

Mr. Hunt said he did not feel the project rose to the level of unanimous denial. He stated that the needs of the many should be considered along with the needs of the few. He stated that in keeping with his track record for supporting the property rights of landowners he will vote for the project.

Mr. Fraley stated that the project does not fit. He also stated his concerns about traffic and environmental impacts.

Mr. Kennedy motioned to recommend denial of the application.

Mr. Obadal seconded the motion.

In a roll call vote denial of the application was recommended (5-1). AYE: Obadal, Jones, Fraley, Hughes, Kennedy (5); NAY: Hunt (1). (Billups absent).

6. PLANNING DIRECTOR'S REPORT

Mr. Sowers presented the report stating that several of the recommendations for the Five Forks Study for improvement of the intersection are underway. He stated that placing utilities underground will take place this summer. VDOT is also looking at the intersection for turn lane and bikeway improvements and the County is considering sidewalk improvements. Planning Commissioner Training on transportation is scheduled May 22 10:30 a.m. and a work session with the Board of Supervisors is scheduled for 4 p.m. on May 23rd to discuss Rural Lands.

Mr. Hunt stated that he and Mr. Kennedy recently had discussions concerning programs in other localities to compensate landowners for property that can not be developed due to municipal regulations and hoped the County would consider a similar program.

Mr. Obadal discussed Supervisor James Icenhour's comments regarding including undevelopable portions of a parcel in calculations for determining density for a parcel.

7. ADJOURNMENT

There being no further business, the Planning Commission meeting was recessed at 10:25 p.m. until 10:30 a.m. May 22, 2006 for Commissioner training.

Jack Fraley
Jack Fraley, Chairman

O. Marvin Sowers, Jr.
O. Marvin Sowers, Jr., Secretary