

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

1. ROLL CALL

Planning Commissioners

Present:

Rich Krapf
Tim O'Connor
Chris Basic
Robin Bledsoe
George Drummond
John Wright, III
Heath Richardson

Staff Present:

Paul Holt, Planning Director
Christopher Johnson, Principal Planner
José Ribeiro, Senior Planner II
Scott Whyte, Senior Landscape Planner II
Leanne Pollock, Senior Planner II
Maxwell Hlavin, Assistant County Attorney
Allie Kotula, Assistant County Attorney

Mr. Rich Krapf called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

Mr. Krapf opened the public comment.

As no one wished to speak, Mr. Krapf closed the public comment.

3. CONSENT AGENDA

A. Minutes from the September 3, 2014, Planning Commission meeting

B. Development Review Committee

- i. C-0062-2014, Overhead Utility Waiver – 2307 Bush Neck Rd., Ryepatch Farm
- ii. C-0063-2014, The Settlement at Powhatan Creek Ph. 3 Utility Crossing
- iii. C-0073-2014, Five Forks Water Treatment LP4/LP5 Well Facility
- iv. SP-0082-2014, White Hall Sec. 1 Trail SP Amend
- v. C-0064-2014, New Town Shared Parking
- vi. SP-0083-2014, New Town Sec. 3&6 Block 21 Assisted Living Facility

Mr. George Drummond moved to approve the Consent Agenda.

In a unanimous vote, the Commission approved the Consent Agenda 7-0.

4. **REPORTS TO THE COMMISSION**

A. Policy Committee

Mr. O'Connor stated that the Policy Committee did not meet in October and therefore, there is no report. Mr. O'Connor stated that the next Policy Committee meeting would be held on November 13, 2014.

C. Regional Issues Committee

Ms. Robin Bledsoe stated that the Regional Issues Committee met on October 28, 2014. She reported that the main topic of discussion was the widening of Interstate 64. She reported that Mr. Sandy Wanner of Historic Triangle Collaborative provided an update on the activity regarding the main entrances to the corridors and that an international cycling event was scheduled for 2015. She further reported that the Chamber of Tourism Alliance was actively working on Christmas in Williamsburg 2014, that Dr. Patrick Risch of Sports Impact would provide an impact analysis on sporting events hosted in Greater Williamsburg, hired a communications and social media specialist and would hold a Virginia Hospitality and Travel Association Regional Tourism summit on November 6, 2014.

5. **PUBLIC HEARING CASES**

A. Case No. SUP-0008-2014, Gilley Enterprises Equipment Storage

Mr. José Ribeiro, Senior Planner II, provided the Commission with a report on the proposed equipment storage on a parcel of property located at 320 Neck-O-Land Road.

Mr. Krapf called for disclosures regarding meetings or conversations with applicants.

Being none, Mr. Krapf opened the public hearing.

Mr. Will Holt of the James City County Law Office of Kaufman and Canoles, 4801 Courthouse Street, stated that Edwin Gilley was also present and that he would be happy to answer any questions.

Mr. Krapf opened the floor to questions from the Commissioners.

Mr. Heath Richardson stated that the case was non-controversial and recommended forwarding to the Board of Supervisors for approval.

On a roll call vote, the Planning Commission voted to forward SUP-0008-2014, to the Board of Supervisors for approval by a vote of 7-0.

B. Case No. SUP-0013-2014, 104 Howard Drive, Grove Barber Shop

Mr. Scott Whyte, Senior Landscape Planner II, provided the Commission with a report on the proposed Grove Barber Shop on a parcel of property located at 104 Howard Drive.

Mr. Krapf called for disclosures regarding meetings or conversations with applicants.

As there being none, Mr. Krapf opened the public hearing.

Mr. Charles Willis, 3 Croaker Circle, representing Elks Lodge, stated that they are opposed to the project due to parking issues.

As no one else wished to speak, Mr. Krapf closed the public hearing.

Mr. Krapf inquired if there were any additional parking agreements for the Grove Barber Shop.

Mr. Whyte stated that the applicant would have to provide that information for the original agreement was between applicant and the Old Capital Lodge. He further stated that he was not aware of any additional agreements.

Ms. Bledsoe inquired if there were any parking available in the proximity of the Grove Barber Shop.

Mr. Whyte stated that he was not aware of any additional parking and perhaps Mr. Granger could provide additional information regarding the parking issues.

Mr. Greg Granger stated that they were willing to meet with the Elk Lodge members to discuss the parking arrangements. He stated that should the members of the Elk Lodge deny them parking then they would have to withdraw the Special Use Permit for that would not allow them to move forward.

Mr. Tim O'Connor inquired of the number of parking spaces required for a one chair barber shop.

Mr. Whyte replied five parking spaces.

Mr. Chris Basic inquired if there were any additional exceptions or waivers within the ordinance that would accommodate for parking although the case was not at site plan level.

Mr. Paul Holt responded that two parking spaces would be a challenge even at the site plan level due to the amount of acreage on the parcel. He stated that there were other options that could be discussed with the applicant to try and make the barber shop successful.

Mr. Krapf opened the floor to discussion by the Commission.

Mr. John Wright stated that the surrounding areas appear to have enough open spaces to accommodate for the required parking spaces.

Ms. Bledsoe moved to recommend approval of SUP-0013-2014, 104 Howard Drive, Grove Barber Shop.

On a roll call vote, the Planning Commission voted to recommend approval of SUP-0013-2014 with the conditions in the staff report by a vote of 7-0.

C. Case No. Z-0006-2014/SUP-0015-2014, 3116 Ironbound Road, Branscome Building

Mr. Ribeiro, Senior Planner II, stated that the case has been deferred to the December 3, 2014, Planning Commission meeting.

Mr. Krapf opened the public hearing.

Ms. Lisa Bates, 4509 Misty Court, representing Village Square Home Owner's Association (HOA), stated that the HOA has concerns regarding their BMP. She stated that the HOA was interested in what impacts the proposed project would have on their BMP.

Mr. Krapf stated that the case has been deferred to the December 3, 2014, Planning Commission meeting and the HOA had a month to review the case.

Mr. Krapf stated that the public hearing would remain open until the December 3, 2014, Planning Commission meeting.

D. Case No. Z-0003-2014/MP-0003-2014, The Promenade at John Tyler Rezoning and Master Plan Amendment

Mr. Chris Johnson, Principal Planner, presented the staff report on the proposed Promenade at John Tyler located on parcels of property located at 5294, 5299, 5303, 5304, 5307 and 5311 John Tyler Highway.

Mr. Krapf called for disclosures regarding meetings or conversations with applicants.

Mr. Basic stated that he had a conversation with Mr. Geddy earlier in the day regarding Route 199 and Kings Way and during the community meeting that was scheduled on Monday, November 3, 2014.

Ms. Bledsoe stated that she had spoken with Mr. Geddy during the community meeting that was scheduled on Monday, November 3, 2014.

Mr. Wright stated that he had received a phone call from Mr. Geddy during the time he was out of town and was unable to make contact.

Mr. Heath Richardson stated that the La Fontaine HOA Board members contacted him and left a voicemail message. He stated that he returned their call and left a voicemail message but they never connected.

Mr. Tim O'Connor stated that he spoke with Mr. Geddy on Monday, November 3, 2014.

Mr. George Drummond stated that he received a phone call, but never had the opportunity to respond.

Mr. Krapf opened the public hearing.

Mr. Vernon Geddy of Geddy, Harris, Franck & Hickman, 1177 Jamestown Road, representing the applicant Franciscus Homes, stated that Mr. Werner of Franciscus Homes and John Hopke of Hopke and Associates were present and would be happy to answer any questions.

Mr. Geddy presented a presentation regarding The Promenade at John Tyler Rezoning and Master Plan Amendment project.

Mr. Wright inquired as to when control of the property would be turned over to the homeowners.

Mr. Geddy replied that transfer would occur under the Condominium Act when 75 percent of the units were sold and/or time limits.

Mr. O'Connor inquired as to the ownership of Kings Way.

Mr. Geddy responded that James City County was the owner of Kings Way; it was dedicated on a subdivision plat many years ago as a public right-of-way. He stated that the County was not in the road business nor do they maintain roads, therefore, step two was never taken to address outstanding deficiencies and attempt to get VDOT to accept the road into the Commonwealth Secondary Road System.

Mr. O'Connor inquired if the playground that was discussed during the Development Review Committee meeting discussion would be part of the proposed project as it was not shown on the current master plan.

Mr. Geddy responded that would be an item for the community to decide. He stated that they created a number of parks where a playground could be constructed; however, there would be a clubhouse and pool.

Mr. O'Connor inquired if that was part of the current proposal.

Mr. Geddy confirmed.

Ms. Bledsoe inquired if the commercial component that was mentioned during the community meeting would be added to the property.

Mr. Geddy confirmed.

Ms. Bledsoe inquired if the commercial component would require clear cutting or would the trees remain.

Mr. Geddy responded that the existing vegetation of the commercial outparcels would not be touched until the land is developed.

Ms. Bledsoe stated that the applicant had taken on the responsibility of the VDOT punch-list and inquired if other persons or agencies were required to participate in the punch-list.

Mr. Geddy replied no.

Mr. Geddy stated that there were not any persons or agencies required to participate. He stated that they may call on other agencies for assistance.

Ms. Bledsoe inquired if there were any parties that could delay the punch-list.

Mr. Geddy replied no.

Mr. Wright inquired if the maintenance of the BMP would be shared between the applicant and The Riverside Medical Center.

Mr. Geddy confirmed.

Mr. Wright inquired if there would be an agreement for the shared maintenance of the BMP.

Mr. Geddy confirmed.

Mr. Richardson inquired as to why the project was not being phased.

Mr. Geddy replied that there were two reasons. First, the project was not a new mixed use development and second, that they were not able to commit to a time of development for the commercial component due to the project being market driven. He stated that Franciscus would be purchasing the site for The Promenade and that the existing outparcels owners would maintain ownership of the smaller portion closest to the street.

Mr. Geddy further stated that it was uncertain as to when the commercial portion would be developed.

Mr. Krapf inquired if the VDOT punch-list would be completed prior to the issuance of any Certificates of Occupancy for residential dwellings.

Mr. Geddy responded that the project would be bonded. He stated that the roads would not be brought into pristine condition only to be damaged by heavy equipment during construction, therefore, bonding the project to ensure the completion of the VDOT punch-list.

Mr. Krapf inquired as to why the public square which is part of the commercial outparcel development was not proffered.

Mr. Geddy responded that proffering of the public square could be tied in with the commercial development.

Mr. Wright inquired if the existing buffer between the development and Winston Terrace would remain in its natural state or have additional plantings.

Mr. Geddy responded that there may be a combination of both.

Mr. Wright inquired if that would be 50 feet.

Mr. Geddy confirmed.

Ms. Bledsoe inquired if the residents within that area would have access to the Williamsburg Crossing Trail.

Mr. Geddy replied that the applicant would be willing to provide connection to sidewalks within The Promenade on the condition that a proposed connection point was provided within Winston Terrace.

Mr. Basic stated that the shopping center was in decline and inquired if there were any vacancies and at what rate. He inquired if there were any vacancies which have occurred recently.

Mr. Geddy replied no.

Ms. Bledsoe stated that there were eighteen store front vacancies.

Mr. O'Connor requested that Mr. Geddy provide a summary of the Monday, November 3, 2014, Community meeting. He stated that it would be appreciated for those who were not able to attend.

Mr. Geddy responded that 20 to 30 people attended and they had a great exchange of information. He stated that many had a variety of questions and that they were answered to the best of their ability.

Ms. Joanie Lamberson, 307 Queens Crescent, representing the La Fontaine Home Owner's Association (HOA), stated that they were concerned that the development would not provide enough open space area within The Promenade.

Ms. Lamberson requested that the Planning Commission take into consideration the trash and recycling removal program while the project was in the planning stages. She stated that La Fontaine, Braemar Creek and Bristol Commons had very little space for trash compactors and recycling containers.

Ms. Lamberson expressed concerns regarding the narrowness of Kings Way. She stated that there were not any sidewalks for the elderly to walk on and sidewalks were a necessity especially having a proposed development within their proximity.

Ms. Annie McGrath, 309 Queens Crescent, yielded her time to speak.

Mr. Robert H. Puckett, Jr., 1407 Queens Crossing, representing the Board of Directors, expressed concerns regarding the maintenance of Kings Way. He stated that the stop light treadles were exposed and the drainage system which had not been maintained has contributed to the erosion of the road.

Mr. Puckett further stated that the owner of the shopping center is the responsible party for maintaining Kings Way and they were not interested in spending any money for maintenance.

Mr. Puckett expressed his concerns regarding Kings Way which would service 352 homes, a shopping center, a school, an outpatient surgical center and a medical center. He articulated the importance of maintaining Kings Way due to the increased number of children which would affect traffic.

Ms. Lianne Van de Ven, 104 Winston Drive, expressed concerns regarding the loss of utilizing Williamsburg Crossing Trail. She suggested paving the trail since many people use it to gain access to the shopping center.

Ms. Van de Ven inquired if the County had any methods of preventing the shopping center from declining any further.

Mr. Glen Farnsworth, 133 Winston Drive and co-owner of 131 Winston Drive, stated that the project met the ten percent green space requirement, however, that wasn't much considering the additional area needed for items such as curbside trash cans or community dumpster and recycling containers.

Mr. Farnsworth stated that the applicant had not obtained ownership as of yet and the property would need to be rezoned to accommodate The Promenade. He stated that the traffic located at the intersection of Route 199 and Jamestown Road had become congested and the proposed project would increase those issues.

Mr. Farnsworth further stated that the cost of condominiums would remain the same in 30 years, however, townhomes and single family-dwellings appreciate and this would assist with tax revenue. He stated that townhomes would create more green space which would be a better community than what was being proposed.

Mr. Farnsworth stated that he was opposed to the project.

Ms. Bittina Manzo, 165 Winston Drive, expressed her concerns regarding the increase of traffic along Kings Way, John Tyler and Route 199.

Ms. Linda Cifelli, 134 Winston Drive, expressed her concerns regarding the increase of traffic along Jamestown Road and Route 199. She stated that she was opposed to the project.

Mr. John Waltner, 116 Winston Drive, stated that the building of houses in the area would be a good idea; however, he disagreed with the number of homes being proposed. He stated that he does not agree with the traffic study associated with the project.

Mr. Bill Bauernschmidt, 509 Neck-O-Land Road, representing the Greenwood Christian Academy, expressed his concerns regarding traffic issues related to the proposed project. He suggested having the entrance into Kings Way marked with a left hand turn lane and a right hand turn lane and/or straightaway.

Mr. Bauernschmidt suggested that small pilings be placed to prevent crossing over to the other lane. He further stated that they were interested in the placement of a school zone signs along Kings Way and a crosswalk from La Fontaine to the shopping center.

Mr. Robert Kramer, 109 Katheryn Court, expressed his concerns regarding the entrance into Kings Way. He stated that low density would be better for the community verses high density and he was against the proposed project.

Mr. Joe Parker, 127 Winston Drive, expressed concerns regarding drainage and visibility onto his property from the proposed project and traffic issues pertaining to Kings Way and Winston Terrace.

Ms. Sarah Dickson, 104 Katheryn Court, expressed concerns regarding drainage and traffic issues. She stated that low density would be better for the community verses high density. She suggested a drainage easement be constructed to ensure the well-being of their community.

A citizen from the audience inquired if the petition had been circulated.

Mr. Krapf stated that the Commissioners had received and reviewed the petition.

Ms. Gail Penn, 107 Braddock Road, stated that the aerial photograph in Mr. Geddy's presentation was not up-to-date; in fact, the area southwest of Riverside and La Fontaine had been clear cut to expand Marywood. She suggested preserving the shopping center prior to construction of more houses.

As no one else wished to speak, Mr. Krapf closed the public hearing.

Mr. Krapf opened the floor to discussion by the Commission.

Mr. Richardson addressed staff regarding the student ratio estimating process and inquired how staff calculated the number of 35 students.

Mr. Johnson responded that the estimation of students generated by the proposed development was calculated using a worksheet developed by the County's Financial Management Services Department in conjunction with Planning Division. He stated that the calculation of students was generated based on the number and type of housing which was proposed and the number of students was an estimate.

Mr. Richardson inquired if VDOT were to adopt the maintenance of the thoroughfare would that include sidewalks, traffic lights, designated school zones, etc. or would the County have to lobby for those improvements of Kingsway to occur.

Mr. Johnson replied that the applicant had proffered to bring both Kings Way and Road A up to the standard to make them eligible for acceptance into the Secondary Road System. He stated that VDOT would review those roads at the time before they could be accepted into the Secondary Road System.

Mr. Richardson inquired if the Engineering and Resource Protection (E.R.P.) conducted a drainage study regarding the area of Riverside, existing communities and applicant's parcel.

Mr. Johnson stated that E.R.P. reviewed the master plan and community impact statement. He stated that E.R.P. would review the drainage should the project reach site plan status.

Mr. Johnson further stated that the developer would be responsible for engineering a drainage system to direct all runoff to appropriate areas.

Mr. Wright inquired if sidewalks or ditches would be included in the Road A improvements.

Mr. Johnson responded that staff would have to defer to the specific requirements and improvements contained on the VDOT punch-list. He stated that Kings Way does not have the capacity or the width to add a sidewalk.

Ms. Bledsoe stated that she was of the understanding that Kings Way could not be widened.

Mr. Johnson confirmed. He stated that the right-of-way width was limited and could not add additional lanes of traffic.

Mr. Johnson stated that the proffering of upgrades to the two roads, fixing the drainage issues, adding signage and pedestrian markings were all significant improvements over existing conditions.

Ms. Bledsoe agreed. She stated that the residents of La Fontaine were concerned about crossing the street during certain times of the day. She stated that painting a crosswalk would be advantageous to the residents of La Fontaine.

Ms. Bledsoe inquired if Kings Way and Road A would be turned over to VDOT should they be accepted into the Secondary Road System.

Mr. Johnson responded if Kings Way and Road A were brought up to eligibility and accepted by the County prior to being accepted into the Secondary Road System then VDOT would gain responsibility of the improvements and maintenance.

Ms. Bledsoe inquired if that was the goal.

Mr. Johnson responded that acceptance into the Secondary Road System would address a lot of the existing issues and accommodate the additional traffic the proposed development would add to Williamsburg Crossing and the surrounding road network.

Mr. O'Connor inquired if E.R.P. issued a bond amount.

Mr. Johnson replied that the bond amount would be calculated during site plan review following the review of the Erosion and Sediment Control plan.

Ms. Bledsoe inquired if school buses picked up children from La Fontaine Subdivision.

Mr. Johnson responded that the residents of La Fontaine mentioned that there was an existing bus stop at the intersection of Kings Way and Road A.

Ms. Bledsoe inquired if it would be detrimental to the residents should the bus continue further down the road.

Mr. Johnson responded that it would be the responsibility of the school division to determine the need for additional bus stops.

Mr. Krapf inquired of the applicant what roads would be utilized for ingress and egress of construction vehicles during development and vehicle routes that would be taken during phase construction.

Mr. Krapf also inquired if the units were as such for residents to take advantage of the recycling program and trash removal.

Mr. Geddy confirmed second inquiry. He responded that the construction traffic would utilize Kings Way and Road A.

Mr. O'Connor inquired if Mr. Hopke had any discussions with WATA regarding bus service.

Mr. Geddy responded that WATA had not been contacted, but there was an existing bus service into the site.

Mr. O'Connor inquired if Mr. Werner would be willing to install a bus shelter should WATA be willing to loop around from Road A into the shopping center

Mr. O'Connor addressed Mr. Hopke inquiring the height of the ten plexus buildings.

Mr. Hopke replied approximately 35 feet.

Mr. O'Connor inquired if taking into consideration the 50 foot buffer, would the top floor windows or terraces have a direct view into adjacent property owners' back yards.

Mr. Hopke responded that it would not be any different from constructing a two story house. He stated that the land slopes and by working with existing slopes would prevent constructing higher than necessary.

Mr. Basic stated that a request could be made to the Landscape Planner to inspect the existing buffer and add additional plantings in less dense areas of the buffer prior to issuing a Certificate of Occupancy.

Mr. Wright asked if the locations of the trash and recycling containers were planned within this development.

Mr. Werner stated that there would be designated areas within the community for residents to place their trash and recycling containers.

Mr. Wright stated that trash and recycling could occur on the same day.

Mr. Werner responded that communications with trash companies were conducted during the conceptual phase. He stated that the designated areas were drawn on the plan prior to development.

Mr. Richardson articulated his appreciation of the applicant and surrounding residents creating a forum to discuss all the concerns of the proposed project. He stated that the proposed development would invite teachers, police and fire personnel which would be beneficial to the County.

Mr. Richardson pondered the idea of what would occur should the 25 acres be developed in its current zoning, what traffic it would generate and what impact of larger townhomes would have on the inflow and outflow of traffic.

Mr. Wright stated that the County was in need of affordable housing. He inquired if it were possible to add a right turn lane into and out of Kings Way.

Mr. Holt stated that Route 199 had a limited access highway designation from the Virginia Department Transportation (VDOT) and there were existing easements in place which would prevent additional curb cuts.

Mr. Wright asked if contact could be made with VDOT to inquire the possibilities of adding a right turn lane. He stated that adding a right hand turn lane, without a stop sign, onto Route 199 would relieve traffic congestion.

Mr. Holt stated that the original master plan and original vision of the commercial site were designed with those existing entrances to accommodate the build out of the shopping center.

Mr. Krapf inquired if the Marywood expansion was taken into consideration when the traffic impact analysis was performed.

Mr. Holt stated that transportation engineers always include background growth and build-out of nearby residential neighborhoods and developments.

Ms. Bledsoe stated that she understood Mr. Parker's concerns regarding the drainage issues. She stated that she had concerns regarding the traffic dilemma and how the congestion would be addressed.

Ms. Bledsoe further stated that affordable housing was desperately needed within James City County for it had been discussed on numerous occasions.

Mr. Basic articulated his traffic concerns and the downward spiral of the shopping center. He stated that voting the application down creates more problems than solutions.

Mr. O'Connor expressed his gratitude towards Mr. Werner for proposing affordable housing and the residents of La Fontaine for their valuable comments and suggestions. He articulated the benefits of the proposed project.

Mr. Krapf stated that he agreed with the commissioners. He stated that the proposed rezoning would have fewer impacts than what the current zoning would create.

Mr. O'Connor noted that Mr. Werner was willing to provide a connection to the sidewalks within The Promenade into Winston Terrace; however, the trail appears to be lined across private property. He suggested not trespassing onto private property.

Ms. Bledsoe stated that she agreed.

Ms. Bledsoe moved to recommend approval for application Z-0003-2014/MP-0003-2014, The Promenade at John Tyler Rezoning and Master Plan Amendment, with the caveat that Mr. Geddy work with staff to develop a timing mechanism for the Public Square within the commercial outparcels.

Mr. O'Connor requested the installation of a bus shelter be included in the project should WATA approve an additional bus stop.

Mr. Holt stated that this application was not a Special Use Permit staff and the Planning Commissioners were not able to attach conditions. He stated that all of the proffers were offered voluntarily by the owner.

Mr. Werner stated that they were willing to work with staff regarding the timeline of the Public Square commercial outparcels and installation of a bus shelter should it be subject to WATA's approval.

On a roll call vote, the Planning Commission voted to recommend approval of Z-0003-2014/MP-0003-2014, and accept the voluntary proffers by a vote of 7-0.

6. **PLANNING DIRECTOR'S REPORT**

Mr. Holt stated that there was nothing more to add other than what was submitted in the Planning Commission packet.

8. **COMMISSION DISCUSSION AND REQUESTS**

Mr. Krapf congratulated Mr. Wright and Mr. Richardson for successfully completing the 82nd Virginia Certified Planning Commission Program that was conducted in Roanoke, Virginia.

Mr. Krapf stated that the November coverage for the Board of Supervisors meeting would be Mr. O'Connor.

Mr. O'Connor stated that the Policy Committee CIP discussions may be postponed until after the first of the year. He stated that any submittals would be addressed at that time.

Ms. Bledsoe inquired if all submittals would be addressed at that time.


Mr. Holt stated that it would be after the School Board acts on their package.

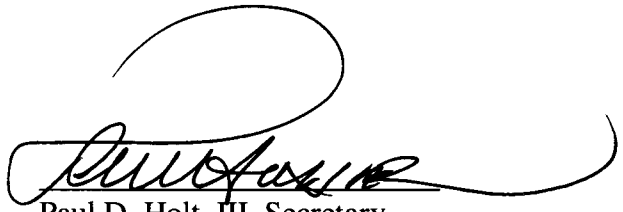
Mr. O'Connor stated that a discussion had been to move the CIP process into the first quarter of the year which would allow the Schools time to submit their package prior to the Board of Supervisors retreat. He stated that the Boards of Supervisors retreat was typically between March and April timeframe.

9. **ADJOURNMENT**

Mr. Wright moved to adjourn.

The meeting was adjourned at approximately 9:26 p.m.


Richard Krapf, Chairman


Paul D. Holt, III, Secretary