

A REGULAR MEETING OF THE PLANNING COMMISSION WORKING GROUP OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE TWENTIETH DAY OF NOVEMBER, TWO-THOUSAND AND FOURTEEN, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Working Group Members

Present:

Rich Krapf

Tim O'Connor

Chris Basic

Robin Bledsoe

George Drummond

John Wright, III

Elizabeth Friel

Staff Present:

Paul Holt, Planning Director

Tammy Rosario, Principal Planner

Jason Purse, Zoning Administrator

Leanne Pollock, Senior Planner II

Ellen Cook, Senior Planner II

Absent:

Heath Richardson

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

2. PUBLIC COMMENT

Mr. Krapf stated that the floor will be opened for public comments on the Land Use applications as each one is discussed and comments at this time should not relate to the individual applications.

Mr. Krapf opened the public comment.

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

3. APPROVAL OF MINUTES

A. November 6, 2014

Mr. Chris Basic moved to approve the November 6, 2014 Planning Commission Working Group minutes.

On a voice vote, the minutes were approved.

4. TOPICS FOR REVIEW

Mr. Krapf stated that this meeting will focus on providing an overview of each case to the Working Group members, and debate on the cases will take place at the next meeting.

A. LU-0004-2014, 4450 Powhatan Parkway

Ms. Leanne Pollock provided a report on the proposal to change the Land Use designation of 4450 Powhatan Parkway from Low Density Residential to Moderate Density Residential.

Mr. Basic asked how much of the property is undevelopable.

Ms. Pollock replied that approximately half of the 36.5 acre site is undevelopable due to a conservation easement, steep slopes and wetlands.

Mr. Krapf inquired if the applicant was present to make a presentation.

Ms. Pollock replied that they were not.

Mr. John Wright inquired whether the applicant was requesting townhomes instead of single-family homes.

Ms. Pollock stated that previous proposals have been for townhomes and condominiums, and the applicant has indicated a similar desire at the present. Ms. Pollock noted that achieving a density of four dwelling units or more per acre will most likely require apartment-style dwellings.

Mr. Krapf asked if the applicant would be willing to consider a lower density or if they are firm in their request.

Ms. Pollock stated that staff recommended that the applicant review the revised Zoning Ordinance for the cluster provisions and the residential zoning districts, as all of the previous rezoning requests had been under the prior Ordinance. Ms. Pollock stated that she believes the applicant's proposal could be achieved under the Low Density Residential designation.

Mr. Krapf asked if Ms. Pollock has heard anything else from the applicant following that conversation.

Ms. Pollock replied that she has not.

Mr. Krapf opened the public comment for this application.

There being no one wishing to speak, Mr. Krapf closed the public comment section.

B. LU-0007-2014, 8515 Pocahontas Trail (Kingsmill and Woods Course)

Ms. Pollock provided a report on the proposal to change the Land Use designation of 8515 and 8581 Pocahontas Trail and 101 Busch Service Road from Limited Industry to Low Density Residential.

Mr. Tim O'Connor noted that he previously recused himself from consideration of the Master Plan amendments in Kingsmill and that he has contacted the County Attorney regarding a possible conflict of interest in considering the Land Use application. Mr. O'Connor stated that because they are not voting on the application today, and because it has material impact on other

Comprehensive Plan considerations, he does intend to listen to the presentations. Mr. O'Connor noted that he will share the County Attorney's recommendation when it is determined.

Mr. Vernon Geddy, 1177 Jamestown Road, stated that he agrees with staff's recommendation for 8515 Pocahontas Trail, and although he would prefer to have 8581 Pocahontas Trail designated as Low Density Residential, he does not have any major issue with it being left as industrial. Mr. Geddy stated that he does not agree with staff's recommendation for 101 Busch Service Road. Mr. Geddy stated that he believes Low Density Residential is the most appropriate designation for this parcel because a proffered rezoning for residential use could provide protection to the environmentally sensitive areas. Mr. Geddy further stated that it makes sense to have the parcel closest to the rest of residential Kingsmill also be designated as residential.

Mr. Krapf opened the public comment for this application.

There being no one wishing to speak, Mr. Krapf closed the public comment section.

C. LU-0009-2014, 8961 Pocahontas Trail (BASF Property)

Ms. Pollock provided a report on the proposal to change the Land Use designation of 8961, 8959 and 8967 Pocahontas Trail from General Industry, Mixed Use and Conservation Area to Mixed Use.

Mr. Basic inquired if the level of service model for Pocahontas Trail took into account the proposed connector to Interstate 64.

Ms. Pollock replied that it was not part of the analysis because it is not currently funded.

Mr. O'Connor stated that the Economic Development Authority (EDA) has recently discussed the need for industrial space and inquired if the EDA has offered an opinion on the application.

Mr. Pollock replied that they have not.

Mr. Wright asked how long the property has been for sale.

Ms. Pollock stated that she will defer to the applicant. Ms. Pollock noted that they submitted a Land Use application in 2003 for a similar proposal, which was denied.

Mr. O'Connor noted that this property is in the Enterprise Zone, and asked when the zone will expire.

Mr. Paul Holt replied that it expires at the end of 2015.

Mr. Krapf inquired if the application for renewal is still pending or if it has been denied.

Mr. Holt stated that it has not yet been considered.

Mr. Krapf inquired if there is still the possibility of extending the designation.

Mr. Holt replied that the chances are slim, but it is still possible.

Mr. Vernon Geddy, 1177 Jamestown Road, stated that BASF has been actively marketing the site for over 20 years. Mr. Geddy noted that of the over 600 acres in the parcel only 300 are developable. Mr. Geddy stated that the property has undergone environmental remediation and no human health hazards remain on the property. Mr. Geddy stated that the proposal for the property meets a number of the goals of the Comprehensive Plan.

Mr. Carlton Abbott described the proposal for a Mixed Use development. Mr. Abbott noted that Brownfield Walkable Communities are becoming a trend for former industrial sites. Mr. Abbot stated that the plan for the property would concentrate on eco-Tourism and would include partnerships with the Chesapeake Bay Foundation, Eco Discovery Park, and the James River Association. Mr. Abbott stated that Master Plan included a hotel, a marina and time shares.

Mr. Geddy noted that the entrance to the property is directly across from the anticipated access to the proposed Skiffes Creek Connector. Mr. Geddy stated that because the proposed development will not have a large retail component, the traffic projections would be much lower than what were presented by staff. Mr. Geddy stated that in regard to objections by Ft. Eustis, there will be no full-time residents on the property.

Mr. Geddy further stated that the tax revenue generated by the proposed development would be approximately \$5 million per year which is four times the amount that would be generated by any industrial use.

Mr. George Drummond inquired whether the applicant would be willing to proffer some type of public recreational facilities.

Mr. Geddy stated that there could potentially be public access to the waterfront and access to the system of trails.

Mr. Basic inquired about the status of the Skiffes Creek Connector.

Mr. Holt stated that the project is in the Six-Year Plan for preliminary engineering only. Mr. Holt stated that it is not yet funded for construction.

Mr. O'Connor inquired whether all property owners are on board with the Mixed Use designation.

Mr. Geddy confirmed.

Mr. O'Connor inquired about the number of proposed hotel rooms.

Mr. Geddy stated they had not reached that level of detail.

Mr. Abbott stated that all the building would be of modest scale.

Mr. O'Connor inquired how timeshare and hotel would be balanced.

Mr. Geddy stated that they had not done that analysis at this point. Mr. Geddy stated that a more detailed analysis would be done at the time a proposal was brought forward as a legislative case.

Mr. Krapf inquired whether the DEQ report would be a moot point because the remediation area would not be developed.

Mr. Geddy stated that the site had been released for full time residential except for the area where the previous building stood which is the current area of study. Mr. Geddy noted that the study is voluntary.

Mr. Krapf noted that the master plan shown by the applicant is different than what was submitted to staff and inquired whether staff felt it would need further review.

Ms. Pollock stated that staff has not yet determined if there are significant differences.

Mr. Krapf opened the public comment for this application.

Mr. Chris Henderson, 101 Keystone, stated that he has been working with BASF for over 12 years to market the property and that the primary interest is in mixed use. Mr. Henderson stated that any potential industrial users have determined that the property is not configured appropriately for the type of structure they would need. Mr. Henderson stated that this is an opportunity to create a new vision for the property and to provide a new type of destination experience for visitors that would enhance the lower end of the County.

There being no one else wishing to speak, Mr. Krapf closed the public comment section.

D. LU-0001-2014, 7809 Croaker Road

Mr. Jason Purse provided a report on the proposal to change the Land Use designation of 7809 Croaker Road from Low Density Residential to Neighborhood Commercial.

Mr. Basic inquired if retaining the residential designation would, then, mean that there would be one driveway per parcel accessing Croaker Road.

Mr. Purse confirmed. Mr. Purse further stated that traffic projections for commercial development were included in the staff report; however, it had not been determined whether a single entrance would be preferable.

Mr. Basic inquired about the average size of Neighborhood Commercial developments.

Mr. Purse responded that Neighborhood Commercial developments are generally more than one parcel and are usually located at intersections similar to the development at the intersection of Longhill Road and Olde Towne Road.

Mr. Wright inquired about the status of two adjacent parcels.

Mr. Purse responded that both parcels are currently undeveloped.

Mr. Wright stated that he was concerned about the potential for setting a precedent for those property owners to request a land use designation change in the future.

Mr. Purse stated that the applicant would speak to that question in his presentation.

Mr. O'Connor inquired whether there is sufficient right-of-way to accommodate the Croaker Road widening.

Mr. Purse responded that some right-of-way would need to be acquired. Mr. Purse further noted that the widening would affect the intersection with Rose Lane which is adjacent to the subject parcel.

Mr. Gary Massie, 8644 Merry Oaks Lane, applicant, stated that a single family residence did not seem to be an appropriate use for the property due to its position along the Croaker Road Corridor. Mr. Massie stated allowing the parcel to be designated a Neighborhood Commercial would provide a transition between the commercial parcels adjacent to the Route 199 interchange and the Mirror Lakes Neighborhood.

There being no one else wishing to speak, Mr. Krapf closed the public comment section.

Ms. Robin Bledsoe inquired who owns the undeveloped adjacent parcel.

Mr. Massie responded that he believes the parcel is owned by Mr. Dick Ashe.

Ms. Bledsoe inquired if Mr. Ashe was aware of the Land Use application.

Mr. Massie stated that Mr. Ashe was aware that of the previous application in 2009. Mr. Massie stated that he did not speak with Mr. Ashe this time.

Ms. Tammy Rosario noted that, in accord with required procedures, adjacent property owners were provided with notification of the Land Use applications.

Mr. O'Connor inquired what types of uses are permitted in a Limited Business district.

Mr. Purse responded that medical office, professional office, branch banks, day care centers and small restaurants are among the various uses possible.

Mr. Wright inquired whether the uses would be low impact rather than a more intense use such as a grocery store.

Mr. Purse stated that the uses would be low impact.

Mr. Krapf inquired about the most intrusive use permitted in Neighborhood Commercial.

Mr. Purse responded that those uses are associated with Limited Business and he would provide a list to the Working Group. Mr. Purse further stated that a smaller grocery store could be a permitted use.

Mr. O'Connor inquired whether more intense uses such as a service station, gas station or drive-thru would require an SUP.

Mr. Purse confirmed that an SUP would be required.

Mr. Krapf stated that he was most interested in what the most intrusive use might be that would be permitted by-right.

Mr. Krapf opened the public comment for this application.

There being no one wishing to speak, Mr. Krapf closed the public comment section.

Mr. Holt stated that staff will determine who owns the two adjacent parcels of land. Mr. Holt stated that it does appear to be a corporate entity and that staff will find out who is involved in the ownership.

E. LU-0002-2014, 8491 Richmond Road.

Ms. Ellen Cook provided a report on the proposal to change the Land Use designation of 8491 Richmond Road to Mixed Use for the entire parcel. Currently the Land Use designation is Mixed Use along a portion of the frontage along Richmond Road, Low Density Residential for the remainder of the property inside the Primary Service Area (PSA), and the rear two-thirds of the property is Rural Lands. Ms. Cook noted that the applicant has requested that the PSA line be changed to encompass the entire property. Ms. Cook stated that staff does not support the change in land use designation to Mixed Use; however, staff would recommend approval of a designation change to a newly created "Rural Economy Support" (RES) designation. As part of a change in designation to RES, staff would recommend expanding the PSA to include the entire parcel.

Mr. Krapf inquired how many acres out of the 217.9 acres are currently in the PSA.

Ms. Cook responded that approximately 45.5 acres are inside the PSA.

Mr. Krapf inquired whether uses under the RES designation that require water could be restricted to the acreage in the PSA.

Ms. Cook responded that the areas with prime agriculture soils generally correspond with the acreage already within the PSA. Ms. Cook stated that because of the PSA, uses would need to be determined on a location specific basis.

Mr. Randy Taylor, 3920 Bournemouth Bend, representing the Taylor family, stated that he believed the entire property should have been included in the PSA originally. Mr. Taylor further stated that although the property is ideal for large scale farming there is not the demand in the area.

Ms. Bledsoe inquired whether the portion of the property that is currently farmed would continue to be farmed.

Mr. Taylor stated that the family would continue to lease out the farmland. Mr. Taylor stated that there is currently no plan for development on the property; however, there is a diminishing number of farmers who would have interest in leasing the land.

Mr. Basic inquired about the profitability of the farm now compared to when it was farmed by the family.

Ms. Beverly T. Hall, also representing the Taylor family, stated that when their family was farming, the enterprise included livestock as well as crops. Ms. Hall stated that there is some livestock on the property now; however, mostly crops are farmed.

Mr. O'Connor inquired whether it was the applicant's preference to have the entire property designated Mixed Use.

Mr. Taylor stated that they would prefer the Mixed Use designation rather than the RES designation.

Ms. Hall stated that all the surrounding properties are in the PSA.

Mr. Basic inquired if there were uses permitted in the proposed RES designation that are currently not available under the current land use designation or zoning.

Ms. Cook stated that some of the limited industry uses being considered for the RES would not be permitted in A-1. Ms. Cook stated that some of the uses proposed for the RES would benefit from a higher level of services such as public water and sewer. Ms. Cook stated that staff would like to have a more expanded list of uses for the RES designation than the current A-1 ordinance.

Mr. Basic stated that he did not feel that the location of the PSA would be the sole determining factor in how the RES uses would be applied.

Ms. Elizabeth Friel inquired if the applicant has a proposed use for the site.

Mr. Taylor stated there is no proposal; however, they do not believe the RES designation offers only minimal additional opportunities and is not the best use for the property.

Mr. Krapf opened the public comment for this application.

Ms. Linda Rice, 2394 Forge Road, stated that she is representing Friend of Forge Road. Ms. Rice addressed the Working Group on the importance of maintaining the rural character of upper James City County. Ms. Rice further addressed the Working Group on the reasons why Friends of Forge Road is opposed to the RES designation and the expansion of the PSA on the property.

There being no one else wishing to speak, Mr. Krapf closed the public comment section.

F. LU-0003-2014, 499 Jolly Pond Road

Ms. Jason Purse provided a report on the proposal to expand the PSA and change the Land Use designation of 220 acres on the parcel located at 499 Jolly Pond Road Richmond Road from Rural Lands to Low Density Residential.

Ms. Bledsoe inquired whether the County lost money when the central well is transferred to the JCSA.

Mr. Purse stated that there is a fee paid by the developer to the JCSA for the central well differential; however, there is still a shortfall.

Ms. Bledsoe requested that staff provide the Working Group with additional data regarding the costs associated with a central well.

Mr. Basic inquired if expanding the PSA would create significant environmental impacts.

Mr. Purse stated that the impacts, in terms of development pattern of the lots, would be the same, regardless of the PSA change.

Mr. Krapf inquired whether expanding the PSA would allow for more than the 50 units to be built.

Mr. Purse stated that the 50 units were been approved under the A-1 Rural Cluster ordinance but will require a development plan to be submitted. Mr. Purse further stated that it would be necessary to submit an application for legislative approval if the developer wished to build more units.

Mr. Wright inquired whether the applicant was at the point where they were ready to build.

Mr. Purse responded that the development plan required to move forward with construction has not been submitted.

Mr. O'Connor stated that he works for First Service Residential and that Colonial Heritage is a client of First Service Residential. Mr. O'Connor noted that he does not manage Colonial Heritage and has nothing to gain from any decision related to this application. Mr. O'Connor stated that a conflict of interest does not exist; however, he wanted to ensure transparency on this matter.

Mr. O'Connor inquired whether there were restrictions on the applicant being able to tie into the waterline that serves the J. Blaine Blayton Elementary School and Lois S. Hornsby Middle School.

Mr. Purse stated that an SUP would be required to connect to the waterline.

Mr. O'Connor inquired how expanding the PSA for these 50 units could potentially lead to more development.

Mr. Purse stated that constructing a central well can be cost prohibitive and makes the property less marketable. By connecting public water and sewer, it is more likely that the property will be developed. Mr. Purse stated that there are similar developments along the PSA boundary and that by approving this PSA expansion, it could set a precedent for those developments to request an extension of the PSA.

Mr. O'Connor inquired whether the JCSA water restrictions would apply to the central well.

Mr. Purse stated that he would need to follow up with the JCSA.

Mr. Wright inquired if there would need to be an analysis of the water line to determine if it had sufficient capacity to handle the additional 50 units.

Mr. Purse confirmed that an analysis would need to be done.

Ms. Rosario noted that as part of the consideration of the central well waiver, guidelines could be established for water use restrictions for the development.

Mr. O'Connor inquired whether it would be possible for sewer to be extended from Colonial Heritage but not tie into the waterline and would that still be considered an extension of the PSA.

Mr. Purse responded that it would be an extension of the PSA. Mr. Purse stated that if the property is brought into the PSA, sewer would come from Colonial Heritage and water from the school site line.

Mr. Wright inquired about progress on the recent DEQ regulations related to subsurface water withdrawal.

Mr. Purse responded that no progress had been made to date.

Mr. Will Holt, Kaufman & Canoles, PC, stated that he is representing the applicant. Mr. Holt provided an overview of the history of the approved development on the parcel. Mr. Holt stated that the request was only for the extension of the PSA to the portion of the property subject to the 50 lot cluster and that there was no request for an increase in density and no request for a change in land use. Mr. Holt stated that the applicant believes this extension of the PSA would benefit the County financially and environmentally. Mr. Holt further stated that public water and sewer were not available when the lots were initially proposed, nor was public water and sewer available in that location prior to the last Comprehensive Plan review. Mr. Holt noted that while staff recommendation for the central well waiver was appreciated, a waiver has only been granted once previously. Mr. Holt further noted that the Comprehensive Plan speaks out strongly against that process.

Ms. Bledsoe inquired if the 282-acre buffer was part of the original Colonial Heritage application.

Mr. Purse confirmed that the buffer was part of the original Colonial Heritage plan.

Ms. Bledsoe inquired what was directly behind the subject parcel.

Staff stated that the land was wetlands.

Ms. Bledsoe inquired if that land would remain undeveloped.

Staff confirmed.

Ms. Bledsoe inquired whether the property along Jolly Pond Road had been developed.

Mr. Will Holt noted that there was minimal development.

Mr. Wright stated that he was concerned about whether there were adjacent parcels that could request connection if this application were approved.

Mr. Krapf stated that he would request that staff provide information on which adjoining parcels have the ability to connect to water and sewer.

Mr. O'Connor inquired about the size of the lots.

Mr. Will Holt responded that they are one-acre minimum.

Mr. Krapf opened the public comment for this application.

There being no one wishing to speak, Mr. Krapf closed the public comment section.

Mr. O'Connor inquired whether, if the PSA was extended to include the 50 lots, it would be an administrative action.

Mr. Purse stated that an SUP amendment would be required.

Mr. O'Connor inquired whether the same would be true if the lots took the water access from Colonial Heritage lines.

Mr. Purse stated that an SUP would still be required; however, the area would still be outside the PSA and staff would recommend denial of the SUP.

Mr. O'Connor clarified that he was asking if it would be an administrative action if the PSA were extended and the lots took both water and sewer connection from Colonial Heritage.

Mr. Purse stated that he would need to determine what the ordinance required.

Mr. O'Connor requested that staff provide information on proffer requirements for water and sewer connections.

Mr. Basic inquired whether action required would be an SUP and not a rezoning.

Mr. Purse stated that the property would still be zoned A-1.

Mr. Krapf noted that because of the time, he would like to defer the Group 1 and Group 2 housekeeping land use changes to the December 4 meeting.

G. LU-0005-2014, 133 Powhatan Springs Road

Mr. Jason Purse provided a report on the proposal to change the Land Use designation of 133 Powhatan Springs Road from Low Density Residential to Limited Industrial. Mr. Purse stated that staff recommends adding this parcel to the Five Forks Mixed Use area, and including language allowing scaled back limited industrial development, consistent with the uses that are currently found on site.

Mr. Mark Kaisand, 128 North Turnberry, applicant, provided an overview of the existing business operations on the property.

Mr. Wright inquired about the construction at the end of Powhatan Springs Road.

Mr. Kaisand stated the development was the back end of a development on News Road.

Mr. Kaisand stated that as part of the SUP, they extended the waterline from Ironbound Road and donated the line to the County.

Mr. Krapf opened the public comment for this application.

There being no one wishing to speak, Mr. Krapf closed the public comment section.

H. LU-0006-2014, 9400 Barnes Road

Ms. Cook stated that the initial application was only for the property located at 9400 Barnes Road with a Land Use Designation Change from Rural Lands, Mixed Use and Low Density Residential to Economic Opportunity and Community Commercial. Ms. Cook stated that the applicant subsequently amended the application to include Land Use designation changes for seven additional parcels as follows: Parcels 0440100014 and 0440100013 (no address) and 275 Old Stage Road from Mixed Use to Economic Opportunity; 9505 and 9517 Old Stage Road from Mixed Use to Community Commercial; and 9689 and 9701 old Stage Road from Low Density Residential to Community Commercial. Ms. Cook provided a report on the proposed Land Use designation changes.

Mr. Wright inquired whether the applicant previously owned the land where Upper County Park is now located.

Ms. Cook stated that she was not certain.

Mr. Timothy Trant, Kaufman & Canoles, PC, stated that he is representing the applicants. Mr. Trant stated that the applicants are highly aware of the significant character of the property and want to ensure that it is put to its highest and best use. Mr. Trant stated that a market analysis indicated that the property has strategic economic development potential for the County. Mr. Trant noted that the applicant would like to see more robust language related to the commercial options under Mixed Use. Mr. Trant further stated that the applicant did not concur with the

stipulation against residential development on a parcel proposed to be designated Economic Opportunity.

Mr. Arch Marston, AES Consulting Engineers, stated that the applicant has been very proactive in preparing the property for marketing. Mr. Marston stated that a Phase I Environmental Site Assessment has already been done, as well as Phase I Archeology. Mr. Marston stated that they are in the process of completing topographic and boundary surveys, wetlands delineations and preliminary stormwater assessments. Mr. Marston noted that there were several locations on the property where residential development would be preferable due to the environmental features.

Mr. O'Connor requested that Mr. Marston identify the areas for where residential development would be preferred.

Mr. Marston identified a portion of the property adjacent to Upper County Park.

Mr. Krapf opened the public comment for this application.

Mr. Gary Massie, 8644 Merry Oaks Lane, stated that he supports the applicant and believes they have done an excellent job of determining what the property can yield for the benefit of the County.

Ms. Ellie Lusk, 105 Dixon Circle, stated that she supports the applicant's proposal. Ms. Lusk stated that she believes that the proposal would be a great benefit to the County by bringing businesses and jobs to that area and support for the Stonehouse Community.

Mr. Kimber Smith, 3051 Heritage Landing Road, stated that he supports the applicant's proposal. Mr. Smith stated that he believes that the intended Land Use designations are a good fit for the property. Mr. Smith further stated that he believed to would be premature to rule out some residential development on the southern portion of the property.

There being no one else wishing to speak, Mr. Krapf closed the public comment section.

5. OTHER ITEMS

Mr. Krapf stated that if the Working Group members have any questions related to either the current process or previously reviewed sections, they should make their questions and concerns known so that additional information can be provided or additional discussion can take place. Mr. Krapf noted that the goal is to make the Comprehensive Plan the best it can be.

Mr. Krapf stated that the two remaining Land use designation cases would be reviewed on December 4. Mr. Krapf further stated that the December 18 meeting would be an opportunity to tie up any loose ends related to the Land Use applications and the Working Group would then vote on the applications which would result in the creation of the draft Land Use Map. Mr. Krapf noted that the Land Use applications and Land Use Map would be the subject of a Joint Work Session with the Board of Supervisors in January. Mr. Krapf stated that the Land Use applications and Land Use Map would then follow the legislative process with the Planning Commission and the Board of Supervisors.

Ms. Friel requested clarification on whether all the Land Use applications already discussed would move on to the December 4 meeting for final disposition and if final discussion is not completed, the process would continue to the December 18 meeting.

Mr. Krapf confirmed.

Mr. Krapf summarized the take aways from the discussion as follows:

LU-0001-2014, Mr. Purse will provide a list of Neighborhood Commercial permitted uses including identification of the most intensive uses.

LU-0003-2014, Mr. Purse will provide additional information on central well costs, restrictions associated with central well waivers, the process if the PSA is extended and the water connection comes from Colonial Heritage, and whether any neighboring properties have access to public water.

LU-0006-2014, the applicant will submit proposed rewording for the Mixed Use portion of the application and has requested consideration residential use in portions of the EO designated areas.

Mr. Holt stated that in follow up to Mr. Wright's question regarding previous ownership of Upper County Park, the property transferred ownership in 1983 and was previously owned by the Twin Oaks Association.

6. PUBLIC COMMENT

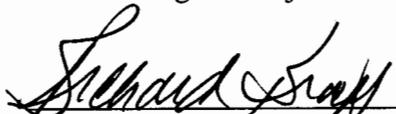
Mr. Krapf opened the public comment.

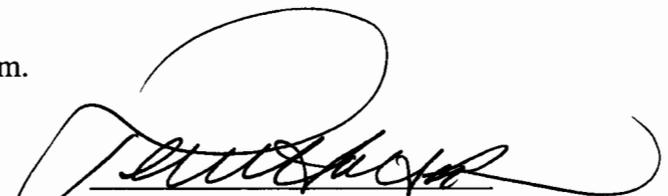
As no one wished to speak, Mr. Krapf closed the public comment.

7. ADJOURNMENT

Mr. Wright moved to adjourn until to the next Planning Commission Working Group meeting scheduled for December 4, 2014.

The meeting was adjourned at approximately 6:29 p.m.


Richard Krapf, Chairman


Paul D. Holt, III, Secretary