Albemarle County Planning Commission
May 20, 2003

The Albemarle County Planning Commission held a meeting and a public hearing on Tuesday, May 20, 2003 at 6:00 p.m. at the County Office Building, 401 McIntire Road, Charlottesville, Virginia. Members attending were Rodney Thomas; Pete Craddock; Bill Edgerton; William Rieley, Chairman; Tracey Hopper, Vice-Chairperson; William Finley and Jared Loewenstein.

Other officials present were Wayne Cilimberg, Director of Planning & Community Development; David Benish, Chief of Community Development; Margaret Doherty, Principal Planner; Margaret Maliszewski, Design Planner; Greg Kamptner, Assistant County Attorney; and Joan McDowell, Principal Planner.

Call to Order And Establish Quorum

Mr. Rieley called the meeting to order at 6:00 p.m.

Other Matters Not Listed on the Agenda from the Public

Mr. Rieley invited comment from the public on other matters not listed on the agenda. There being none, the meeting proceeded.

Review of Board of Supervisors Meeting - May 14, 2003

Mr. Cilimberg summarized the actions taken by the Board of Supervisors on May 14th.

Consent Agenda

Approval of Planning Commission Minutes - April 22, 2003.

SDP-03-027 Tip Top Restaurant Addition Major Amendment - Request for a major site plan amendment approval for a 2250 square foot building addition with associated parking and a critical slopes waiver on 1.0 acre zoned HC, Highway Commercial. (Francis MacCall)

Mr. Rieley asked if any Commissioner would like to pull any of these items off of the consent agenda. There being none, he asked if there was a motion.

Mr. Edgerton moved to approve the consent agenda as presented.

Ms. Hopper seconded the motion.

The motion carried unanimously (6:0). (Finley – absent)

Item Requesting Deferral:

SP-03-07 Greenbrier Service Center Amendment (Sign #43) – Request for special use permit to allow an expansion of motor vehicle sales and rental in accordance with Section 22.2.2.8 of the Zoning Ordinance which allows for motor vehicle sales and rental. The property, described as Tax Map 61, Parcel 148, contains 0.71 acres and is located in the Rio Magisterial District on Rt. 650 (Gasoline Alley) approximately 100 feet from the intersection with Rio Road. The property is zoned C-1 Commercial. The Comprehensive Plan designates this property as Community Service in Neighborhood 2. (Francis MacCall) ***APPLICANT REQUESTS DEFERRAL TO JUNE 17, 2003.***

Mr. Rieley opened the public hearing and asked if there was anyone who wished to speak concerning SP-03-07, Greenbrier Service Center Amendment. He pointed out that if the request

was deferred that there would be another public hearing at that time. There being none, he closed the public hearing to bring the matter back to the Commission for discussion and possible action.

Mr. Finley arrived at 6:10 p.m.

Mr. Loewenstein moved to approve the applicant's request for deferral of SP-03-07, Greenbrier Service Center Amendment, to June 17th.

Mr. Thomas seconded the motion.

The motion carried unanimously (7:0).

Mr. Rieley stated that SP-03-07 would be deferred to June 17th.

Public Hearing Item:

SP-02-56 Canaan Church (Sign #53) - Request special use permit to allow a 200-member church, in accordance with Section 10.2.2.35 of the Zoning Ordinance, which allows for churches. The property, described as Tax Map 80 Parcel 21, contains 6.903 acres, and is located in the Rivanna Magisterial District on Rt. 744 (860 Hacktown Road) north of I-64 and east of Rt. 731 (Keswick Road). The property is zoned RA Rural Areas. The Comprehensive Plan designates this property as Rural Area. (Joan McDowell). ***DEFERRED FROM THE APRIL 15, 2003 PLANNING COMMISSION MEETING.***

Ms. McDowell summarized the staff report:

- The applicant has proposed to construct a one-story 100' X 40' church building with finished basement (8,000 total square feet with a 2,000 square foot sanctuary) with 150 fixed seats and 55 paved parking spaces on almost 7.0 acres.
- Also, the applicant has requested that a waiver from Section 31.2.4.4 to be allowed five years from the date of the approval of this special use permit to commence construction.
- The church would be accessed from Hacktown Road (Route 744). The property is located at 860 Hacktown Road. The area consists of a mixture of single-family residents and a number of wooded lots. (See the attached aerial included in the staff report.)
- There are no previous zoning or planning applications.
- The applicant has proposed an outside play area, but the location is not know. There is a condition of approval offered that would locate the play area once they make that decision on the interior of the property away from the adjacent properties and to limit the activities to daytime area. In other words, there would be no lighting.
- For a limited time before and after church services, Hacktown Road would experience higher than normal traffic volumes. The portion of Hacktown Road that this property is located on is unpaved with gravel over dirt. A portion closer to the I-64 overpass is paved. A few years ago the residents along Hacktown Road did request VDOT to pave the road, but there was one dissenting landowner that is now deceased. The road is currently back on the list to be paved at some time in the near future.
- If the property were subdivided into a by-right subdivision, it would consist of three single-family lots. The trip generation would be more than what the church would experience over a week's time. Currently the church is meeting in Charlottesville with approximately 45 people, but on holidays with approximately 95 to 100 people.
- The Health Department reviewed this application and determined that they had very limited capacity for drainage. Therefore, they have requested that the seating be limited to 150 people instead of the 200 people as requested by the applicant. This condition would also help with VDOT requirements because with the 200-seat capacity, they wanted additional road improvements, which included a turn lane. With the 150 seats, VDOT's requirements were reduced to a commercial entrance.

- Staff finds that this church meets the policies contained within the Comprehensive Plan and recommends approval subject to the conditions of approval contained in the staff report.

Mr. Loewenstein asked if Hacktown Road is currently on the Six-Year Road Plan list for paving.

Mr. Benish stated that the road was not on the Six-Year Road Plan because it was outside the six-year period, and therefore there was no time frame for the paving. At this point, it has just been reinstated. The Rural Rustic Road Program could potentially accelerate that, but it was too early on to predict that.

Ms. McDowell pointed out that she found out that they would qualify under the Rural Rustic Road Program.

Mr. Rieley opened the public hearing and asked if the applicant would like to address the Commission. In Spanish, he asked if anyone wished to speak in Spanish that Mr. Loewenstein could translate.

Olga Morse, resident of 616 Union Mills Road, Troy, Virginia, stated that she was speaking on behalf of the Pastor and members of the Canaan Church as well as Administrator of this project. She stated that it meant a lot to them to be able to build the first Hispanic church in the Albemarle area from the ground up. She pointed out that they appreciated the opportunity to seek a special use permit for the church. They believe that upon building the church at this site, that they would be eliminating the current stagnation and potentially dangerous environment of the property. They would like to be creative to be able to help that area in any case that is needed. They were very open to suggestions. Thus far, they have eliminated an eyesore in that area. The site was full of debris from old vehicles, burned vans, appliances, house goods, a lot of drug paraphernalia and an abandoned shack and home that was evidentially used by drug users. Thus far the church has spent a little over $10,000 to just clean up and remove all of the debris from that old house. They have employed many volunteers and workers. The money for the church is being raised through fundraisers. In conclusion, as part of their community in this location, they want to create a venue that promotes fellowship for children and adults alike while enhancing the character of the surrounding district to improve the area.

Jane Glowater stated that she was a public school teacher in Fluvanna County and had been a member of the church for about one and half years. She stated that our Pastor Sergio Gonzalez and his wife Virginia founded the church in Charlottesville six years ago. At the moment they were renting Park Street Christian Church at certain times of the week, which is very inconvenient. She pointed out that the proposed location was close to I-64 and Route 250, which would be very convenient for the church members. The church would be very small and would only change the neighborhood in a positive way. She asked that the Commission approve the special use permit.

Doris Argol stated that she lived in Orange, Virginia. She stated that the church was needed to educate her children in Spanish. She asked that they approve the church.

Fernando Grea stated that he was present to support the Hispanic community in their efforts to build a church. He stated that the community was growing with more and more Spanish speaking persons moving to this very desirable area. He stated that they were here and wanted to stay. He stated that they wanted to establish themselves and worship here. He stated that many of their Latin and Spanish brothers were in need of education. One of the important reasons for having a Hispanic church is to develop resources to educate the Hispanic community, to be a place of refuge and a place to learn. He stated that he was in support of this church and what they were doing. He pointed out that he wanted his children to learn to worship in Spanish so that they would not forget their culture and roots. He stated that the Church would be a blessing and asked that they approve the request.

There being no one else to speak, Mr. Rieley brought the matter back to the Commission for discussion and possible action.

Mr. Craddock asked if the back portion of the land could support future expansion of the drainfields since he felt that the church would be growing.

Ms. McDowell stated that Bill Craun of the Health Department, visited the site several times, and indicated that the soil was very poor. She stated that Mr. Craun asked that the church be limited to 150 seats.

Mr. Craddock stated that they would have to do some creative drainfields for any future expansion.

Mr. Loewenstein pointed out that they could possibly get an easement. He asked if the Health Department checked the entire parcel.

Mr. Benish stated that the Health Department usually checks the entire piece of property.

Mr. Finley asked if outside lights would be allowed on the church.

Ms. McDowell stated that outside lights on the church would be allowed, but lights just to support the outside play activities would not. She pointed out that they did not plan to do that anyway.

Mr. Loewenstein stated that the play area was for the daytime according to the conditions.

Mr. Rieley stated that as usual he was going to raise his concern about a commercial entrance relative to a rural church. He noted that this comes up often, and it is expensive and often unnecessary. The minimum site distance of 350 feet from the site plan would not be difficult to obtain. That is the one condition that is directly related to safety. He requested that the Commission take out the request from VDOT for a commercial entrance. He questioned the dedication of the right-of-way being 30 feet from the existing centerline. He assumed that was an existing prescriptive easement that runs along the center of Hacktown Road. If 30 feet were to be dedicated on the other side, then that would be a 60-foot right-of-way. He felt that was an extraordinary amount. He asked if there was a reason to have such a large right-of-way.

Ms. McDowell stated that was the information she had received from the representative from VDOT.

Mr. Loewenstein stated that it appeared to him that VDOT might have assumed that there would be considerable expansion and that they were aiming more towards that than the present situation. He agreed that it seemed pretty unnecessary at this point.

Mr. Benish stated that he suspected that VDOT asked for that right-of-way in case of future expansion.

Mr. Rieley stated that if there were an expansion that there would have to be an adjustment to the special use permit anyway.

Ms. McDowell stated that it also goes along with the road paving, and generally VDOT likes to have the right-of-way dedications taken care of.

Mr. Loewenstein stated that since this qualifies for the Rustic Road Program that it seems counter productive to put in a commercial entrance for the right-of-way.

Mr. Rieley stated that requirement seems to be overkill.

Mr. Finley asked if the radius for a commercial entrance was 25 feet.

Mr. Rieley stated that normally the issue is the overall width because it was essentially two full traffic lanes, a large radius, and all of the drainage associated with that. He stated that to his recollection, the Commission has never acceded to VDOT's request to include that for a rural church during his time on the Commission unless there was something extraordinary. He stated that VDOT has no regulatory authority to require a commercial entrance at this time and is only requesting that the Commission make it a requirement. He pointed out that there is no obligation for the Commission to do that.

Mr. Benish stated that this is a new entrance and will require VDOT approval. He stated that staff did not recommend the center turn lane, and thus backed off of it.

Mr. Rieley asked that they take the condition out to show their sediment to the matter. He stated that 25 feet was enough for a right-of-way.

Mr. Finley pointed out that a couple of years ago the small church he attends in Free Union, was required to have 25 feet of right-of way. He questioned why this would be 30 feet.

Mr. Rieley pointed out that the special use permit would have to be amended in order for the church to expand, the traffic issue could be dealt with at that time, if necessary.

Mr. Loewenstein stated that the septic issues would also have to be dealt with on the amended special use permit if they expanded the church. He stated that this is a very good application and with the changes was a very worthy one. He moved to approve SP-02-56, Canaan Church, subject to the conditions as amended:

1. The church's improvements and the scale and location of the improvements shall be developed in general accord with the conceptual plan entitled "Application Plan; Special Use Permit Application for Canaan Church" revised 12/23/02.
2. The area of assembly shall be limited to a maximum 150-seat sanctuary, under this special use permit. Commercial setback standards, as set forth in Section 21.7.2 of the Albemarle Zoning Ordinance, shall be maintained adjacent to residential uses or other Rural Area zoned properties.
3. There shall be no day care center or private school on the site without approval of a separate special use permit.
4. Construction of the church, as shown on the plan shall commence within five years of the date of the approval of this special use permit or this special use permit shall expire.
5. Minimum sight distance requirements of 350' from the entrance shall be required prior to the issuance of a certificate of occupancy. Any additional seating or other traffic generating uses shall require an amendment to this special use permit.
6. Right-of-way dedication of 25' from the existing centerline of Hacktown Road (Rt. 744) along the entire property frontage shall be required prior to the issuance of a building permit.
7. Health Department approval of a well and septic systems shall be required prior to the issuance of a building permit.
8. The outside play area activities shall be limited to only take place during daytime hours. Lighting of the play area shall not be permitted. The play area shall be located as far away as possible from the adjacent residential properties, but in no case shall the play area be located closer than 75' from any adjacent property line. The outside play area location shall be depicted on the site plan.

Mr. Edgerton seconded the motion.

The motion carried unanimously (7:0).

Mr. Rieley stated that SP-02-56, Canaan Church, would go to the Board of Supervisors on June 11th.

Regular Item:

SUB-03-054 Retriever Run Preliminary Plat - Request for preliminary plat approval to create 19 lots as a rural preservation development. The proposal includes 17 development lots and two preservation tracts. The development lots range in size from 3.1 to 8.7 acres. The preservation tracts are 46 and 170 acres. The property is zoned RA, Rural Area. The property, described as Tax Map 73, Parcel 27G is located in the Samuel Miller Magisterial District on Rt. 637 (Dick Woods Road), approximately 3 miles from the intersection of Dick Woods Road and the 1-64 Ivy interchange. The Comprehensive Plan designates this property as Rural Area in Rural Area 3. (Margaret Doherty)

Ms. Doherty summarized the staff report:

- This is a Rural Preservation Development on 318.8 acres. The parcel has five division rights and the possibility of 14 parcels of 21 acres or more that would be possible under a conventional development. It has 19 lots, with 17 development lots and two preservation tracts.
- The property is located across the street from the landfill that came in a couple of years ago as a golf course. The applicant came back and worked with staff through many pre-application meetings to create the preservation tracts.
- This proposal was on the consent agenda, but was pulled off to give the owner of the historic property a chance to speak to the Commission. Staff feels that his concerns have been addressed in one of the added conditions of approval, but wants to make sure that the condition covers all of his issues.
- The merits of the Rural Preservation Development are addressed in the staff report. Staff feels that this is a good project and compromise that provides a better solution for the property and neighborhood in general.

Mr. Rieley asked if there were any questions for Ms. Doherty. There being none, he opened the public hearing and asked if the applicant would like to address the Commission.

Brian Smith, Engineer, stated that he was representing the applicant. He asked that the Commission refer to page 13 of the packet. He stated that they have no exceptions to any of the conditions recommended by staff. He pointed out that they have addressed the protection of Mr. Helvin's property and would like to hear his comments. They have faxed information back and forth and discussed the issue many times in the past. He pointed out that everything was going along well with Mr. Helvin when they had an internal public road coming directly off Dick Woods Road, but then the Highway Department said that they only want one entrance for this subdivision. Therefore, the plan was changed to have one entrance to the subdivision with an internal subdivision street. When this was shown to Mr. Helvin, he was concerned that there was a row of trees on the Dick Woods side that would be taken out with the road. Mr. Helvin asked if the road could be moved in closer to Dick Woods Road. His response to Mr. Helvin was that it could be done, but it depends on how far they could move the road. He asked that they look at the drawing and note that there was a stream that runs down through lot one which has a 100 foot buffer on that 100 foot stream. The building site for lot one is 124 feet by 246 feet or 30,000 square feet and is right up against that 100-foot buffer. Therefore, he can not move that building site any closer to the stream, but he thought that the road could be moved closer to the building site. The applicant, Mr. Foster, has agreed to do that. The question is how far can the road be moved, and he thought that the Commission could help them with that. When a commercial establishment is built next to a residential area, there is usually a 20 foot buffer strip that goes in between. There was a question whether they would be able to get the 20 feet, but he felt that they could get close. This area is wooded with a variety of trees, but mostly with tall Pine trees with the needles in the top and very bare on the underscoring. The underscoring could be

supplemented behind the ditch line with some smaller trees to fill in that gap if that was what the Commission was looking for. The alignment goes through a corner of the building site. Mr. Helvin wants to save some of the trees in this area. He felt that they could preserve most of the trees on Mr. Helvin's side. But, on the other side of Dick Woods Road that has the power line, he felt that they would have a little trouble putting in the road without taking the trees out. The road can be slide a little bit towards that building site and maybe create a 20-foot strip of nondisturbed trees.

Mr. Rieley asked what the grades were in that area.

Mr. Smith stated that the areas dotted in on the drawing were the areas of critical slopes.

Mr. Rieley asked how wide of a disturbed area he would end up with.

Mr. Smith stated that he did a grading plan since he wanted to make sure that they could put that road in and not grade on Mr. Helvin's property line. He found that he could do that, but noted that if they moved the road that they could even do better. He pointed out that the packet did not contain the grading plan, but he had told Ms. Doherty that he could put the road in without disturbing Mr. Helvin's property line. The issue was how much of a buffer they should leave, if any. He pointed out that whatever they clear out would be the back side of the ditch, which would be the 9 foot travel lane, 4 foot shoulder that would go down to the ditch line and then back up. If they move the road 10 feet, they would have 10 feet that they could preserve and 9 feet that they can plant back behind the ditch.

Mr. Rieley asked if anyone else would like to address this application

Jimmy Helvin, resident of Ivy Lane, stated that they were in agreement with the initial plan when they had two accesses into the proposed subdivision. Since the state did not want to handle two entrances, he suggested that Mr. Smith drop the road down a little bit. He asked if they could preserve the tree line in that specific corner since it would help them tremendously. Their main concern was that since their front yard and road was all in the same place that visually the traffic on those lots would come through adjacent to their front yard. There is an existing line of trees on the Dick Woods side of the power line that would create a good visual buffer. That is basically where they are and what they are suggesting. He pointed out that they have a deeded right-of-way into their property off of Route 637. Regardless of what is put in, he did not know if the state could cut them off from that right-of-way or not. With this they would have to go down to that cul-de-sac and turn around and come back. He asked that they maintain the tree line in the northwest corner.

Mr. Rieley asked if there was anyone else who would like to address this issue. There being none, the matter was brought back before the Commission for discussion and possible action.

Mr. Loewenstein stated that it was hard to see how much flexibility there was for the adjustment.

Mr. Rieley stated that Mr. Helvin is asking that the road be placed as far away from his property as possible and be screened by trees. He asked that the road alignment be adjusted to the degree that it was possible within the constraints of the 30,000 square foot building area and the stream, particularly since the applicant had expressed the willingness to do that under the direction of the agent. This would allow engineering and planning to work with Mr. Smith to push this as far as they reasonably can. He suggested a condition that would allow the road to be shifted based upon the criteria that there is an acknowledged constraint with the 100-year floodplain and the 30,000 square foot floor plan and asks that adjustment be done under the direction of the agent. He suggested putting in a comma and adding to the greatest extent possible under the direction of the agent.

Mr. Kamptner stated that if it does not work with the agent, then the discretion that the agent has is to allow a waiver from the rectangular shape requirement that would allow them to elongate the contours. If that does not work, the ability to request a critical slope waiver from the Planning Commission lies with the applicant as well. He pointed out that there were two possibilities.

Mr. Edgerton asked if it was the 100-foot buffer as well as the critical slopes. He pointed out that from the map presented by Mr. Smith, it appeared that the 100-foot buffer was as much of a restriction as the critical slopes.

Mr. Kamptner clarified that it really would not be a critical slope waiver, but a waiver from any of the relevant regulations pertaining to the building site that might come back before the Planning Commission.

Mr. Rieley stated that included the shape and encroachment on the critical slopes. He stated that seemed to be reasonable and should get sufficient latitude to make a substantial difference, which would be in everybody's best interest.

Mr. Loewenstein moved for approval of SUB-03-54 with the conditions as amended.

Ms. Hopper seconded the motion.

Ms. Doherty asked if that included a buffer between the Long Branch property and the new road. She pointed out that Mr. Smith mentioned planting and underscoring which was not in the conditions. She asked if the Commission wanted to add a condition regarding the underscoring planting between the road and the Long Branch property.

Mr. Loewenstein amended the motion to include the condition suggested by Ms. Doherty as follows: "Provide underscore planting between the road and the Long Branch property."

Ms. Hopper seconded the amendment to the motion.

The motion carried (6:1) (Rieley – No) subject to the following conditions as modified:

1. The final plat shall not be submitted for signature nor shall it be signed until the following conditions are met:

    a. Revise the plat to include the following, to the satisfaction of the agent:
        i. One hundred (100) foot undisturbed buffers on Lots 5, 6 and 9, where their property lines abut the historic Long Branch property;
        ii. Locate Labrador Lane closer to Dick Woods Road, such that the existing trees located north and northwest of the historic Long Branch property are preserved**,** to the greatest extent possible. Also, show an underscore of evergreen trees between the road and the historic Long Branch property to provide a screening buffer, to the greatest extent possible.
        iii. The subject parcel identified as "Retriever Run Sub." on the vicinity sketch; and
        iv. A note, which states: "The stream buffers shown hereon shall be managed in accordance with the Water Protection Ordinance."
    b. Health Department approval of soils evaluations for suitability for well and septic; and
    c. All other agency approvals.

2. The following items must be reviewed and approved by the Engineering Department before the final plat can be recommended for approval. A completed submittal form and application, available at the Engineering Department, must accompany all submittals. The required number of copies and the required fees are indicated on the form and application.

a. Please dimension all curvilinear dimensions to the requirements set forth in 18 VAC 10-10-370(C). Curvilinear data shall include radius, central angle, arc length, and tangent distances and may be shown directly on the corresponding boundary or surveyed line or in table form;
b. Please dimension the locations of the proposed drainage easements. Please dimension by reference to property corners, by centerline bearings, or by metes and bounds so the easements can be physically located in the field should drainage conditions change;
c. Please submit all previously approved plans for public streets, water systems and sewage systems, drainage courses, drainage control, erosion and sedimentation control measures, and stormwater management;
d. Please submit a completed application form and fee for an erosion control plan, narrative and computations, a stormwater management/BMP plan and computations. Computations must include water quality, and detention routings for the 2yr and 10yr storms, a mitigation plan for any impacts to the stream buffer, and a completed stormwater management facilities maintenance agreement and fee; and
e. Road plans, pavement design sheets, and drainage computations.

Mr. Rieley stated that SUB-03-054, Retriever Run Preliminary Plat, was approved with slightly amended conditions.

Work Session:

Historic Preservation Committee - Albemarle County's Historic Country Stores Study (Margaret Maliszewski)

Sarah Lee Barnes, Chairman of the Albemarle County Historic Preservation Committee, stated that as part of the County's reevaluation or study of the Rural Areas Plan that there is a historic commercial component. Last fall the Historic Preservation Committee decided to take on a little project about recording and trying to learn a bit about the history of the country store both in general and in the County. What you are going to see tonight is a result of many months of work. She thanked the following Committee members:

- Bob Vernon, for the digital mapping expertise;
- Garth Anderson, for creating the web site and designing the brochure;
- Steven Meeks, for sharing his vast knowledge of the County's country stores and surveying and compiling the list to date;
- Charles Lowry Able, for his suggestions and participation;
- Jamie Gibson, for his suggestions and contributions to print a brochure;
- Chris Devine, for doing some documentary primary research;
- Lewis Nelson, for the presentation, recognizing the importance of this project and directing teams of his students out in the countryside to record five structures; and
- Margaret Maliszewski, Design Planner; for being unbelievably supportive and helpful with the Committee on this project.

She pointed out that the presentation would be very unique and informative. She noted that the list is not complete, but they would continue to add to it. There are four categories of country stores:

1. Current stores or stores that have remained operational serving the Rural Areas (some may have been expanded from their original plan or rebuilt),
2. Adaptive reuse store buildings that have been adapted into other commercial uses or as residences,
3. Threatened Stores which are closed and in disrepair or in transfer without specific plans, and
4. Lost stores which have been raved or in ruins.

Larry Nelson, Assistant Professor of Early American Architecture in the Department of Architectural History at the University of Virginia, presented the power point presentation.

In summary, the Historic Preservation Committee made a presentation to the Planning Commission regarding the results of their study on the history of country stores in the Rural Areas. The power point presentation identified some of the historic properties and the obstacles they face with the current regulations. Discussion was held with the Planning Commission. Points of discussion included: additions/corrections to the list of country stores, the Secretary of the Interior's Standards, and costs associated with the recommendations. It was agreed that staff would consider the Committee's recommendations in their ongoing work with the Rural Areas study, and that the Committee's suggestions would be incorporated into the recommendations that will be presented later to the Planning Commission.

Old Business:

Mr. Rieley asked if there was any old business. There being none, the meeting proceeded.

New Business:

Mr. Rieley asked if there was any new business.

Mr. Benish pointed out that next week's meeting would start at 4:00 p.m. with a work session on Hollymead Town Center.

Adjournment

With no further business, the meeting adjourned at 7:50 p.m. to the next meeting on May 27, 2003.

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V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon Claytor Taylor, Recording Secretary.)