

**PLANNING COMMISSION**  
**June 16, 2004**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JUNE 16, 2004, AT 7:30 pm IN THE COUNTY MEETING ROOM.

Those present were:

- Helen Phillips, Vice-Chairperson
- Jim Davis, Member
- Michael Skeens, Member
- Brent Wilson, Member
- Mickey Cox, Ex-officio Member
- Catherine Clossin, Planning Director
- Krystal Brinkley, Secretary

The vice-chairperson called the meeting to order stating that there would be six public hearings this evening and that those who wished to speak must sign-up in order to move the meeting more quickly.

**PUBLIC HEARING: Ruckersville Village—Rezoning Request #04-149**

Mrs. Clossin read the request: Ruckersville Village, LLC/Westside Land Trust request a re-zoning from A-1 to PUD (Planned Unit Development) on a 75.77 acre tract located on Spotswood Trail and Sassafras Lane and identified on County Tax Maps as 60-(A)-12 . (RZ#04-149) She gave a staff report and photographic presentation describing the project. She added that the proffers have been submitted and noted that 24 of the 75 acres would be commercial property. She stated that staff recommended approval of the request.

Ted Kostich addressed the Commission and presented them with additional information. He stated that the PUD would have approximately 24 acres of commercial and retail property with seven of those parcels fronting on Route 33 and served by a road with additional cul-de-sacs. He noted that a mall would not be a good idea due to the traffic count (12,000). He added that no residences would front on the main road serving the project.

Mr. Davis asked if there had been any commercial interest in this location.

Mr. Kostich stated that they had been contacted by several businesses that are interested in locating at the site.

Mr. Wilson asked about entrances and exits for the site.

Mr. Kostich stated that there would be 3 outlets for the site, noting that there would be an entrance from Sassafras Lane, an entrance from Route 33/Spotswood Trail near Route 743/Advance Mills Road, and an exit only on to Route 33 East/Spotswood Trail near the Ruckersville Fire Department. He added that the main entrance to the

business property would be from Route 33/Spotswood Trail near Route 743/Advance Mills Road.

Mr. Davis asked how the project would be developed.

Mr. Kostich stated that low-impact development practices would be used and the price range for the homes would be about \$400,000 similar to those being built in Willow Creek Subdivision.

Mr. Skeens asked why an entrance would be needed at Sassafras Lane.

Mr. Kostich stated that the entrance there was recommended by VDOT.

Ms. Phillips asked how water and sewer services would be provided.

Mr. Kostich stated that the property would be served by public water and the proposed public sewer.

Steve Jacobs addressed the Commission and explained the fiscal impacts analysis report which was based on the 2004 budget but using the former tax rate. He stated that at build-out in 2016, there would be about 302 people with an additional 50 students. He noted that the assessed land value brings \$96,000 in revenue on the raw rezoned land and that at build-out the tax revenues would be \$478,000 with a net impact to the county of \$389,292. He added that the cash proffers hope to address some of the capital projects needs.

Ms. Phillips asked what the household income would be in order to afford these homes.

Mr. Jacobs stated that it had not been calculated.

Mr. Wilson asked Mr. Jacobs to review the summary sheet to determine the real estate tax income using the new tax rate.

Mr. Davis asked for information on other sources of revenue such as personal property taxes, utility tax, meal tax, etc.

Mr. Wilson asked how the student population was calculated.

Mr. Jacobs stated that the current public school ratio was used in calculation, noting that private schools were not considered.

The public hearing was opened.

Bill Purcell, Ruckersville Fire Department, addressed the Commission. He stated that

the county is growing rapidly and there is a concern for public safety. He estimated that 1,000 calls are answered per year. He suggested that the following items be considered:

- Hydrants, and/or dry hydrants in the pond, should be installed,
- Buildings should be equipped with sprinklers which are maintained,
- Lock-box system in place for emergency access to keys to all of the buildings,
- Doors should not be located more than 150 feet from the street so that good water supply will be available (hose length),
- A heliport would provide benefit to the community and the seniors, and
- Sidewalks with lighting for safety.

He added that the project would have an ISO rating of six (6) for insurance purposes, which is good for the area. He also noted that Fire Department Bingo might even improve. He added that since the county is growing, he would like to see it grow safely.

Charlie Rolf, adjoining property owner, addressed the Commission. He asked how the access to the stream and lake would be affected by this project and what the setbacks would be from the stream. He asked that a tree buffer in the rear and along Sassafras Lane be maintained. He asked where the Sassafras Lane entrance would be located. He offered that he does not think that this is a good idea.

Carl Schmitt addressed the Commission. He stated that this project could change Ruckersville in that it could now make it a "town with a heart". He suggested the following:

- A ring road be in place to allow traffic to move around without going on to Route 29,
- Pedestrian walkways, greenways, and bikeways be installed to allow people to move without getting into cars,
- Lighting should be addressed, specifically not allowing vertical lighting into the sky, and
- Low-impact development techniques should be in place.

Tom Linkous, adjoining property owner, addressed the Commission. He stated that he is concerned about the increase in the amount of traffic on Sassafras Lane, noting that it is not entirely a state road. He added that he does not like the idea of traffic on this road. He also was concerned about the protection of the stream and the public fishing given that the lake is not a public lake.

There being no further comment, the public hearing was closed.

Mr. Wilson asked how lighting would be addressed.

Mr. Kostich stated that lighting would be limited and that a shell design and/or arch design would be used. He added that there would be medical arts types of buildings not

a large community development or Jim Price type of lighting. He stated that the professional buildings/businesses would provide jobs for the area. He also stated that the homes would be quality dwellings.

Ms. Phillips asked if there would be any restrictions on the commercial exterior.

Mr. Kostich stated that there would be restrictions. He added that the exterior would be brick or cedar but no cinderblock. He noted that the trash receptacles and propane tanks will be covered.

Mr. Wilson asked how many homes would be built annually.

Mr. Kostich proposed that twenty percent (20%) of the homes would be built per year with an anticipated five-year build-out. He noted that the commercial aspect would be an estimated ten-year build-out/sell-out.

Mr. Wilson asked about the proposed cash proffers.

There was discussion regarding the proffers and how the figures were calculated.

Mr. Skeens asked about the expected traffic on Sassafra Lane.

Mr. Kostich stated that the traffic count there is currently 90-120 per day. He noted that the entrance is located about 800 feet off of Route 33. He added that VDOT recommended that this entrance be implemented.

Mr. Skeens stated that since the ball park is in the area, there could be some traffic problems.

Mr. Kostich agreed.

Mr. Wilson asked if the access at the edge of the commercial portion could be used.

Mr. Kostich stated that the access there is restricted to a right-turn exit only. He added that he would be meeting with VDOT again and will present some other options. He asked for help in lobbying to VDOT to eliminate the Sassafra Lane entrance. He added that after more traffic counts are completed, there will be the possibility of a traffic light being installed at the main entrance on Route 33.

Mr. Skeens asked for details on the proposed lake.

Mr. Kostich stated that the newly created 2 ½ acre lake will be created for storm water retention. He added that it will be stocked by fish purchased at Southern States.

Mr. Davis asked what type of businesses would locate there.

Mr. Kostich stated that several businesses have contacted him about the site, adding that each business would have to follow the Planning Department guidelines for Site Development Plan approval. He added that he would address the possibility of having a lock-box for emergency services for the commercial areas with the businesses that locate there. He also noted that he would need to meet with his partners to discuss the possibility of locating a helipad in the open space area, which would be a perfect spot.

Mr. Davis asked how the lots would be developed.

Mr. Kostich stated that each lot would be developed under low-impact development practices and VDOT requirements.

Mr. Davis asked if sidewalks would be installed.

Mr. Kostich stated that no sidewalks are planned at this time.

Mr. Davis asked how water and sewer would reach the property.

Mr. Kostich stated that the planned sewer project would have to be in place before this project could move forward. He added that the water lines would be looped together for better water availability. He restated that each commercial applicant will have to obtain approval from the county, at which time any other site issues could be addressed.

Mr. Davis asked how the stream and lake would be affected.

Mr. Kostich stated that there are no streams on this property and that any nearby streams and John Rucker Lake will not be affected.

Ms. Phillips asked if a ring road had been considered.

Mr. Kostich stated that his co-developer has purchased the property in the rear for a gated community which will have no state roads.

Ms. Phillips asked what type of buffer will be used between Sassafras Lane and the adjoining lots.

Mr. Kostich stated that there are some double frontage lots there and that a privacy fence will be installed along the rear of those lots.

Ms. Phillips asked why no sidewalks were planned given that it seems to be a good idea.

Mr. Kostich stated that this is a rural design which does not usually include sidewalks. He noted that sidewalks are usually found in more urban designs.

There was discussion on the incomplete status of the VDOT traffic study. It was determined that the motion could include the contingency that the VDOT requirements be met.

Mr. Wilson made a motion to recommend approval of rezoning request #04-149 with the acceptance of the submitted proffers and contingent upon VDOT approval.

Mr. Skeens seconded the motion.

The vote was taken.

AYE

Mr. Wilson  
Mr. Skeens  
Mr. Davis  
Ms. Phillips

NAY

The motion to recommend approval was carried unanimously.

**PUBLIC HEARING: Mountain Vu, LLC—Rezoning Request #04-150**

Mrs. Clossin read the request: Mountain Vu, LLC/Reynco, LC/Deer Field, LC/S.A. & Jewell Reynolds/Earl Reynolds, Jr. request a re-zoning from A-1 to SR (Senior Residential) on 203.905 acres located off of Spotswood Trail and Sassafras Lane and identified on County Tax Maps as 60-(A)-9C1, 9C2, 9C3A, & 9C3B, 60-(A)-62, 60-(A)-62A1, and 60-(1)-A & B. (RZ#04-150) She gave a photographic presentation and staff report which included the reading of the proffers and her proposed revisions to the proffers. She noted that staff recommended approval of the request with the acceptance of the proffers as amended.

Ron Maupin addressed the Commission as a representative for the applicant. He introduced Paul St. Pierre and Don Russell. He stated that this project would include 650 senior residential units of mixed housing types. He noted that the entrance would be through the Kostich project (Ruckersville Village). He described the area as a gated community with private roads. He added that they had tried to get access to Route 29 but could not work out the details with the property owners. He stated that an emergency access would be located on to Route 743/Advance Mills Road. He explained the details of the fiscal impact analysis noting that the county would receive \$1.88 million per year in revenue, 82% of which would be from real estate revenue. He pointed out that this project would not involve an increase in children. He added that the project is 100% age restricted and that the restriction for age would be under the

guidelines of the Fair Housing Act. He noted that they must meet the Federal guidelines for age restricted communities to disallow children.

Mr. Wilson asked who assures that the age restriction is met.

Mr. Maupin stated that audits would be made by the homeowners' association and presented to the county to assure 100% age restrictions are met.

Mr. Davis asked what types of homes will be built.

Mr. Maupin stated that the types of homes will depend on the market demands in regard to style but added that the price will be an average of \$315,000.

Mr. Davis asked how the applicant knows that the market for this type of housing is there.

Mr. Maupin stated the applicant has a similar project elsewhere that has sold 795 units since November 2002.

The public hearing was opened.

Tom Linkous addressed the Commission stating that he has concerns regarding the following:

- That the healthy status of the water would remain and that access thereto would not be impeded,
- Traffic would increase on Sassafra Lane, and
- That Sassafra Lane would not become a thoroughfare to the proposed community.

Warren Rucker addressed the Commission stating that the John Rucker Lake is the length of three football fields and has been named the John Rucker Lake for over ten years. He noted that the stream that feeds John Rucker Lake has disappeared on the Kostich plan. He stated that he would rather see this type of development than another and that it was the best choice for this property. He pointed out that a property survey pin at his property was evidently removed during the surveying process.

Carl Schmitt addressed the Commission. He stated that the community will be gated but asked if it will be fenced. He noted that there is only one way in and one way out and pointed out that he did not believe this to be a good idea.

Ginger Ashley addressed the Commission asking what would constitute an emergency and how the emergency entrance would be used. She asked if it would be used during the construction process and how traffic flow would be monitored given that there will be a lot of traffic for one road. She also asked that silt and run-off be monitored during

construction.

John Lucy addressed the Commission asking who would control the value of the structures and if children did move in for some reason, would they be moved out. He also voiced his concern for the Lake and what it would be used for. He also expressed concern for the wildlife and maintaining the springs on the property.

Bill Purcell addressed the Commission. He stated that the proposed ring road would be around the edge of the property and not within the gated community.

There being no further comment, the public hearing was closed.

Mr. Davis asked if low-impact development practices would be used for development.

Mr. St. Pierre stated that they would try to minimize the development impacts.

Mr. Davis asked if erosion and sediment control effort would be made.

Mr. Maupin stated that the developer will have to follow the county's Erosion and Sediment Control guidelines.

Mr. Davis asked how the emergency exit will be accessed.

Mr. Maupin stated that the senior residential development would provide privacy and security. He added that an electronic or manual gate will be in place for emergency services purposes only, noting that it will not be a community road.

Mr. Wilson asked what would happen if a resident allowed a child to live with them.

Mr. Maupin reiterated that children will not be allowed to reside in the development. He added that the homeowners' association would require the homeowner to move if the child is a resident.

Mr. Wilson asked what determines the value of the homes and what would happen if they did not sell for the estimated \$315,000.

Mr. Maupin stated that the value is determined by the cost of the land, the availability of public water and sewer, streets, type of home, etc. He noted that even if the homes sell as low as \$175,000, there will be an \$800,000 revenue to the county.

Mr. St. Pierre stated that the development would include a \$3.5 million clubhouse and a \$1.5 million entrance way.

Mr. Maupin stated that the community would be gated similar to Lake Monticello.

Mr. Wilson asked if the proposed ring road could be possible.

Mr. Maupin stated that the ring road would not be possible here because there is no access to Route 29 unless the government condemns the right-of-way. He noted that the community will bring a demand for professional services.

Mr. Wilson asked when build-out was anticipated.

Mr. St. Pierre stated that it would depend on the pending sewer project. He added that the ring (perimeter) road is also not possible due to the surrounding wetlands and slopes.

Mr. Skeens asked if buffers would be placed around the property.

Mr. St. Pierre stated that there are natural buffers on the property which are more than required by the senior residential requirements.

Ms. Phillips asked what services the clubhouse would provide.

Mr. St. Pierre stated that there will be a recreation facility, an indoor pool, exercise facility, and a meeting place. He added that there will be sidewalks and trails throughout the community.

Ms. Phillips asked if the emergency exit will be used during construction.

Mr. Maupin stated that the emergency exit will be used during the construction of the project for moving dirt, etc. but not for the construction of the homes.

Mr. Davis asked if the study from VDOT had been completed.

Mr. St. Pierre stated that the VDOT study is being completed jointly with the Kostich project.

Mrs. Clossin reminded the Commission that approval could be contingent upon VDOT approval.

Mark Fried addressed the Commission explaining that VDOT presents the applicant with a "wish list" of recommendations. He stated that the applicant is not required to follow recommendations. He reminded the Commission that the VDOT legal requirements will have to be met.

Mr. Skeens made a motion to recommend approval of rezoning request #04-150 with the acceptance of the proffers as revised by the Planning Director and contingent upon

VDOT approval.

Mr. Davis seconded the motion.

The vote was taken.

AYE

Mr. Wilson  
Mr. Skeens  
Mr. Davis  
Ms. Phillips

NAY

The motion to recommend approval was carried unanimously.

**PUBLIC HEARING: WoodPark, LLC—Rezoning Request #04-151**

Mrs. Clossin read the request: WoodPark, LLC/Fred & Jesse Collier Estate request a re-zoning from A-1 to SR (Senior Residential) on a 138.57 acre tract located on Spotswood Trail and identified on County Tax Maps as 61-(A)-20. (RZ#04-151) She gave a photographic presentation and read the proffers as well as her revisions. She added that staff recommended approval of the request with the acceptance of the proffers as revised by the staff.

Ron Maupin addressed the Commission representing the applicant. He stated that the project would include 400 senior residential units and would be a \$1.08 million benefit to the county. He added that the county is still working on the policy and procedures for the purchase of sewer connections and the fees for the bonds on the sewer project.

Mr. Davis asked when the project would begin.

Mr. Maupin explained that it would depend upon the public water and sewer availability.

Mr. Wilson asked about the entrance to the community.

Mr. Maupin stated that there will be one entrance to the community and it will be gated.

Mr. Davis asked what type of homes would be built.

Mr. Maupin stated that this development would be similar to Mountain Vu. He added that the clubhouse would be smaller and the types of homes would be market-driven.

Paul St. Pierre stated that the average home would sell for \$295,000.

Mr. Davis asked when build-out would be expected.

Mr. St. Pierre stated that sewer availability would determine that as well. He noted that they would begin Mountain Vu first and then start on WoodPark.

Mr. Davis asked what the green areas on the sketch represented.

Mr. St. Pierre explained that the green areas are the buffers for the project.

The public hearing was opened.

There being no comment, the public hearing was closed.

Mr. Wilson made a motion to recommend approval of rezoning request #04-151 with the acceptance of the proffers as revised by the Planning Director and contingent upon VDOT approval.

Ms. Phillips seconded the motion.

The vote was taken.

AYE

Mr. Wilson  
Mr. Skeens  
Mr. Davis  
Ms. Phillips

NAY

The motion to recommend approval was carried unanimously.

**PUBLIC HEARING: Preddy Gables, LLC—Rezoning Request #04-152**

Mrs. Clossin read the request: Preddy Gables, LLC has filed a rezoning application to amend proffers approved on September 26, 2000 (re-zoning file #00-129) for property rezoned from R-1 to B-3 on a 67.17 acre tract and for property rezoned from R-1 to R-2 on a 28.73 acre tract located in Ruckersville on Route 29 (Seminole Trail) identified on County Tax Maps as 66-(A)-48, 51, 52, & 52B. (RZ#04-152) She gave a photographic presentation and a staff report which included the reading of the proffers as revised by the Planning staff. She added that staff recommends approval of the request with the acceptance of the amended proffers with the revisions to item #4 as revised by the Planning staff.

Ron Maupin addressed the Commission representing the Fried Companies. He stated that the applicant would like to tie these proffers to the Lake Saponi project that was previously approved. He explained that the Rapidan Retail Center/Preddy Gables project was approved in 2000 with the understanding that sewer would be available

quickly. He noted that sewer is still not available in the area and Albemarle County is now attracting the commercial development along Route 29. He added that the apartments are in demand but noted that the applicant cannot accept the revision to item #4 (making construction of apartments contingent upon final inspection rather than building permit) because phased development may unduly be held up.

The public hearing was opened.

Mr. Davis asked if the proposed plan for the project had changed.

Mr. Maupin stated that the plan for the Rapidan Center project is the same plan as presented in 2000.

Mr. Davis asked why the cash proffers were being omitted.

Paul St. Pierre explained to the Commission that the cash proffers are being forfeited because the fire truck has been purchased and noted that the sewer was not made available in a timely manner. He stated that the proffers will have to be amended in order for anything to move forward.

Mr. Wilson asked what the capacity would be for water and sewer.

Mr. Maupin stated that the developer will require approximately 1,300 connections for the residential area, Rapidan Retail Center, and the two proposed senior residential developments.

Mrs. Clossin suggested that changes be made to the proffers for all three developments to include removing specific entitlements for a specific number of connections. She noted that the proffers now require that adequate provision be made for sufficient water and sewer service contemporaneously with the needs of the developments.

Mr. Davis asked why the entrance was needed on Route 670.

Mark Fried addressed the Commission stating that the county wanted the entrance on Route 670 in order to reduce traffic at the intersection of Route 29 and Route 607.

Mr. Davis asked when construction on the project would begin.

Mr. Maupin stated that the commercial area would require that several million dollars be spent just to prepare the site for development. He added that construction on the apartments can only start when construction begins on the senior residential projects.

Mr. Fried stated that Best Western will review the site at Lake Saponi on August 15, 2004. He added that the National Ground Intelligence Center (NGIC) generated 70,000

nights spent in motels in the Charlottesville area last year. He noted that last year's average federal room per diem was \$60.00 in Charlottesville.

Mr. Davis asked if the county will lose some of the proposed revenue generated by the senior residential projects given that the apartments will impact the schools.

Mr. Fried stated that the age restricted communities are the best economic investment for Greene County, even better than commercial developments because the age restricted communities will not move as industries do.

Mr. Fried explained that connection fees in Greene County are \$7,400 each, whereas in Albemarle County, they are \$4,000. He added that Greene County needs these apartments for the corporate/professional population.

Mr. Wilson stated that the revenue generated by the two proposed senior residential projects will be a fraction of the expense created by the apartments.

Mr. Fried stated that he has significantly invested in the sewer project and felt as if his development would be carrying their burden of the additional costs (to the county).

Mr. Davis asked what the rent would be for the apartments.

Mr. Fried stated that a one-bedroom apartment would rent in the \$850 range.

Carl Schmitt addressed the Commission and stated that the apartments will have children residing there. He added that the estimated 0.42 children per unit could result in a potential of 150 children which will impact the schools. He stated that the cash proffers for the apartments should not be omitted. He added that the amended proffers also eliminate the original formula to decrease the impact on the schools given that there is no bedroom limit for the apartments in the amended proffers. He suggested that the Planning Commission study this issue more.

Mr. Fried stated that market studies show that apartments do not produce that many children.

Mr. Schmitt pointed out that, without a restriction, the apartments could all be three-bedroom apartments.

Mr. Fried explained that the Department of Housing and Urban Development (HUD) provides financing depending on the percentage of one, two, and three-bedroom apartments in each building at a 25-50-25% allocation respectively.

There being no further comment, the public hearing was closed.

Mr. Wilson made a motion to recommend approval of rezoning request #04-152 with the acceptance of the submitted proffers as originally submitted.

Ms. Phillips seconded the motion.

The vote was taken.

AYE

Mr. Wilson  
Mr. Skeens  
Mr. Davis  
Ms. Phillips

NAY

The motion to recommend approval was carried unanimously.

**PUBLIC HEARING: Mary Dudding—Rezoning Request #04-153**

Mrs. Clossin read the request: Johnnie & Mary Dudding request a re-zoning from R-1 to B-3 on a 2.18 acre tract located on Seminole Trail and identified on County Tax Maps as 60C-(A)-35. (RZ#04-153) She gave a photographic presentation and a staff report regarding the request. She added that staff recommends approval of the request.

The public hearing was opened.

Larry Dudding, son of the applicant, addressed the Commission. He stated that the property had been zoned commercial in the past.

The Commission and Mr. Dudding discussed the current zoning of the property, which is R-1, and the future use of the property.

Mr. Dudding explained that the property is to be sold and he is not aware of what the future for the property will be.

There being no further comment, the public hearing was closed.

Ms. Phillips made a motion to recommend approval of rezoning request #04-153 as presented.

Mr. Davis seconded the motion.

The vote was taken.

AYE

Mr. Wilson

NAY

Mr. Skeens  
Mr. Davis  
Ms. Phillips

The motion to recommend approval was carried unanimously.

**PUBLIC HEARING: Cecil & Nancy Conley—Special Use Permit Request #04-725**

Mrs. Clossin read the request: Cecil & Nancy Conley request a special use permit for a manufactured home on a 2.00 acre tract, which is zoned A-1, located on Celt Road and identified on County Tax Maps as 37-(A)-94. (SUP#04-725) She gave a photographic presentation and as staff report. She noted that staff recommended approval of the request with the following conditions:

1. The special use permit is valid for three (3) years from the date of the issuance of the Certificate of Occupancy with automatic three-year extensions upon provision to the Planning Department of medical justification in writing from attending physician(s).
2. The applicants will apply for a separate septic expansion permit. At the time of the application the will provide the Health Department with a copy of the plat for the property as well as a detailed site plan. They will also need to have the septic tank and distribution box uncovered so that they can be inspected.

The public hearing was opened.

Robin Conley addressed the Commission on behalf of the applicants. She described the medical illnesses and conditions of the applicants and the importance for her to be nearby to care for them.

There was discussion regarding the condition about the septic field.

Ms. Conley stated that she could not use the existing field because she would not be able to obtain financing, therefore, she will be installing a new septic and well.

There being no further comment, the public hearing was closed.

The Commission discussed adding another condition prohibiting rental of the manufactured home.

Ms. Phillips made a motion to recommend approval of special use permit request #04-725 with the following conditions:

1. The special use permit is valid for three (3) years from the date of the issuance of the Certificate of Occupancy with automatic three-year extensions upon provision to the Planning Department of medical justification in writing from attending physician(s).

2. The applicants will apply for a separate septic permit to serve the manufactured home.
3. The applicants will not offer the manufactured home for rental.

Mr. Wilson seconded the motion.

The vote was taken.

AYE

Mr. Wilson  
Mr. Skeens  
Mr. Davis  
Ms. Phillips

NAY

The motion to recommend approval was carried unanimously.

**OLD/NEW BUSINESS**

There was no old or new business.

**APPROVAL OF MINUTES**

The minutes of the April 21, 2004 meeting were unanimously approved as submitted.

**OTHER PLANNING MATTERS**

There were no other planning matters.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Krystal Brinkley*  
Secretary