

November 20, 2014

VIRGINIA: At a Regular Meeting, of the Hanover County Planning Commission in the Board Auditorium of the Hanover County Government Building, Hanover County, Virginia, on Thursday, November 20, 2014 at 7:00 P.M.

PRESENT: Ms. Claiborne R. Winborne, Chairman
Mr. Larry A. Leadbetter, Vice-Chairman
Mr. Jerry W. Bailey
Mrs. Edmonia P. Iverson
Mr. Randy A. Whittaker

ABSENT: Mr. C Harold Padgett, Jr.
Mrs. Ashley Peace

STAFF

PRESENT: Mr. David P. Maloney
Mr. Lee W. Garman
Mr. Dennis A. Walter
Mrs. Sharlee D. Mills
Mrs. Tiffany M. Burton

Chairman Winborne called the meeting to order at 7:00 P.M.

Mr. Maloney called the roll. *All members were present, with the exception of Mr. C. Harold Padgett, Jr. and Mrs. Ashley H. Peace.*

Chairman Winborne welcomed everyone, invited them to participate, and went over the rules for tonight's meeting.

Mr. Leadbetter led the Pledge of Allegiance.

Consideration of Agenda Amendments by Action of the Commission

Chairman Winborne asked if there were any changes to tonight's agenda

There were none.

Citizens' Time

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted five minutes.

Chairman Winborne opened Citizen's Time, asking if there was anyone there wishing to speak to the Commission on an issue not on tonight's Agenda.

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Linda Dale resident of the Chickahominy Magisterial District addressed the Commission regarding her concerns on property owner's rights not being completely addressed. Mrs. Dale stated that she felt disempowered and she thought a lot of Hanover residents felt the same way. She also expressed her concern of the location a sewer easement being requested on the back of her property. Overall she asked the Commission to look with a very conservative eye at the development projects that come their way. She stated the County is beautiful and it is not always going to be beautiful if every construction project gets a thumbs up.

Chairman Winborne thanked Mrs. Dale for coming forward and sharing her views with the Commission.

Chairman Winborne closed Citizen's Time.

REQUEST FOR DEFERRAL

Chairman Winborne turned the meeting over to Mr. Garman to present the deferral request.

Rezoning

- C-8-14(c) CAROLYN L. KING (ROGERS-CHENAULT, INC.),** Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPINs 8715-31-5918 and 8715-32-6633, consisting of approximately 39.6 acres, and located on the west line of Bell Creek Road (State Route 642) at its intersection with Lorelea Drive (State Route 1288) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit the creation of 130 age-restricted townhomes for a gross density of 3.28 units per acre. (PUBLIC HEARING)

Mr. Garman briefly presented the request for deferral.

Upon a motion by Mr. Whittaker to defer the case until the next regularly scheduled meeting, seconded by Mr. Bailey, the Planning Commission voted **UNANIMOUSLY FOR THE DEFERRAL OF C-8-14(c), CAROLYN L. KING (ROGERS-CHENAULT, INC).**

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The vote was as follows:

Ms. Winborne	Aye
Mr. Leadbetter	Aye
Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Whittaker	Aye

The motion carried.

EXPEDITED PUBLIC HEARINGS

Chairman Winborne explained the expedited agenda and asked if there was anyone present who wished to speak regarding any of these cases.

There was one. The Commission moved **C-15-14(c) BARBARA AND PAUL BROWN, SR.**, to the Individual Public Hearings. The Commission then proceeded on to the Expedited Agenda.

Combined Conditional Use Permits and Rezoning

CUP-2-90, AM. 1-14 FOMIN CONSTRUCTION INC., Requests an amendment for the purpose of rescinding a Conditional Use Permit (CUP-2-90, James C. and Patsy Dymacek) for an agricultural and forestal support center on GPIN 7803-30-8301, consisting of approximately 9.07 acres, zoned A-1, Agricultural District, and located on the north line of Mountain Road (U.S. Route 33) approximately 75 feet west of its intersection with Dunn Road (State Route 736) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. (PUBLIC HEARING)

Mr. Garman briefly presented this request to rescind an existing Conditional Use Permit for an agricultural and forestal support center. The staff recommends rescinding the permit.

Chairman Winborne opened the public hearing and asked if the applicant was present and in agreement with the staff recommendations. From the audience, the applicant acknowledged that he was in agreement. She asked if anyone wished to speak in favor of or in opposition to the request. Seeing no one come forward, she closed the public hearing.

Upon a motion by Mrs. Iverson, seconded by Mr. Whittaker, the Planning Commission voted **UNANIMOUSLY TO APPROVE CUP-2-90, AM. 1-14 FOMIN CONSTRUCTION INC., THAT WOULD RESCIND CUP 2-90.**

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The vote was as follows:

Ms. Claiborne	Aye
Mr. Leadbetter	Aye
Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Whittaker	Aye

The motion carried.

C-16-14(c) FOMIN CONSTRUCTION INC., Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions and M-2(c), Light Industrial District with conditions, on GPIN 7803-30-8301, consisting of approximately 9.07 acres, and located on the north line of Mountain Road (U.S. Route 33) approximately 75 feet west of its intersection with Dunn Road (State Route 736) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural and Business-Industrial. The proposed zoning amendment would permit one (1) residential lot and a contractor's office, warehouse, and equipment storage yard. (PUBLIC HEARING)

Mr. Garman briefly presented this request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential and M-2(c), Light Industrial Districts with conditions. Staff recommends approval subject to submitted proffers.

Chairman Winborne opened the public hearing and asked if the applicant was present and in agreement with the staff recommendations. From the audience, the applicant acknowledged that he was in agreement. She asked if anyone wished to speak in favor of or in opposition to the request. Seeing no one come forward, she closed the public hearing.

Upon a motion by Mrs. Iverson, seconded by Mr. Leadbetter, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF C-16-14(c), FOMIN CONSTRUCTION INC., SUBJECT TO FOLLOWING CONDITIONS AS OUTLINED IN THE STAFF REPORT:**

AR-6 and M-2

1. Conceptual Plan. The property shall be developed in substantial conformity with the conceptual plan attached, titled "Fomin's Construction," dated October 21, 2014, and prepared by Michael L. Parrish & Associates.

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2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.

AR-6

3. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

M-2

4. Reservation of Right-of-Way. The Owner agrees to reserve sixty (60) feet of right-of-way from the centerline of Mountain Road (U.S. Route 33) to the property for the future road widening.
5. Screening of Outdoor Storage. Any storage of materials or supplies or storage of major repair of damaged vehicles or equipment shall be inside a completely enclosed building or otherwise screened in accordance with the requirements of Section 26-263.
6. Use Restrictions. The following M-2 uses shall not be permitted:
 - a. Boat or boat trailer sales and storage, both new and used, including display, repair, and storage, and including accessory uses;
 - b. Coal and wood yards, coke storage and sales;
 - c. Fertilizer storage in bags or bulk storage or liquid or dry fertilizer in tanks or in a completely enclosed building, but not manufacture or processing;

The vote was as follows:

Ms. Winborne	Aye
Mr. Leadbetter	Aye
Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Whittaker	Aye

The motion carried.

Rezoning

C-16-07(c) AM. 1-14 D & R PROPERTY DEVELOPMENT, INC. ET AL., Requests an amendment to the proffers approved with rezoning request C-16-07(c), Am. 1-13, D & R Property Development, Inc., on GPIN 8706-66-5150, 8706-66-5190, 8706-66-6019, 8706-66-6048, 8706-66-7134, 8706-66-7157, 8706-66-7272, 8706-66-7295, 8706-66-8181, 8706-66-8068, 8706-66-8056, 8706-66-8044, 8706-66-8021, 8706-66-9058 and 8706-66-7250, consisting of approximately 20.74 acres, zoned R-4(c), Residential Cluster Development District with conditions, and located along and at the terminus of Marley Drive (state route pending) approximate 700 feet east of its intersection with Chamberlayne Road (U.S. Route 301) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would amend the proffered building elevations. (PUBLIC HEARING)

Mr. Garman briefly presented this request to amend the proffered building elevations approved with rezoning request C-16-07(c), Am. 1-13 D & R Property Development Inc.

Chairman Winborne opened the public hearing and asked if the applicant was present and in agreement with the staff recommendations. From the audience, the applicant acknowledged that he was in agreement. She asked if anyone wished to speak in favor of or in opposition to the request. Seeing no one come forward, she closed the public hearing.

Upon a motion by Mr. Bailey, seconded by Mr. Whittaker, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF C-16-07(c) AM. 1-14, D & R PROPERTY DEVELOPMENT, INC. ET AL., SUBJECT TO FOLLOWING CONDITIONS AS OUTLINED IN THE STAFF REPORT:**

PROFFERS APPLICABLE TO R-4 PROPERTY:

1. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

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2. Conceptual Plan. The R-4 area shall be developed in substantial conformity with the conceptual plan, titled "Lawhorne Conceptual Plan" dated May 7, 2007, last revised December 16, 2010, and prepared by Balzer and Associates, Inc.
3. Elevations and Exterior Materials. The proposed townhouses shall be constructed in substantial conformity with the elevations, titled "Elevations For: Marley Pointe Development," dated October 15, 2014, and prepared by Michael Repsher.
4. Irrigation System. An irrigation system shall be provided for the community. Lawn areas within the common space as well as individual dwelling front lawns shall be irrigated.
5. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
6. Amenities. The community shall include on-site passive amenities such as trail or path, playground, and neighborhood greens. Although final design and location may change, the minimum extent and character of such features shall be substantially as depicted on the conceptual plan. The facilities shall be constructed at the expense of the Property Owner, and shall be conveyed at no cost, and with no liens and encumbrances, for ownership and maintenance by Homeowners' Association, as described herein, with appropriate covenants established to ensure the continued funding of the ongoing ownership, operational, and maintenance responsibilities. All recreational facilities serving the Property shall be maintained by a homeowners' association.
7. Homeowner's Association. Concurrent with the recordation of a subdivision for the community, a homeowners' association shall be established, to consist of the owners of the dwelling lots on the property, that shall have responsibilities for maintenance of common area and certain features on individual lots, and shall have responsibility for monitoring compliance with covenants and restrictions on the use of individual dwelling lots. The homeowners' association shall be required to employ at all times a firm or outside consultant to provide professional management services to assist the homeowners' association with its responsibilities.
8. Watertables. Watertables of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco (DriVit) in which case the watertable may be of like material. Above the watertable the exterior of the houses shall be constructed of brick, stone, synthetic stucco (DriVit), premium vinyl siding or concrete-based siding material (Hardi Plank). Watertables shall be constructed in substantial conformity with the elevations, titled "Elevations For: Marley Pointe Development," dated October 15, 2014, and prepared by Michael Repsher.
9. House Size. Minimum house size shall be 1,500 square feet. The calculation of minimum floor area shall not include floor area devoted to garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure.
10. Landscaping. A landscaped hedge, berm, and/or a low fence enhanced with landscaping, shall be provided along the north property line of the R-4 area, with such hedge, berm, and/or fence

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designed and arranged so as to minimize the likelihood of pedestrian movement from the R-4 portion of the property onto adjoining properties to the north.

PROFFERS APPLICABLE TO THE B-3 AND R-4 PROPERTY:

1. Transportation Improvements:
 - a. The Property Owner shall construct a right turn deceleration lane at the Chamberlayne Road site entrance consisting of a 200-foot taper and 200 feet of storage.
 - b. The Property Owner shall construct the Chamberlayne Road access with a channelizing island to physically inhibit wrong-way left turns out of the roadway.
 - c. At the intersection of Chamberlayne Road and McKenzie Drive, the Property Owner shall modify the median of Chamberlayne Road to provide a northbound U-turn lane with a minimum 200 feet of taper and 200 feet of storage.
 - d. The Property Owner shall remove the “No U-Turn” sign for southbound traffic at the Hanover Commons (North) intersection. Removal of the “No U-Turn” sign shall only be allowed with VDOT approval.
 - e. The Property Owner shall build an emergency access to McKenzie Drive with a VDOT approved turnaround (hammerhead turnaround) installed at the end of the publicly-owned McKenzie Drive. Property owner shall install a gate to prevent unauthorized entry from the Property to McKenzie Drive.
 - f. The “Hammerhead Turnaround” at the terminus of McKenzie Drive shall be dedicated to VDOT, free of cost, upon request by the County or VDOT.
 - g. All transportation improvements shall be designed and constructed in accordance with VDOT standards and specifications and shall be approved by VDOT prior to construction.
2. Utility Easement. The Property Owner shall dedicate a minimum twenty (20) foot wide permanent utility easement across the property for the Opossum Creek Sewer Interceptor project, free of cost, upon request by the County. The location and width of such easement shall be determined during the construction process.
3. Environmental Assessment. Prior to site plan or construction plan approval whichever occurs first, the Property Owner shall submit a Phase II environmental assessment, conducted by a qualified professional, to the Planning Department for review. At the time that the Owner submits a site plan or construction plan for approval, the Owner shall perform all remediation work required by the Phase II assessment that has not already been completed, and shall provide appropriate documentation certifying completion of the required remediation work to the Planning Department.

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The vote was as follows:

Ms. Winborne	Aye
Mr. Leadbetter	Aye
Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Whittaker	Aye

The motion carried.

INDIVIDUAL PUBLIC HEARINGS

Rezoning

C-15-14(c) BARBARA AND PAUL BROWN, SR., Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7871-34-5289, consisting of approximately 23.49 acres, and located on the north line of Blunts Bridge Road (State Route 667) approximately 450 feet west of its intersection with Cross Corner Road (State Route 641) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of two (2) additional building lots for a gross density of one (1) dwelling unit per 7.83 acres. (PUBLIC HEARING)

Mr. Garman presented this request to rezone to AR-6(c), Agricultural Residential District with conditions to permit the creation of two additional building lots. An existing dwelling would be on the third lot. Staff recommends approval subject to the submitted proffers dated November 3, 2014, conceptual plan, dated August 1, 2014, and revised October 8, 2014.

Chairman Winborne questioned how the setback was measured from the center line. She stated the map did not show where the proposed houses would actually be.

Mr. Maloney answered stating it would be a 60 foot setback measuring from the edge of the right-of-way if Blunts Bridge Road is designated as a 50 foot right-of-way.

Chairman Winborne stated when she was out at the property there appeared to be a small ditch. She questioned if the center line counted as their property.

Mr. Garman stated that Blunts Bridge Road is designated as a 60 foot right-of-way.

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Mr. Maloney stated that all the measurements are horizontal and do not follow the contour of the land. With the right-of-way there is a presumption that 30 feet is located on one side of the road measured from center line and 30 feet is located on the other, then a 70 foot setback is measured from the ultimate right-of-way line into the property.

Chairman Winborne and Mr. Maloney continued to discuss in detail the measurements for the setback and her concerns about not being compatible with the existing neighbors.

Mr. Whittaker then asked if there were any provisions for road maintenance agreements.

Mr. Maloney responded and stated that it is up to the land owner in this particular instance.

Chairman Winborne asked if the applicant was present and was ready to make a presentation.

Mr. Paul Brown came forward and briefly discussed his plans for rezoning the property.

The Commission asked Mr. Brown a few questions to get a better understanding of his plans for the property.

Chairman Winborne opened the public hearing and asked if there was anyone present to speak in favor of the application. Seeing no one come forward, she then asked if there was anyone present who wanted to speak in opposition of the application.

Jimmy Price came forward to speak against the application. He stated that he felt a 70 foot front yard setback was too close and not compatible to the neighborhood. Mr. Price said if the size of the lots were just a little bigger, and setback like the rest of the houses in the vicinity, it would be more in keeping with the neighborhood.

Chairman Winborne thanked him for coming forward. She asked if anyone else would like to speak. Seeing no one come forward, she closed the public hearing.

Chairman Winborne addressed a letter sent in by the neighbors who were present at tonight's meeting. She stated as a matter of public record she wanted to make it known that the two new proposed houses do not have to be owner occupied. The houses could be rented. The letter mentioned that the

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neighbors were assured by Mr. Brown that it would not be rental property. Chairman Winborne restated she was making sure in full disclosure that the neighbors understand there are no restrictions on whether the houses are owner occupied or rented.

Mrs. Iverson made a **MOTION** to RECOMMEND APPROVAL OF C-15-14(c), BARBARA AND PAUL BROWN, SR., as submitted with the proffers dated November 3, 2014, and conceptual plan, dated August 1, 2014, and revised October 8, 2014.

Mr. Bailey **SECONDED**.

Chairman Winborne advised she could not support the motion with the drawing as is.

The Planning Commission voted **4 to 1 to RECOMMEND APPROVAL OF C-15-14(c), BARBARA AND PAUL BROWN, SR., SUBJECT TO THE FOLLOWING PROFFERS DATED NOVEMBER 3, 2014, AND CONCEPTUAL PLAN, DATED AUGUST 1, 2014, AND REVISED OCTOBER 8, 2014:**

The undersigned, owners of parcels designated GPIN 7871-34-5289, (“the Property”), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the Property is rezoned from A-1 to AR-6, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled “Brown Conceptual Plan,” dated August 1, 2014, revised October 8, 2014, and prepared by Randon Spence.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
3. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

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4. Reservation of Right-of-Way. The Owner agrees to reserve thirty (30) feet of right-of-way from the centerline of Blunts Bridge Road (State Route 667) to the property for the future road widening.
5. Access. Access to Lots 1, 2, and 3 shall be provided by a 50' access easement, as shown on the Conceptual Plan.
6. Houses to Face Blunts Bridge Road. The fronts of the houses constructed on Lots 2 and 3 as shown on the Conceptual Plan shall be oriented to face Blunts Bridge Road (State Route 667).

The vote was as follows:

Ms. Winborne	Nay
Mr. Leadbetter	Aye
Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Whittaker	Aye

The motion carried.

Ordinance Amendment

ORDINANCE 14-12 CRAFT BREWERY

AN ORDINANCE to amend the Hanover County Code, Zoning Ordinance, as follows:

1. Amend Section 26-2 to add definitions of “craft brewery” and “brewery” and to delete the definition of “microbrewery”;
2. Amend Section 26-107 to update the provisions allowing a restaurant with a craft brewery as a permitted use in the B-1, Neighborhood Business District and, by reference, in the B-2, Community Business District, the B-3, General Business District, the OS, Office/Service District, the M-1, Limited Industrial District, the M-2, Light Industrial District, and the M-3, Heavy Industrial District, to reflect the new definition of “craft brewery”;
3. Amend Section 26-110 to provide that a “craft brewery” is permitted as a conditional use in the B-1 District;
4. Amend Sections 26-117 and 26-172 to provide that a “craft brewery” is a permitted use in the B-2 District and M-2 District, respectively, and, by reference, a conditional use in the OS District and a permitted use in the B-3 District and the M-3 District;
5. Amend Sections 26-130 and 26-181 to update the B-3 and M-3 District regulations to reflect the regulations applicable to craft breweries and breweries described above; and
6. Amend Sections 26-172 to provide that a “brewery” is a permitted use in the M-2 District and, by reference, the M-3 District. (PUBLIC HEARING)

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Mr. Maloney presented that the purpose of the Ordinance is to recognize the expanded popularity of craft breweries, and better position Hanover County as a destination for the siting of these facilities. Staff recommends approval of the draft Ordinance Amendment 14-12, Craft Brewery.

Chairman Winborne opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the request. Seeing no one come forward, she closed the public hearing. Upon a motion by Mr. Leadbetter, seconded by Mr. Whittaker, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF ORDINANCE 14-12 CRAFT BREWERY.**

The vote was as follows:

Ms. Winborne	Aye
Mr. Leadbetter	Aye
Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Whittaker	Aye

The motion carried.

Miscellaneous

A. Approval of Minutes

Upon a motion by Mrs. Iverson, seconded by Mr. Whittaker, the Planning Commission voted unanimously to approve the October 16, 2014 minutes as submitted.

B. Modified Procedures for Reviewing Minutes

Mr. Maloney proposed that Mrs. Burton prepare the draft minutes within two weeks of the Commission meeting and distribute them to the Planning Commission. Mr. Maloney suggested that any suggestions, comments or corrections should be given back to Mrs. Burton and copy Mr. Maloney. He stated that this procedure will help ensure the accuracy of the minutes which is very important. The new format will allow the Commissioners as individuals to make specific corrections ahead of the next

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meeting. This is just a process to help Mrs. Burton capture the meeting particularly as she is continually refining her skills as Recording Secretary.

The Planning Commission concurred with the suggested modifications for reviewing the minutes.

ADJOURNMENT

Chairman Winborne thanked the press and public for coming to the meeting.

There being no further business Chairman Winborne adjourned the meeting at 7:46 P.M. The next regularly scheduled meeting is a week early due to the holiday, on December 11, 2014.