

PLANNING COMMISSION
August 18, 2004

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 18, 2004, AT 7:30 pm IN THE COUNTY MEETING ROOM.

Those present were: Gary Lowe, Chairman
Jim Davis, Member
Brent Wilson, Member
Mickey Cox, Ex-officio Member
Catherine Clossin, Planning Director
Bart Svoboda, Zoning Administrator
Marsha Alley, Secretary

The chairman called the meeting to order stating that there would be five public hearings this evening and that those who wished to speak must sign-up in order to move the meeting more quickly. He also reviewed the public hearing process for those who had not attended before. He added that due to technical difficulties, there would be no projector presentation tonight.

PUBLIC HEARING: Larry & Barbara Hall et als—Rezoning Request #04-154

Mr. Lowe read the request: Larry & Barbara Hall et als request a re-zoning from A-1 to B-3 on approximately 3 acres of a 17.29 acre tract, from R-2 to B-3 on a 0.31 acre tract, and from R-2 to B-3 on a 8.78 acre tract located in Ruckersville on Route 33 identified on County Tax Maps as 60-(A)-14 and 60C-(A)-33 & 34A. (RZ#04-154)

Mrs. Clossin gave the staff report. She stated that the project is comprised of three phases: 1) Business near Route 33, 2) To be developed at a later date, and 3) Residential, R-2. She added that the project would allow businesses to locate to the county increasing the tax revenue and jobs. She noted that the Future Land Use Map of the current Comprehensive Plan designates the area as a desired growth area. She added that public utilities will be made available to the property. She pointed out that proffers have been offered by the applicant which will assist in mitigating concerns with regard to the project. She stated that the applicant is offering to participate in constructing a ring road with this project, which is estimated at costs of \$1 million. She added that the project would be made up of professional offices and community service businesses.

Mr. Lowe clarified that there are two separate public hearings for the two rezoning requests, but noted that the two are closely intertwined.

Wade Hall, son of Larry Hall, addressed the Commission as a representative. He stated that there is a total of about 43 acres in the project. He displayed enlarged maps and an aerial photo to demonstrate the location and plans for the project. He also displayed a concept plan for "Stoneridge" noting that they had spoken with VDOT about

moving the crossover to this location. He stated that Phase I would include about 12 acres for a professional office park, Phase II would be a mixed use project to be developed later as driven by the market, and Phase III is the parcel for the requested R-2 rezoning tonight. He explained that the proffers limit the number of residential units and that the residential would not be located toward Route 33 as it is more suited for the rear of the project. He added that the county has been working on a ring road concept for a number of years. He noted that the reverse frontage road would begin at the entrance of the project on Route 33 and end at Route 29 near the Harold Phillips property. He added that VDOT liked the idea and noted that it will relieve some of the traffic at the Route 29/Route 33 intersection. He pointed out that any future connections to the ring road would be at the discretion of that property owner. He stated that sewer will be available to support the project. He added that he would like to see high end businesses such as banks, restaurants, pharmacies, etc. locate in this office park. He described the park as stand alone buildings, not a strip mall. He added that they, as the developers, would review individual building plants prior to the site plan being submitted to the county. He added that he views this project as the "new Ruckersville". He noted that the business development will come before the residential development. He added that they are interested in using low-impact development techniques. He stated that the road will be a two-lane road with a speed limit of 35 mph, and noted that a walkway/bike path may be considered.

Steve Jacobs, of Robinson, Farmer, & Cox, addressed the Commission. He stated that the Fiscal Impact Study Review addresses only Phases I & III of the project. He stated that there will be 192 apartment units on the 12 buildable acres and one acre commercial lots on the front 12 acres. He pointed out that the county's 2005 fiscal budget was used for the analysis. He estimated that the project would house 484 people on average and 78 school-aged children. He added that in a ten-year period, the net positive impact to the county would be \$1.2 million in tax revenues.

The public hearing was opened.

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

Mr. Wilson asked how many commercial units there would be.

Mr. Hall stated that there are 12 acres so there would be roughly 12 units, depending on the needs of the client.

Mr. Wilson asked how the entrances would be located for the businesses.

Mr. Hall stated that there would be one entrance off of Route 33 and that road would serve the businesses.

Mr. Wilson asked how many lots would front on Route 33.

Mr. Hall stated that three lots would front Route 33.

Mr. Wilson asked what would be seen on these lots from Route 33.

Mr. Hall stated that the front of the building would likely front Route 33.

Larry Hall added that if the buildings faced Route 33, they would likely be brick.

Mr. Wilson asked about the timing of development.

Mr. Wade Hall stated that they plan to begin work on the road as soon as approval has been granted. He added that he anticipates a 3-5 year build out on the commercial project depending on the market.

There was discussion on where the project is located and it's possible connection to the Mountain Vu project.

Mr. Wade Hall explained that they do not own the property between the two projects.

Mr. Wilson asked if they had explored a connection near the Dean property.

Mr. Wade Hall stated that VDOT would like to see that, noting that it would happen during the Phase II portion and that the decision to connect would be up to that property owner.

Mr. Wilson asked if there would be a connection to the existing sewer.

Mr. Wade Hall stated that there would be.

Mr. Wilson asked how much of Phase I could be supported by that connection.

Mr. Hall stated that a bank or similar business could be supported but a restaurant may not. He added that they have pre-purchased additional EDU's.

Mr. Wilson asked where the walkways and bike paths would be located if they were included.

Mr. Wade Hall stated that they would be located within the project and not on Route 33. He added that a deceleration lane will be constructed.

Mr. Davis asked what Phase II is currently zoned.

Mr. Wade Hall stated that it is currently zoned A-1 but they intend to request a rezoning

later.

Mr. Davis asked where the road will end.

Mr. Wade Hall stated that the road will end at the end of Phase III and turn up to the Harold Phillips property.

Mr. Davis stated that the letter from Harold Phillips is a letter of interest not a commitment.

Mr. Wade Hall agreed that it is not a commitment but added that Mr. Phillips is very interested in the project and added that engineering work is being done at the present.

Mr. Davis asked Mr. Hall if he felt strongly that the road would be completed.

Mr. Wade Hall stated that he does believe the road will be completed.

Mr. Davis asked if the lots that front on Route 33 will have buildings that face Route 33.

Mr. Wade Hall stated that he was unsure how the buildings may face but added that they do not want parking lots facing Route 33 and that if the buildings do not face Route 33, that area would definitely be landscaped.

Mr. Larry Hall stated that the plan is to have something nicer on the front lots.

Mr. Lowe asked if Mr. Phillips would be the only other property owner involved with the ring road as it is presented.

Mr. Wade Hall stated that Mr. Phillips is the only other property owner involved.

Mr. Lowe asked if the Dean property connection would only be possible at Phase II of the project.

Mr. Wade Hall stated that he was correct, noting that Mr. Dean would make the decision for that property to connect to the ring road.

Mr. Larry Hall explained that currently the main goal of the ring road is to connect Route 33 to Route 29, noting that they are only dealing with Mr. Phillips presently.

There was discussion as to the location of the ring road.

Mr. Lowe stated that he had spoken with Mr. Phillips and noted that Mr. Phillips had voiced his support of the ring road.

Mr. Larry Hall stated that this is a great opportunity and added that he intends to later connect his property on the north side of Route 33.

Mr. Lowe stated that his questions seemed to have been answered.

There was discussion on the Fiscal Impact Study.

Mr. Wilson asked how many units would be in Phase II.

Mr. Wade Hall stated that 11 units are currently proposed in Phase II. He noted that Phase I has 12 units currently proposed but added that the lots lines could change depending on the needs of the client.

Mr. Larry Hall stated that they have received a letter of intent for one of the lots requesting 1 ½ acres so the number of lots could change for reasons such as that.

There was discussion on the potential tax revenue to be generated by the real estate taxes.

Mr. Larry Hall pointed out that A-1 zoned property in Land Use is paying very little in taxes to the county.

Mr. Wilson asked if the estimated cost of the road at \$1 million includes the entire road through the three phases.

Mr. Larry Hall stated that the estimate is for the total value.

Mr. Wilson asked how the project would be completed.

Mr. Larry Hall stated that Phase I would be developed, a rezoning would be requested for Phase II and if approved, building would begin there, then the road would be completed. He added that they plan to begin as soon as possible.

There was discussion on the completion of the ring road as well as the by-right uses for the property versus the proposed use.

Mr. Wilson asked Mrs. Clossin if proffer #4 applies to both projects.

Mrs. Clossin stated that the proffers apply to both of the rezoning requests for tonight and the future special use permit request for R-2 approval in order for the proffers to be effective.

There was discussion on the proffers.

Mr. Wilson made a motion to recommend approval of rezoning request #04-154 with the acceptance of the submitted proffers.

Mr. Davis seconded the motion.

The vote was taken.

AYE

Mr. Wilson

Mr. Davis

Mr. Lowe

NAY

The motion to recommend approval was carried unanimously.

There was a five-minute break.

PUBLIC HEARING: Larry & Barbara Hall—Rezoning Request #04-155

Mr. Lowe read the request: Larry & Barbara Hall request a re-zoning from A-1 to R-2 on a 16.92 acre tract located in Ruckersville on Route 33 identified on County Tax Maps as 60-(A)-13. (RZ#04-155)

Mrs. Clossin gave a brief report, noting that the previous report also applies to this request. She noted that this particular request addresses the R-2 portion of the project. She added that during the break, Wade Hall reviewed the proffers and would like to comment on them at this time.

Mr. Hall stated that he would like to remove the special use permit attachment to the proffers which would allow the proffers to be effective before the special use permit application.

Mrs. Clossin reminded the Commission that the proffers can be accepted as submitted or denied.

Mr. Lowe agreed and noted that the proffers can be revised by the applicant prior to the Board of Supervisors meeting.

The public hearing was opened.

Eron Hord had signed up to speak but stated that he had no comment at this time.

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

Mr. Wilson asked how changing the proffers would be beneficial.

Mr. Lowe explained that the proffers would take effect upon the Board of Supervisors approval of the rezoning requests instead of the special use permit approval.

There was discussion on how the proffers could affect the construction of the ring road.

Mrs. Clossin stated that staff would recommend agreement with the proffer change.

Mr. Davis asked if the stream on the site would be protected.

Mr. Hall stated that the Army Corps of Engineers had looked at the site and the Department of Environmental Quality (DEQ) is scheduled to review it as well. He added that they will do what is necessary to protect the stream.

Mr. Davis made a motion to recommend approval of rezoning request #04-155 with the acceptance of the proffers as the applicant revised on record.

Mr. Wilson seconded the motion.

The vote was taken.

AYE

Mr. Davis

Mr. Wilson

Mr. Lowe

NAY

The motion to recommend approval was carried unanimously.

PUBLIC HEARING: County of Greene—Special Use Permit Request #04-728

Mr. Lowe read the request: The County of Greene requests a special use permit for Public Utilities (Rapidan Wastewater Treatment Facility) on a 45.62 acre tract, which is zoned A-1, located on Spotswood Trail and identified on County Tax Maps as 60-(A)-5B. (SUP#04-728)

Mrs. Clossin stated that a wastewater treatment facility is anticipated on this property. She added that the project is in accordance with the Comprehensive Plan and that it would allow for the increase in the non-residential tax base for the County. She added that it would also sustain support of the existing businesses in the Ruckersville area and allow more intense development of the business and industrial parks much of which are presently underutilized.

Herb White, of WW Associates, addressed the Commission. He stated that this project is necessary to make the previous rezoning projects, and those similar to them, possible in the county. He added that the facility would be located near the Ruckersville

Elementary School but would have adequate buffers for adjoining properties. He noted that the project has been approved by the DEQ.

The public hearing was opened.

Roger Lail, adjoining property owner, addressed the Commission. He stated that he had addressed the Board of Supervisors at a previous meeting regarding this facility. He added that it seemed to do no good, noting that the contractor has already begun work. He voiced his concerns and those of his neighbors in Locust Lane regarding the width, distance, and type of buffer to be used at the property line and the destination of the treated discharge. He added that they are in a bad situation, being wedged between the facility and Luckstone.

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

Mr. Wilson suggested answering Mr. Lail's questions first.

Mr. White stated that there is a requirement of 300' from the tank containing the treated waste to the property line. He added that a berm will be built including trees planted there. He noted that the berm will be 10' high to obstruct the view.

Mr. Wilson asked what the topography is like in the area.

Mr. White stated that the residences are slightly below the proposed facility, adding that the residents will see a hill with trees on it.

Mr. Lowe asked about prevailing winds in the area.

Mr. White assured the Commission that a plant of this magnitude will have no odor.

Mr. Lowe asked how he could be so sure.

Mr. White stated that the members of the Board of Supervisors as well as residents of Locust Lane were invited on a trip to visit a comparable plant adjoining a residential subdivision in Wilderness. Several people participated in the event and found no odor.

There was discussion on the technology in use in these types of plants and the effects that these types of facilities have on local home values.

Mr. Lowe asked where the transmission line would be routed.

Mr. White stated that the treated affluent would be discharged at the rear of the site, by Luckstone, down Route 29 to the Rapidan River.

Mr. Lowe asked if this line would be near Locust Lane.

Mr. White stated that it would not.

Mr. Lowe stated that he understood that the water could be drunk after it was treated.

Mr. White stated that he would not recommend that although it would be cleaner than the river water.

Mr. Wilson asked what types of trees would be used in the buffer.

Mr. White stated that Leland Cypress trees, an evergreen, would be used.

Mr. Lowe asked if they would be placed ten feet on center and staggered.

Mr. White stated that they would.

Mr. Lowe asked if the blasting at the Luckstone facility would cause a problem at the site or with the transmission line.

Mr. White stated that the lines there were 16" lines and would be structurally sound.

Mr. Wilson asked what timeframe the contractor is working within.

Mr. White stated that the project should be completed by December 2005. He added that they anticipate selling EDU's soon.

Mr. Lowe asked what work, if any, is being done now.

Mr. White stated that some clearing is taking place and a full-time inspector is constantly monitoring the project.

Mr. Lowe asked if there was room to double the capacity.

Mr. White stated that there is enough room.

Mr. Lowe asked if all of the structures would be located behind the berm.

Mr. White stated that they would be located behind the berm.

Mr. Lowe asked if the line could handle future capacity.

Mr. White stated that it could.

Mr. Davis asked if any consideration had been given to the view from the school.

Mr. White stated that the goal is that the project will not be seen from Route 33 at all.

Mr. Wilson asked if the Ruckersville Elementary School would hook up to the system.

Mr. White stated that it would. He added that some users in the RAS system will hook up in order to free up capacity on that system.

Mr. Wilson made a motion to recommend approval of special use permit request #04-728 as presented.

Mr. Davis seconded the motion.

The vote was taken.

AYE

Mr. Wilson

Mr. Davis

Mr. Lowe

NAY

The motion to recommend approval was carried unanimously.

PUBLIC HEARING: Shawn Williams—Special Use Permit Request #04-727

Mr. Lowe read the request: Shawn Williams requests a special use permit for a two-family dwelling unit on a 2.378 acre tract, which is zoned A-1, located on Welsh Run Road and identified on County Tax Maps as 58-(A)-36A1. (SUP#04-727)

Mrs. Clossin gave a staff report stating that the request is to convert a single-family dwelling into a two-family dwelling for his mother and a rental unit. She added that there will be no expansion of the structure and that there is adequate parking area. She stated that staff recommends approval of the request with the condition that the applicant will apply for a separate septic permit to serve the second unit if deemed necessary by the Health Department.

Shawn Williams addressed the Commission. He stated that grew up in the area and moved away after school. He added that his family has been in the county for a long time. He explained that he purchased the property so that it would stay in the family and to provide his mother a place to live while renting the upstairs. He stated that the property is run-down but he plans to do some renovations and maintenance to improve the structure. He noted that the previous tenants may not have been the best but that he will have a local realtor managing the property. He added that the upstairs rental will subsidize the mortgage.

The public hearing was opened.

Donald Morris, adjoining property owner, addressed the Commission. He stated that there is a vacant lot between his property and the property in question and his concern is that it would be easy to build apartments on that vacant lot if there are already multi-family dwellings nearby. He also asked what would happen if Mr. Williams mother was to move out. He stated that he moved to that area to get away from the apartment environment.

Teresa Knight, adjoining property owner, addressed the Commission. She stated that she and her husband purchased property in an area with single-family homes not apartments. She added that Mr. Williams spoke with her husband and stated that he could not be responsible for the actions of the tenants regarding some mention of theft by another neighbor. She added that she does not want the nearby apartments to decrease her property value.

Candace Morris, adjoining property owner, addressed the Commission. She stated that she shares the same concerns that have been mentioned. She added that she understands that Mr. Williams wants to keep what is left of the home place in his family but noted that he lives in Maryland and the neighbors are left to deal with the situation here. She stated that she does not want the property value to decrease and that it was a nice neighborhood but that allowing this request would only open the door for other multi-family units in that community.

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

Mr. Davis asked what the monthly rent payment range would be.

Mr. Williams stated that he was unsure at this time because it was still under renovation.

Mr. Davis asked how many bedrooms would be upstairs.

Mr. Williams stated that there would be three bedrooms and one bathroom upstairs and one bedroom and one bathroom downstairs.

Mr. Wilson asked Mr. Williams where his mother currently resides.

Mr. Williams stated that she currently lives with his grandparents and his two uncles.

Mr. Wilson asked if she had a hardship to be considered.

Mr. Williams stated that there are five people sharing a house with three bedrooms and that he would like to provide her with her own living space.

Mr. Wilson asked if there were any plans for Section 8 housing to be located here.

Mr. Williams stated that there would absolutely not be Section 8 housing. He added that a local realtor would manage the property.

Mr. Wilson asked who lived there before the house was purchased.

Mr. Williams stated that a single-family previously resided there.

Mr. Wilson asked how long the house had been used for a rental unit before being purchased.

Mr. Williams state that it had probably been rented for about six to eight years.

Mr. Wilson asked where his mother would live if the request was not approved.

Mr. Williams state that she would stay where she lives currently and that he would rent the house as one unit.

Mr. Williams explained that during his conversation with Mr. Knight, he mentioned his not being responsible for the tenants' actions because another neighbor had informed him of some theft in the area.

Mr. Wilson asked if the house was rented as a single-family dwelling, would the rental income be enough to support the mortgage should the request be denied.

Mr. Williams stated that he probably would not be able to do that.

Mr. Wilson asked if renovations have begun to convert the house to two units.

Mr. Williams stated that the renovations included only improving the existing structure noting that the house had not been separated into two units at this time.

Mr. Lowe asked if the application was for a hardship.

Mrs. Clossin stated that the request was not filed as a hardship but as a request for two-family dwelling in A-1.

Mr. Lowe stated that he was concerned with the idea of "spot zoning". He added that the special use permit would continue with the property. He stated that he had a tough time supporting a request of this nature.

Mr. Wilson asked if there was any other instance similar to this in the area.

Mrs. Clossin stated that she was not aware of any in her short time in office.

Mr. Lowe agreed and could not recollect an instance either.

Mr. Davis asked what the property was zoned.

Mr. Lowe stated that the property is currently zoned A-1.

Mr. Lowe stated that typically the chairman does not make a motion, but he felt as if he must. He made a motion to recommend denial of special use permit request #04-727 due to the area being zoned A-1, Agriculture, and not wanting to introduce the duplex concept in that environment.

Mr. Wilson seconded the motion.

The vote was taken.

AYE

Mr. Davis

Mr. Wilson

Mr. Lowe

NAY

The motion to recommend denial was carried unanimously.

PUBLIC HEARING: Joseph & Ann Williams—Special Use Permit Request #04-726

Mr. Lowe read the request: Joseph & Ann Williams request a special use permit for a manufactured home on a 2.08 acre tract, which is zoned A-1, located on Celt Road and identified on County Tax Maps as 37-(A)-94A. (SUP#04-726)

Mrs. Clossin gave a staff report stating that there is an existing residence on the site and the request is to add another residence due to a financial and medical hardship. She added that there seems to be adequate room for another residence but added that Health Department requirements must be met. She stated that staff recommends 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 permit to serve the manufactured home. The Health Department will require enough area on the property with suitable soils to support a primary septic system and required reserved for the new manufactured home and support a septic reserve area for the existing

- manufactured home, and
3. The applicants will not offer the manufactured home for rental.

Carol Doyle, daughter of the applicant, addressed the Commission. She stated that her mother has suffered from a stroke and has diabetes. She added that she would like to place a home on the property so that she could be of assistance to her mother. She added that she is going through a divorce and this would assist in relieving some of her financial hardship as well. She pointed out that, in addition to installing a separate septic field, she intends to install a separate well. She assured the Commission that the home would not be used as a rental.

The public hearing was opened.

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

Mr. Wilson asked where the second residence would be located.

Ms. Doyle stated that it would be located behind the existing home.

Mr. Wilson asked if they would share an entrance with the existing home.

Ms. Doyle stated that they would.

Mr. Wilson asked if the second home would be seen by the surrounding neighbors.

Ms. Doyle stated that there may be two or three neighbors that may not see it.

Mr. Wilson asked if any objections had been voiced from the adjoining property owners.

Ms. Doyle stated that no objections had been made.

Mr. Davis clarified for Ms. Doyle that there will be an expense for the driveway, well, and the septic field but that if the hardship ceases, the request will not be renewed.

Ms. Doyle stated that she understood that would be the case.

Mr. Davis asked how many bedrooms would be in the new home.

Ms. Doyle stated that there would be two or three bedrooms, noting that she has two sons.

Mr. Lowe stated that the Commission received letters from Mrs. Williams physicians and asked Ms. Doyle if she would be assisting her mother.

Ms. Doyle stated that she will be assisting her mother.

Mr. Lowe asked if the home would be used as a rental unit.

Ms. Doyle stated that it would not.

Mr. Lowe suggested that the special use permit be renewed in three years by the Commission rather than automatically so that adjoining property owners could have input at that time.

Mr. Wilson asked if the three year limit is a requirement.

Mr. Lowe stated that it is not but added that the Commission has used it often in the past.

Mr. Wilson suggested that given the expense involved, the term could be extended.

Mr. Lowe stated that the three year limit has been used for others in the past and suggested continuing with that term.

Mr. Davis agreed.

There was some discussion on the renewal period.

Mr. Wilson made a motion to recommend approval of special use permit request #04-726 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,
2. The applicants will apply for a separate septic permit to serve the manufactured home. The Health Department will require enough area on the property with suitable soils to support a primary septic system and required reserved for the new manufactured home and support a septic reserve area for the existing manufactured home, and
3. The applicants will not offer the manufactured home for rental.

Mr. Davis seconded the motion.

The vote was taken.

AYE

Mr. Wilson

Mr. Davis

Mr. Lowe

NAY

The motion to recommend approval was carried unanimously.

OLD/NEW BUSINESS

Mr. Wilson stated that he would like to see the packets available to the commissioners sooner so that the information could be analyzed more thoroughly.

Mr. Davis suggested that the fiscal impact studies be sent to the Commissioner of the Revenue, Treasurer, and School Superintendent for review and comment as well.

Mr. Lowe suggested that the County Finance Director also review those types of submittals. He asked Mrs. Clossin to follow up on these suggestions.

Mrs. Clossin stated that she would follow up on these requests.

Mr. Cox stated that the figures should be checked in any way possible adding that this information is very important.

Mr. Lowe introduced Peter Scheuermann, owner of Highlands Golf Park. He added that Mr. Scheuermann would like to speak to the Commission regarding the future use of his property.

Mr. Scheuermann addressed the Commission and distributed a letter and a plat to the members. He read a prepared statement noting that the Highlands Golf Park is in its ninth year of operation and they are at the point of considering other uses for the remainder of the property. He added that he is considering rezoning a portion of it for commercial development along Route 29. He noted that they have no intention of selling the property at this time, but that if it was sold, the buyer would not want to have to wait for a rezoning approval. He asked the Commission for guidance.

Mr. Lowe clarified for the Commission that Mr. Scheuermann is concerned that his property is shown in the Office/Industrial area and not the Business/Retail area of the proposed Future Land Use Map of the proposed Comprehensive Plan.

There was discussion regarding Mr. Scheuermann's situation.

Mr. Lowe suggested that Mr. Scheuermann meet with Mrs. Clossin for advice regarding the rezoning possibility and with the EDA for marketing ideas.

Mr. Davis asked Mr. Scheuermann if he planned to sell the property or develop it himself.

Mr. Scheuermann stated that he was unsure at this time. He added that it may be something that could be used as support for the golf facility.

Anne-Marie Scheuermann stated that they need to do something with the property.

Mr. Scheuermann stated that A-1 zoned land is nice but it did not need to stay that way forever.

Mr. Cox asked if the property is in the flood plain.

Mr. Scheuermann stated that he did not know but that noted it would be possible in the bottom area of the property.

There was more discussion on the situation.

Mr. Lowe restated his earlier suggestions for assistance.

Mr. Davis asked for the status of the Comprehensive Plan.

Mr. Cox stated that the Board of Supervisors will hold a public hearing for the Comprehensive Plan on Tuesday, September 14, 2004.

Mr. Wilson asked if there are any items on the agenda for next month.

Mrs. Clossin stated that ordinance revisions would be coming to the Commission next month.

APPROVAL OF MINUTES

The minutes of the July 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,

Marsha Alley
Secretary