

**FINAL ACTIONS**  
**Planning Commission Meeting of April 24, 2012**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> <li>• Meeting was called to order at 6:00 p.m. by Calvin Morris, Chairman.</li> <li>• PC members present were Mr. Loach, Mr. Randolph, Mr. Franco, Mr. Smith, Mr. Lafferty and Mr. Morris. Mr. Dotson was absent. Ms. Monteith was present.</li> <li>• Staff members present were Sarah Baldwin, Amelia McCulley, Elaine Echols, Andrew Sorrell, Wayne Cilimberg, Sharon Taylor, David Benish, and Greg Kamptner.</li> </ul>	
<p>2. <b>From the Public: Matters Not Listed for Public Hearing on the Agenda.</b></p> <ul style="list-style-type: none"> <li>• Nancy Carpenter, resident of the southern Urban Neighborhoods, spoke regarding the need for a real change in the way communities are developed in the years ahead to remain sustainable. She spoke to the need to address the many challenges created with aging baby boomers through community connections which are both intergenerational and age specific.</li> <li>• Wendell Wood requested the Commission re-consider including the property on Route 20 south known as Somerset Farm in the Development Area. He noted advantages for this property such as infrastructure, public water and sewer, schools nearby, outside watershed, etc.</li> <li>• Christian Breeden, one of seven of the Breedens who owned Biscuit Run and retained 36 acres that is now in the center of the potential state park, said he represents some of the family shareholders who are not as interested in developing as exploring the recreational services related to this state park. He wanted to keep this concept open for consideration.</li> </ul>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> <li>• No action required</li> </ul>
<p>3. <b>Review of Board of Supervisors Meeting</b>  April 4, 2012 &amp; April 11, 2012.</p> <p>Mr. Cilimberg reviewed the Board actions taken on April 4, 2012 and April 11, 2012.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• No action required.</li> </ul>
<p>4. <b><u>Consent Agenda</u></b></p> <p><b><u>Approval of Minutes:</u></b> August 23, 2011, September 13, 2011, February 28, 2012 and March 6, 2012</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> <li>• Finalize Minutes &amp; Obtain Signature</li> <li>• Recommended approval of the modification request for HO-2011-00152 Stanley Chang</li> </ul>

<p><b><u>HO-2011-00152 Stanley Chang</u></b>  PROPOSAL: Request for a modification to Home Occupation Class A to allow six appointments per day, Monday through Friday, not to exceed 30 trips per week.  EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential (6-34 units/acre).  LOCATION: The property is located at 1100 Pen Park Lane, in the northeast corner of the Rio Road-Pen Park Lane intersection.  TAX MAP/PARCEL: 061A0-00-00-01400 (David Benish)</p> <p><b>APPROVED CONSENT AGENDA</b>, by a vote of 6:0.</p>	<p>subject to the condition recommended by staff as outlined in <b>Attachment 1</b>.</p> <ul style="list-style-type: none"> <li>HO-2011-00152 modification request will go to the Board of Supervisors on May 9.</li> </ul>
<p>5. <b>Public Hearing Items</b></p> <p><b><u>SP-2012-00005 Verizon Wireless “I-64 East” Tier III Personal Wireless Service Facility</u></b>  PROPOSED: Request for installation of a three new flush-mounted antennas. This is an amendment of SP 2000-31 #4a, which limits the structure to what is shown on the approved plans.  ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  SECTION: 10.2.2 (48) which allows for Tier III personal wireless facilities in the RA Zoning District  COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 3 -preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)  ENTRANCE CORRIDOR: YES  LOCATION: 123 Dry Bridge Road  TAX MAP/PARCEL: 07300-00-00-031D0  MAGISTERIAL DISTRICT: Samuel Miller (Sarah Baldwin)</p> <p><b>RECOMMENDED APPROVAL</b>, by a vote of 6:0, of SP-2012-00005 and all modification requests identified by staff subject to the recommended conditions shown in Attachment 2.</p>	<p>Clerk:</p> <ul style="list-style-type: none"> <li>Action Letter – Recommend Approval of SP-2012-00005, by a vote of 6:0, of the additional three new flush-mounted antennas for this personal wireless service facility and modifications of Sections 5.1.40(a)(4)(e)(f)(g) based upon the analysis provided in the staff report and subject to the conditions recommended by staff. <b>(Attachment 2)</b>.</li> <li>Forward SP-2012-00005 and modifications to Board of Supervisors to be scheduled on a date to be determined.</li> </ul>
<p>7. <b><u>SP-2012-00006 Verizon Wireless “Yancey Mills” Tier III Personal Wireless Service Facility</u></b>  PROPOSED: Request for installation of a three new flush-mounted antennas. This is an amendment of SP 2000-27 #4a, which limits the structure to what is shown on the</p>	<p>Clerk:</p> <ul style="list-style-type: none"> <li>Action Letter – Recommend Approval of SP-2012-00006, by a vote of 6:0, of the additional three new flush-mounted antennas for this personal wireless service facility and modifications of Sections 5.1.40(a)(4)(e)(f)(g) based upon the analysis provided in the staff report and subject to</li> </ul>

<p>approved plans.  <b>ZONING CATEGORY/GENERAL USAGE:</b>  RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  <b>SECTION:</b> 10.2.2 (48) which allows for Tier III personal wireless facilities in the RA Zoning District  <b>COMPREHENSIVE PLAN LAND USE/DENSITY:</b> Rural Areas in Rural Area 3 -preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)  <b>ENTRANCE CORRIDOR:</b> YES  <b>LOCATION:</b> 207 Patterson Mill Lane  <b>TAX MAP/PARCEL:</b> 07100-00-00-037J0  <b>MAGISTERIAL DISTRICT:</b> Samuel Miller (Sarah Baldwin)</p> <p><b>RECOMMENDED APPROVAL</b>, by a vote of 6:0, of SP-2012-00006 and all modification requests identified by staff subject to the recommended conditions shown in Attachment 3.</p>	<p>the conditions recommended by staff. <b>(Attachment 3).</b></p> <ul style="list-style-type: none"> <li>Forward SP-2012-00006 and modifications to Board of Supervisors to be scheduled on a date to be determined.</li> </ul>
<p>8. <b><u>ZTA-2012-00005 Bed and Breakfast/Tourist Lodging</u></b>  Amend Secs. 3.1, Definitions, 4.12.6, Minimum number of required parking spaces for scheduled uses, 5.1.17, Tourist lodging, and 10.2.1, By right, and add Sec. 5.1.48, Bed and breakfast, to Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend the regulations pertaining to transient lodging by amending the definitions of “tourist lodging,” “boarding house” and “hotel,” and adding definitions of “bed and breakfast” and “transient lodging” (3.1), clarifying that the minimum off-street parking requirements for transient lodging and hotels is based on the number of “guest rooms” rather than “units” and adding such regulations for the bed and breakfast use (4.12.6), amending the supplementary regulations for tourist lodging (5.1.17) and adding supplementary regulations for the bed and breakfast use including, but not limited to, requiring landowner or manager residency, limiting the number bed and breakfast uses permitted on a parcel, and establishing minimum yard and parking requirements and minimum approval requirements (5.1.48), and replacing “tourist lodging” with the “bed and breakfast” use classification in the Rural Areas zoning district (10.2.1). A copy of the full text of the ordinance is on file in the office of the Clerk of the Board of Supervisors and in the Department of</p>	<p><u>Clerk:</u>  Action Letter – <b>RECOMMENDED APPROVAL</b>, by a vote of 4:2, (Smith, Randolph voted nay) of ZTA-2012-00005 inclusive of staff’s proposed ordinance language with the following three recommended changes to be made. (Attachment 4)</p> <ol style="list-style-type: none"> <li>The definition of “bed and breakfast” will be clarified to assure that the rooms for dining and for meetings are for guests of the bed and breakfast.</li> <li>The definition of “bed and breakfast” will be clarified to allow the guest rooms to be in a structure other than the single family dwelling (i.e., eliminating the requirement that at least guest room be in the single family dwelling).</li> <li>Section 5.1.17 will be revised to add “building official” to the class of officials from whom approvals are required for tourist lodging.</li> </ol> <ul style="list-style-type: none"> <li>Forward ZTA-2012-00005 to Board of Supervisors for public hearing on a June 6, 2012.</li> </ul>

<p>Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Amelia McCulley)</p> <p><b>RECOMMENDED APPROVAL</b>, by a vote of 4:2, (Smith, Randolph voted nay) of ZTA-2012-00005 inclusive of staff's proposed ordinance language with the three recommended changes to be made as shown in Attachment 4.</p>	
<p>8. <b>Work Session</b></p> <p><b><u>CPA-2013-00001 Comprehensive Plan Revision (Elaine Echols)</u></b>  <b>– Land Use Plan for Southern and Western Urban Area Neighborhoods.</b></p> <p>The Commission received staff's presentation, took public comment, and commented on the information provided. Staff was asked to send a copy of the Power Point presentation to study before taking this matter up at a future work session. No formal action taken.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• Refer to comments, suggestions and direction to staff noted in <b>Attachment 5</b> in further work on the Comp Plan Update.</li> <li>• Email Power-Point presentation to Commissioners.</li> <li>• Schedule future work session on this matter with PC.</li> </ul>
<p>9. <b>Old Business</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• No Action Required</li> </ul>
<p>10. <b>New Business</b></p> <ul style="list-style-type: none"> <li>• Suggestion made that Commissioners should contact their Supervisors and encourage a joint work session on the Comp Plan development areas expansion.</li> <li>• No meeting on May 1, 2012.</li> <li>• Next meeting on May 8, 2012.</li> </ul>	
<p>11. Adjourn to May 8, 2012, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> <li>• The meeting was adjourned at 8:18 p.m.</li> </ul>	

**Attachment 1** – Consent Agenda – HO-2011-00152 Stanley Chang modification - Recommended Condition of Approval

**Attachment 2** – SP-2012-00005 I-64 East–Verizon Wireless Tier III PWSF - Recommended Conditions of Approval

**Attachment 3** – SP-2012-00006 Yancey Mills-Verizon Wireless Tier III PWSF - Recommended Conditions of Approval

**Attachment 4** - ZTA-2012-5 Bed and Breakfast/Tourist Lodging- Recommended Revisions to Zoning Ordinance

**Attachment 5** - CPA-2013-1 Comp Plan Revision Work Session – Planning Commission Comments

**ATTACHMENT 1**  
**Consent Agenda –**  
**HO-2011-00152 Stanley Chang Home Occupation Class A Modification**  
**Recommended Condition of Approval**

Recommend approval of HO-2011-00152 Stanley Chang modification for the number of vehicle trips generated from the Home Occupation Class A with staff's recommended condition, as follows.

1. No more than 30 clients per week and no more than 6 clients per day (Monday through Friday).

## ATTACHMENT 2

### SP-2012-00005 I-64 East–Verizon Wireless Tier III PWSF – Recommended Conditions of Approval and Modifications

#### Conditions of approval:

1. Development and use shall be in general accord with what is described in the applicant's request and site plans, entitled "I-64 East LTE 4G Upgrade", with a final zoning drawing submittal date of 4/13/12 (hereafter "Conceptual Plan"), as determined by the Director of Planning and Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:

a. Height

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

#### MODIFICATIONS

- Zoning Ordinance Modifications:
  - Section 5.1.40 (a)(4e)- topography.
  - Section 5.1.40 (a)(4)(f)- height, caliper and tree species
  - Section 5.1.40(a)(4g)- setbacks, parking and landscaping

### ATTACHMENT 3

#### SP-2012-00006 Yancey Mills-Verizon Wireless Tier III PWSF – Recommended Conditions of Approval and Modifications

##### Conditions of approval:

1. Development and use shall be in general accord with what is described in the applicant's request and site plans, entitled "Yancey Mills LTE 4G Upgrade", with a final zoning drawing submittal date of 4/13/12 (hereafter "Conceptual Plan"), as determined by the Director of Planning and Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:

a. Height

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

##### MODIFICATIONS:

- Zoning Ordinance Modifications:
  - Section 5.1.40(a)(4e)- topography.
  - Section 5.1.40(a)(4)(f)- height, caliper and tree species
  - Section 5.1.40(a)(4)(g)- setbacks, parking and landscaping

**Attachment 4 –  
ZTA-2012-5 Bed and Breakfast/Tourist Lodging  
Recommended Revisions to Zoning Ordinance**

**RECOMMENDED APPROVAL**, by a vote of 4:2, (Smith, Randolph voted nay) of ZTA-2012-00005 inclusive of staff's proposed ordinance language with the three recommended changes that will be made to the Bed and Breakfast/Tourist Lodging ZTA:

1. The definition of "bed and breakfast" will be clarified to assure that the rooms for dining and for meetings are for guests of the bed and breakfast.
2. The definition of "bed and breakfast" will be clarified to allow the guest rooms to be in a structure other than the single family dwelling (i.e., eliminating the requirement that at least guest room be in the single family dwelling).
3. Section 5.1.17 will be revised to add "building official" to the class of officials from whom approvals are required for tourist lodging.

**Draft: 04/18/12**

**ORDINANCE NO. 12-18( )**

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE I, GENERAL PROVISIONS, ARTICLE II, BASIC REGULATIONS, AND ARTICLE III, DISTRICT REGULATIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Article I, General Regulations, Article II, Basic Regulations, and Article III, District Regulations, are hereby amended and reordained as follows:

**By Amending:**

Sec. 3.1	Definitions
Sec. 4.12.6	Minimum number of required parking spaces for scheduled uses
Sec. 5.1.17	Tourist lodging
Sec. 10.2.1	By right

**By Adding:**

Sec. 5.1.48	Bed and breakfast
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**Chapter 18. Zoning**

**Article I. General Provisions**

**Sec. 3.1 Definitions**

...

*Bed and Breakfast:* A use composed of transient lodging provided within a single family dwelling and one or more structures that are accessory to the single family dwelling, having not more than five (5) guest rooms in the aggregate, and which also may include rooms for dining for overnight guests or other transient guests and for meetings for private parties that are accessory to the bed and breakfast use.

...

*Boarding House:* A use composed of a building arranged or used for lodging for thirty (30) consecutive days or longer, with or without meals, for compensation.



...

Hotel: A use composed of transient lodging provided within one or more buildings containing having six (6) or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests that provides transient lodging.

...

Tourist Lodging: ~~One or more rooms~~ A use composed of transient lodging provided within a single family dwelling having not more than five (5) guest rooms, located within a single-family dwelling which where the single family dwelling is actually used as such, which and the guest rooms are used secondarily to such secondary to the single-family use for the temporary accommodation of transients in return for compensation, whether or not such the guest rooms are used in conjunction with other portions of such the dwelling.

...

Transient Lodging: Lodging in which guest rooms are occupied for less than thirty (30) consecutive days.

...

(§ 20-3.1, 12-10-80, 7-1-81, 12-16-81, 2-10-82, 6-2-82, 1-1-83, 7-6-83, 11-7-84, 7-17-85, 3-5-86, 1-1-87, 6-10-87, 12-2-87, 7-20-88, 12-7-88, 11-1-89, 6-10-92, 7-8-92, 9-15-93, 8-10-94, 10-11-95, 11-15-95, 10-9-96, 12-10-97; § 18-3.1, Ord. 98-A(1), 8-5-98; Ord. 01-18(6), 10-3-01; Ord. 01-18(9), 10-17-01; Ord. 02-18(2), 2-6-02; Ord. 02-18(5), 7-3-02; Ord. 02-18(7), 10-9-02; Ord. 03-18(1), 2-5-03; Ord. 03-18(2), 3-19-03; Ord. 04-18(2), 10-13-04; 05-18(2), 2-2-05; Ord. 05-18(7), 6-8-05; Ord. 05-18(8), 7-13-05; Ord. 06-18(2), 12-13-06; Ord. 07-18(1), 7-11-07; Ord. 07-18(2), 10-3-07; Ord. 08-18(3), 6-11-08; Ord. 08-18(4), 6-11-08; Ord. 08-18(6), 11-12-08; Ord. 08-18(7), 11-12-08; Ord. 09-18(3), 7-1-09; Ord. 09-18(5), 7-1-09; Ord. 09-18(8), 8-5-09; Ord. 09-18(9), 10-14-09; Ord. 09-18(10), 12-2-09; Ord. 09-18(11), 12-10-09; Ord. 10-18(3), 5-5-10; Ord. 10-18(4), 5-5-10; Ord. 10-18(5), 5-12-10; Ord. 11-18(1), 1-12-11; Ord. 11-18(5), 6-1-11; Ord. 11-18(6), 6-1-11)

**Article II. Basic Regulations**

**Sec. 4.12.6 Minimum number of required parking spaces for scheduled uses**

Except when alternative parking is approved as provided in section 4.12.8, the following schedule shall apply to determine the number of required off-street parking spaces to be provided in a particular situation. If a particular use is not scheduled, then section 4.12.7 shall apply.

...

Bed and breakfast: One (1) space per guest room in addition to the parking required for a single family dwelling.

...

Hotel, motel: One (1) space per ~~unit~~ guest room; additional spaces shall be required for restaurants, assembly rooms, and other separate uses identified herein. (Amended 2-5-03)

...

Tourist lodging: One (1) space per ~~unit~~ guest room in addition to the parking required for a single family dwelling. (Amended 2-5-03)

...

(§ 4.12.6.6.2, 12-10-80; 3-18-81; 7-20-88; 12-5-90; 2-6-02; Ord. 03-18(1), 2-5-03; Ord. 05-18(8), 7-13-05)

### **Sec. 5.1.17 Tourist lodging**

~~The zoning administrator shall issue a zoning compliance clearance for tourist lodging provided that the Albemarle County fire official and the Virginia Department of Health issue their approvals for the use, and all other applicable requirements of this chapter are satisfied. Before the zoning administrator approves a zoning clearance for a tourist lodging use under section 31.5, the owner of the parcel shall obtain approvals of the use from the building official, the fire official and the Virginia Department of Health, and shall satisfy all other applicable requirements of this chapter. (Amended 10-3-01)~~

(§ 5.1.17, 12-10-80; Ord. 01-18(6), 10-3-01)

### **Sec. 5.1.48 Bed and breakfast**

Each bed and breakfast shall be subject to the following:

- a. Residency. The owner of the parcel or a manager of the bed and breakfast shall reside on the parcel.
- b. Number of bed and breakfast uses. Any parcel may have up to two (2) bed and breakfast uses, provided that the permitted density is maintained.
- c. Minimum yards. Any accessory structure used for a bed and breakfast use shall comply either with the applicable minimum yard requirements for a primary structure or a lesser yard approved by the zoning administrator that is not less than the minimum yard required for an accessory structure that would otherwise be applicable, if the zoning administrator finds that: (i) the distance between the accessory structure and the closest primary structure on the closest abutting parcel is greater than the applicable minimum yard requirement for a primary structure; and (ii) written consent has been provided by the owner of the abutting lot consenting to the alternative minimum yard. The minimum yard for any parking area shall be twenty-five (25) feet.
- d. Parking. In addition to the parking required for a single family dwelling, the number of off-street parking spaces required by section 4.12.6 shall be provided.
- e. Information and sketch plan to be submitted with request for zoning clearance. The owner of the parcel or a manager of the bed and breakfast shall submit the following to the zoning administrator with each request for a zoning clearance under section 31.5:
  1. Information. Information pertaining to the following: (i) the proposed use; (ii) the maximum number of guest rooms; (iii) the provision of on-site parking; and (iv) the location, height and lumens of outdoor lighting.
  2. Sketch plan. A sketch plan, which shall be a schematic drawing of the premises with notes in a form and of a scale approved by the zoning administrator depicting: (i) all structures that would be used for the bed and breakfast; (ii) the locations of all guest rooms; and (iii) how access, on-site parking, outdoor lighting, signage and minimum yards will be provided in compliance with this chapter.
- f. Building code, fire and health approvals. Before the zoning administrator approves a zoning clearance under section 31.5, the owner of the parcel or a manager of the bed and breakfast shall obtain approval of the use from the building official, the fire official, and the Virginia Department of Health.
- g. Uses prohibited. Restaurants are prohibited as a use accessory to a bed and breakfast use.

**Article III. District Regulations**

**Sec. 10.2.1 By right**

The following uses shall be permitted by right in the RA district, subject to the applicable requirements of this chapter:

...

14. ~~Tourist lodging (reference 5.1.17)~~ Bed and breakfast (reference 5.1.48).

...

(§ 20-10.2.1, 12-10-80; 12-16-81; 7-6-83; 11-1-89; 11-8-89; 11-11-92; 5-12-93; Ord. 95-20(5), 11-15-95; Ord. 98-A(1), § 18-10.2.1, 8-5-98; Ord. 02-18(6), 10-9-02; Ord 04-18(2), 10-13-04; Ord. 06-18(2), 12-13-06; Ord. 08-18(7), 11-12-08; Ord. 09-18(11), 12-10-09; Ord. 10-18(3), 5-5-10; Ord. 10-18(4), 5-5-10; Ord. 11-18(1), 1-12-11)

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Boyd	_____	_____
Mr. Dumler	_____	_____
Ms. Mallek	_____	_____
Mr. Rooker	_____	_____
Mr. Snow	_____	_____
Mr. Thomas	_____	_____

**ATTACHMENT 5 –  
ZTA-20120 Work Session 7 – Land Use Plan for Southern and Western Urban Neighborhoods  
CPA-2013-00001 Comprehensive Plan Revision  
Planning Commission Comments  
Work Session**

The Planning Commission held a work session to set general direction on the following issues:

- Work session 7 – Land Use Plan for Southern and Western Urban Neighborhoods
- Presentation Overview
  - Background
  - Public Workshops
    - What we Presented
    - What we Heard
  - Recommended Goals
  - Future Land Use Plan Changes
  - Area B Considerations

Public comment was taken from the following persons:

- Janet Eden
- Roger Schickedantz, resident of 1858 Scottsville Road
- Doug Arrington
- Nancy Carpenter

*The Commission commented on the information provided as elaborated in detail in the minutes and asked staff to take these comments into consideration in the continuing work on the Comprehensive Plan.*

- *Request to schedule joint work session with Planning Commission and Board of Supervisors to discuss new developments in the development area. The sooner the better.*
- *Request to send copy of PowerPoint presentation to Planning Commission to study. Staff should schedule another work session on this matter at a later date.*

No formal action was taken.