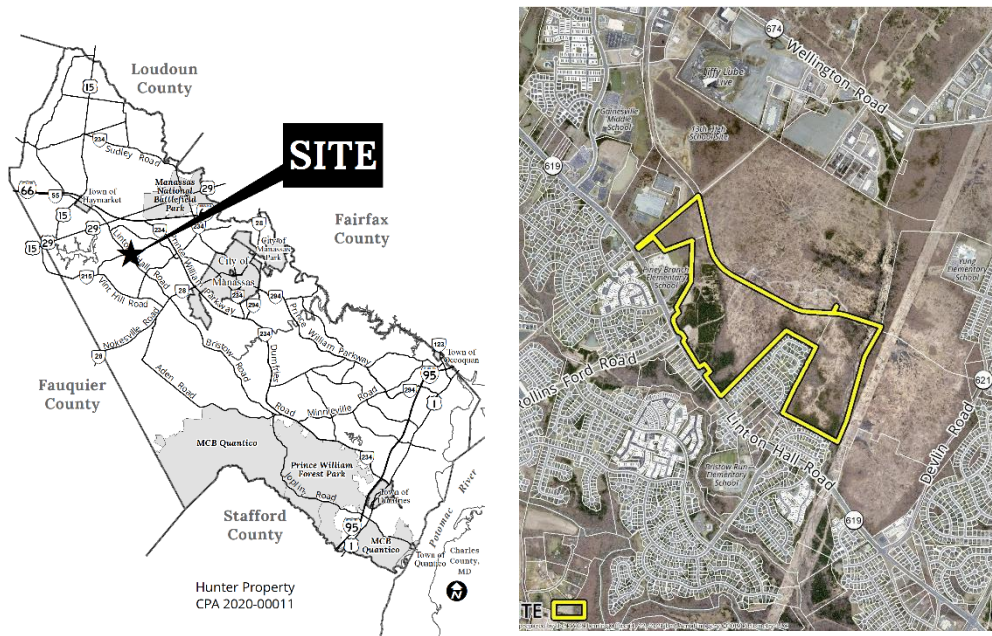




STAFF REPORT

PC Meeting Date:	July 21, 2021
Agenda Title:	Comprehensive Plan Amendment #CPA2020-00011, Hunter Property
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Comprehensive Plan Amendment #CPA2020-00011, Hunter Property
Department:	Planning
Staff Lead:	Bryce Barrett, Senior Planner



EXECUTIVE SUMMARY

This is a request to amend the Comprehensive Plan long-range land use designation for approximately ±44.04 acres from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center for portions of three contiguous parcels along Linton Hall Road. The subject property is approximately ±196.28 acres (total) and identified as GPINs: 7496-17-5917, 7496-25-7319 and 7496-43-8199. This Application is being processed concurrently with Zoning Text Amendment #DPA2021-00014, Data Center Overlay – Hunter Property, and Rezoning #REZ2020-00022, Hunter Property Rezoning, with associated proffers.

It is the recommendation of staff that the Planning Commission recommend approval of Comprehensive Plan Amendment #CPA2020-00011, Hunter Property.

BACKGROUND

- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.
- B. Request – This is a request to amend the Comprehensive Plan long-range land use designation for approximately ±44.04 acres from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center for portions of three contiguous parcels along Linton Hall Road. The subject property is approximately ±196.02 acres (total) and identified as GPINs: 7496-17-5917, 7496-25-7319 and 7496-43-8199. The proposed the Comprehensive Plan Amendment is located in the Brentsville Magisterial District. The Vicinity Map (see attachment) shows the general location of the amendment request. The chart below summarizes the proposed area to be amend in the long-range land use map.

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
SRL, Suburban Residential Low	±44.04	0
FEC, Flexible Use Employment Center	±125.15	±169.19
ER, Environmental Resource	±26.83	±26.83
Total	±196.02	±196.02

- C. Site Location – The subject property is located immediately north of the intersection of Linton Hall Rd. and Rollins Ford Rd. The subject property is addressed as 13301 Casey Lane, 8613 and 8223 Linton Hall Road, and is identified on County maps as 7496-17-5917, 7496-25-7319 and 7496-43-8199.
- D. Existing Zoning and Land Use – The subject property is zoned A-1, Agricultural, and designated SRL, Suburban Residential Low, FEC, Flexible Employment Center, and ER, Environmental Resource, in the Comprehensive Plan. The properties are located within the Airport Safety and Resource Protection Area Overlay Districts. A portion of 7496-25-7319 lies within the Data Center Opportunity Zone Overlay District and both 7496-25-7319 and 7496-43-8199 are within the Dam Inundation Zone.
- E. Surrounding Land Uses – The subject property is generally surrounded by Industrial zoned properties to the north with an existing M-1, Heavy Industrial, use to the immediate north and undeveloped M-2, light industrial, zoned land to the northeast. The eastern boundary abuts an undeveloped PMR, Planned Mixed Residential, zoning district. The southern boundary generally surrounds existing R-4 and A-1 zoned properties with existing single-family dwelling units. The western boundary abuts Piney Branch Elementary School with additional existing residential development, located on the other side of Linton Hall Road, zoned A-1, R-4, and R-6.

- F. Demographics- The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA application using methodology consistent with the Build-Out Analysis. The Applicant has submitted a concurrent rezoning application. The application impacts are based on their anticipated concurrent rezoning as well as estimated transportation impacts.

CPA2020-00011 Hunter Property	Existing Capacity		Proposed Capacity	
	Low	High	Low	High
Non-residential (Potential GFA)	1,362,884	2,7725,767	1,842,479	3,684,958
Total Jobs	3,521	7,043	4,761	9,522
Dwelling Units	44	176	0	0
People	149	596	0	0
Total People + Jobs	3,670	7,639	4,761	9,522
Activity Density (Total People + Jobs/Acres)	18.72	38.97	24.29	48.58

- G. Board of County Supervisors Initiation – On September 22, 2020, the BOCS initiated Comprehensive Plan Amendment #CPA2020-00011, Hunter Property to change the long-range land use designation of the site from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center. (See attached BOCS Initiating Resolution.)
- H. Concurrent Rezoning – The applicant has filed a concurrent rezoning application #REZ2020-00022, Hunter Property Rezoning, with proffers that provide for the proposed implementation of this comprehensive plan amendment. If the BOCS approves the CPA, staff is recommending approval of the concurrent rezoning application.
- I. Concurrent Zoning Text Amendment – On April 6, 2021, the BOCS initiated Zoning Text Amendment #DPA2021-00014 to modify the boundary of the DCOZOD map to conform with the proposed comprehensive plan amendment. If the Board of County Supervisors approves the CPA, staff is recommending approval of the concurrent zoning text amendment.
- J. Historical Commission Meeting – The Prince William County Historical Commission at their regularly scheduled meeting on October 13, 2020 reviewed the proposed CPA

and recommended that Phase II evaluation and Phase III data recover study be completed with Artifacts donated to and curated with the County, as well as delineation of the onsite Cemetery.

- K. Prior Planning Commission Public Hearing – On June 2, 2021 the Planning Commission held a public hearing on Comprehensive Plan Amendment #CPA2020-00011, Hunter Property. Due to an advertising error the Planning Office has is bringing the application back to the Planning Commission for a Public Hearing.
- L. Planning Commission Public Hearing – A public hearing before the Planning Commission has been properly advertised for July 21, 2021.

STAFF RECOMMENDATION

The Planning Office recommends approval of the Comprehensive Plan Amendment #CPA2020-00008, Hunter Property, for the following reasons:

- The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County's commercial tax base and allows for development of data centers which are identified as a "targeted industry."
- The Land Use Compatibility Matrix of the Long-Range Land Use section of the Comprehensive Plan identifies the existing long-range land use designations located on the subject property of SRL and FEC as Incompatible. Land use classifications identified as "Incompatible" should only be located adjacent to each other when extensive and extraordinary mitigation measures can effectively address all compatibility concerns. This application and concurrent rezoning offer substantial mitigation between the SRL and FEC designations, above the minimum required for by-right development including: extensive buffering, tree preservation and screening of buildings between adjacent residential uses and the Linton Hall corridor.
- The proposed change in the LRLU designation and anticipated development will provide a substantial reduction in traffic generation as shown in the traffic analysis provided with the Applicant's justification statement.

Strategic Plan

Robust Economy – If approved, the proposed CPA would result in an addition of ±44.04 acres designated for employment uses. The concurrent rezoning proposes flex industrial/data center uses which would directly implement key elements of the 2017-2020 Strategic Plan by increasing the commercial/industrial tax base, at-place employment, and delivering targeted industry uses (data centers).

Community Input

Notice of the application has been transmitted to property owners within 500 feet of the subject property. The Applicant also coordinated a meeting with individuals from surrounding residential communities about the proposal, which was held on January 26, 2021. As of the date of this staff report, the Planning Office has received eleven emails with concerns about screening and industrial uses adjacent to neighboring residential communities and one email in favor. Mitigation of proposed impacts related to industrial development in the area will be addressed in the concurrent rezoning application, #REZ2020-00022, Hunter Property Rezoning.

Other Jurisdiction Comments

The subject property is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If approved, the proposed CPA would result in the Long-Range Land Use (LRLU) map designation, for the ±44.04 acres, to be changed to FEC, Flexible Use Employment Center. Approval of the comprehensive plan amendment would make the concurrent rezoning application consistent with the Comprehensive Plan. If the comprehensive plan amendment is denied, portions of the subject property would remain designated SRL and the concurrent rezoning would be inconsistent with the Comprehensive Plan. Legal issues, if any, are appropriately addressed by the County Attorney's Office.

Timing

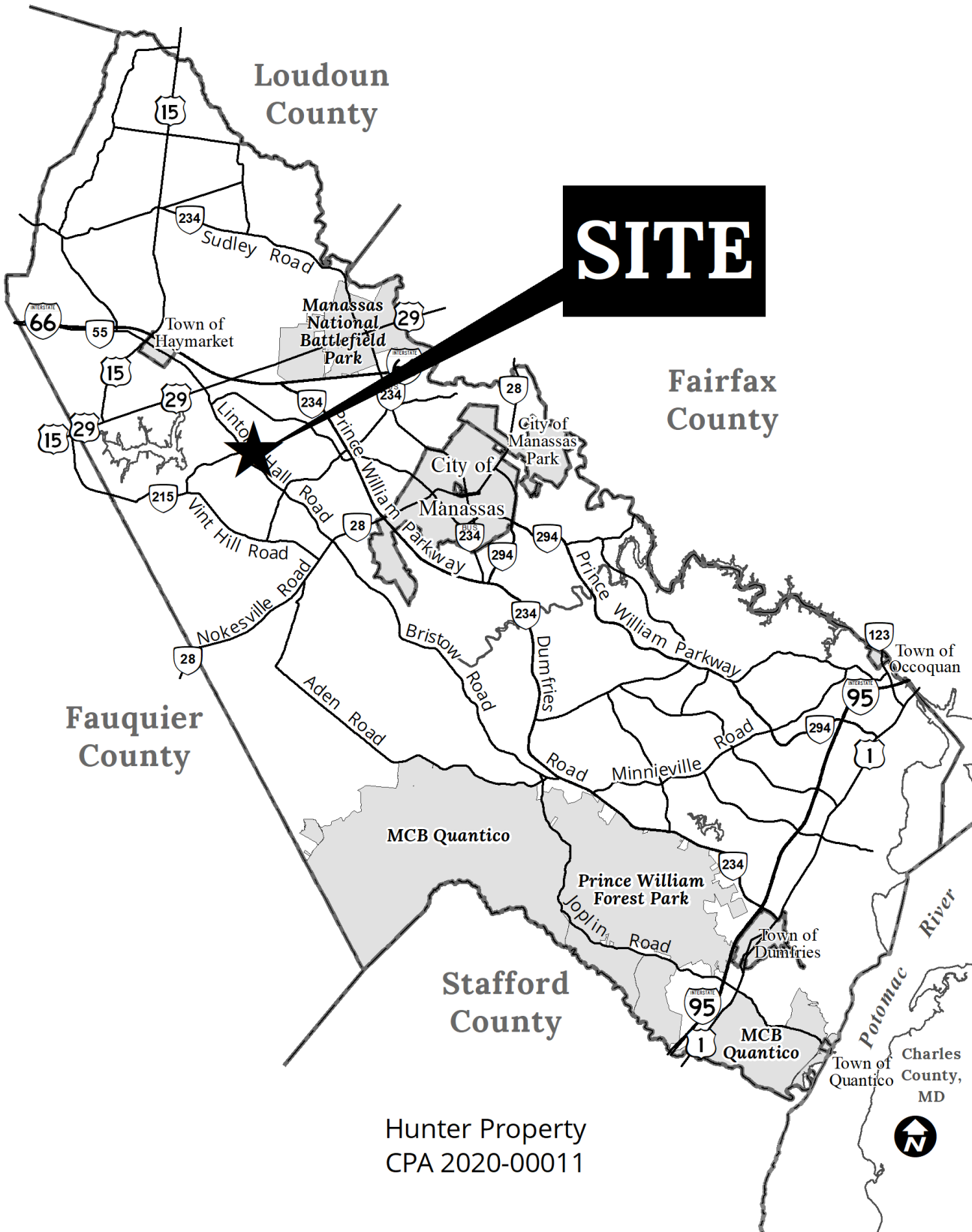
The Planning Commission does not have a deadline for acting on this CPA request. However, staff has a policy to bring initiated CPAs forward to the Planning Commission and Board of County Supervisors at the same time as the concurrent rezoning application.

STAFF CONTACT INFORMATION

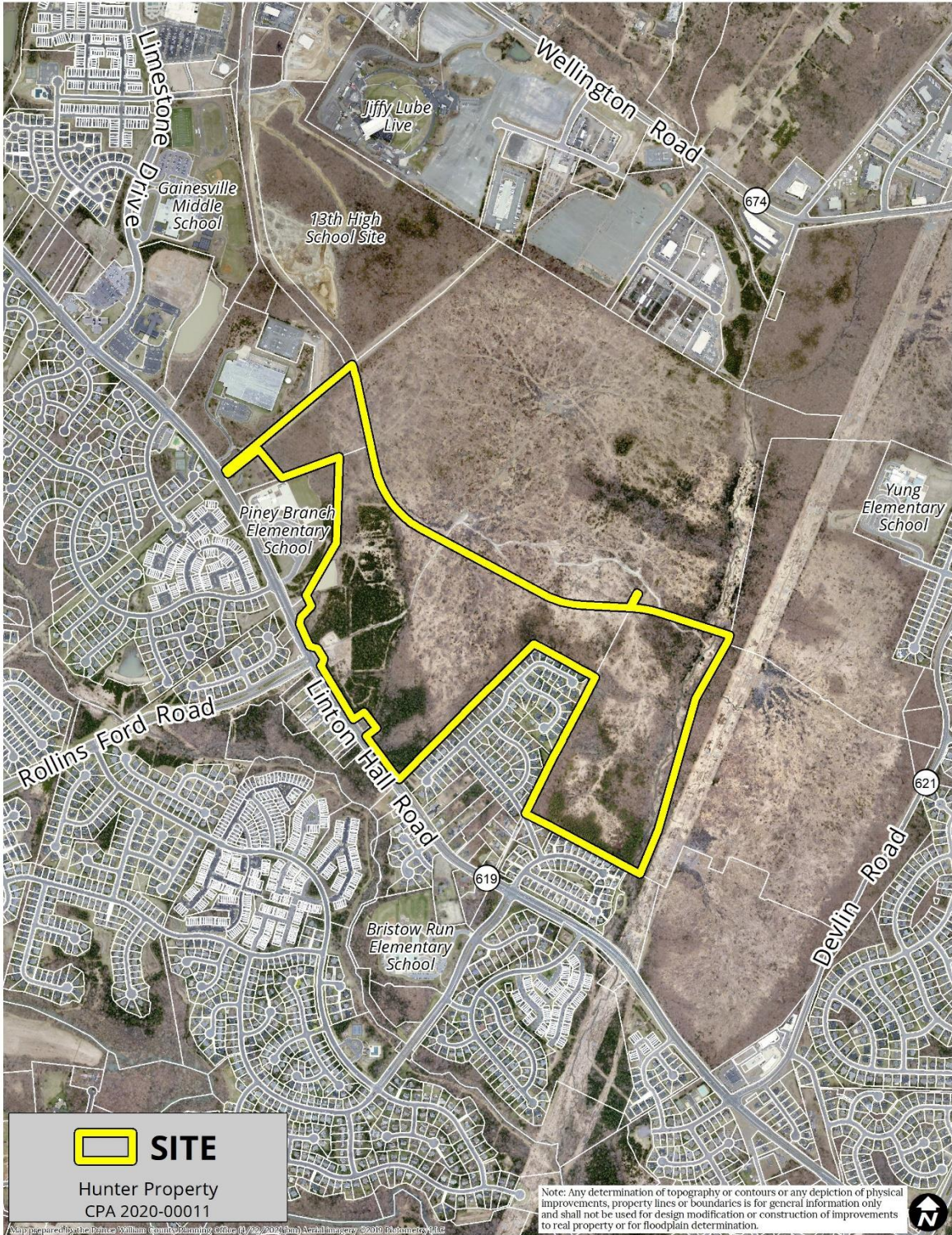
Bryce Barrett | (703) 792-8007
BBarrett@pwcgov.org

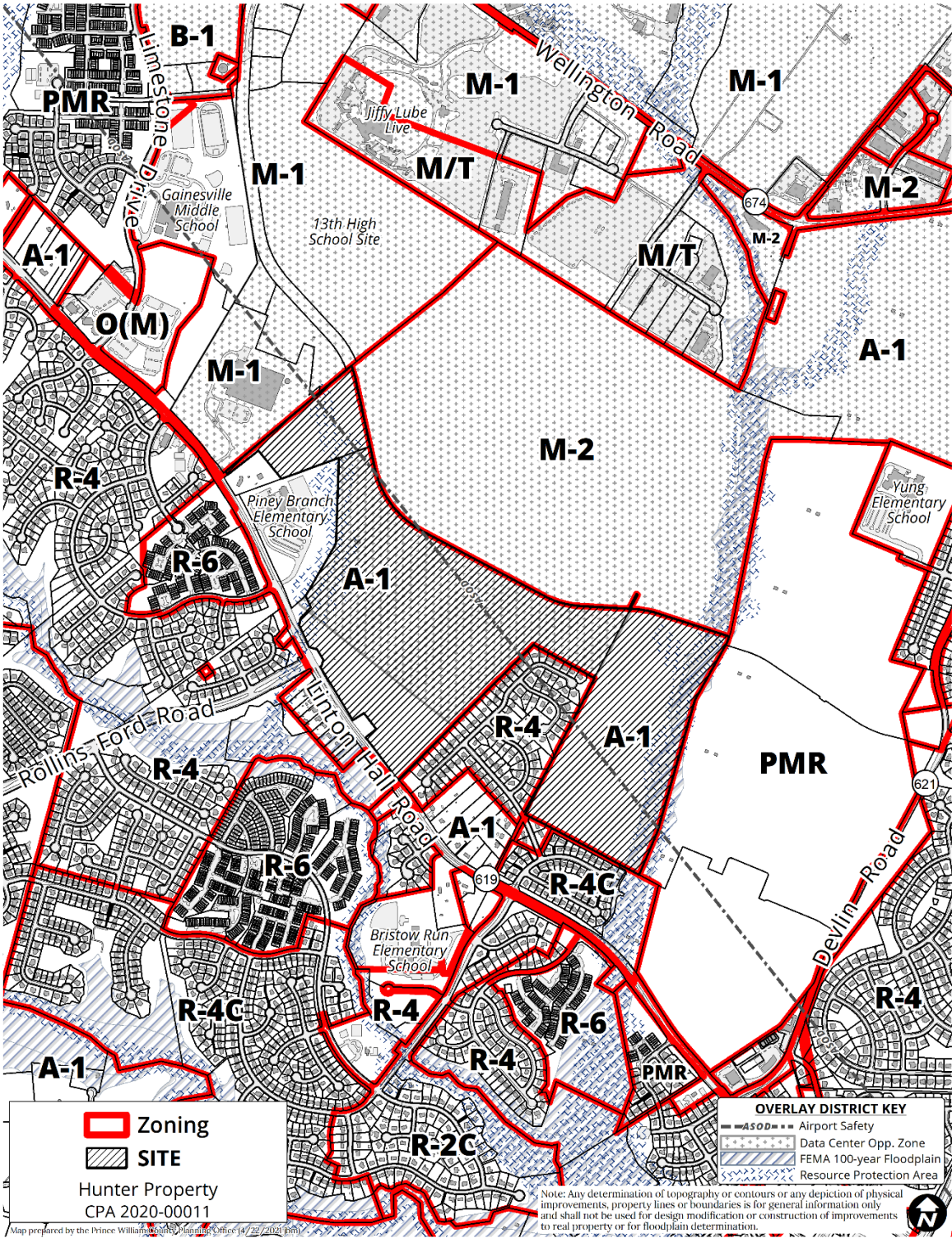
ATTACHMENTS

Area Maps
Staff Analysis
BOCS Initiating Resolution
Comprehensive Amendment Plan
Environmental Constraints Analysis
Historical Commission Resolution

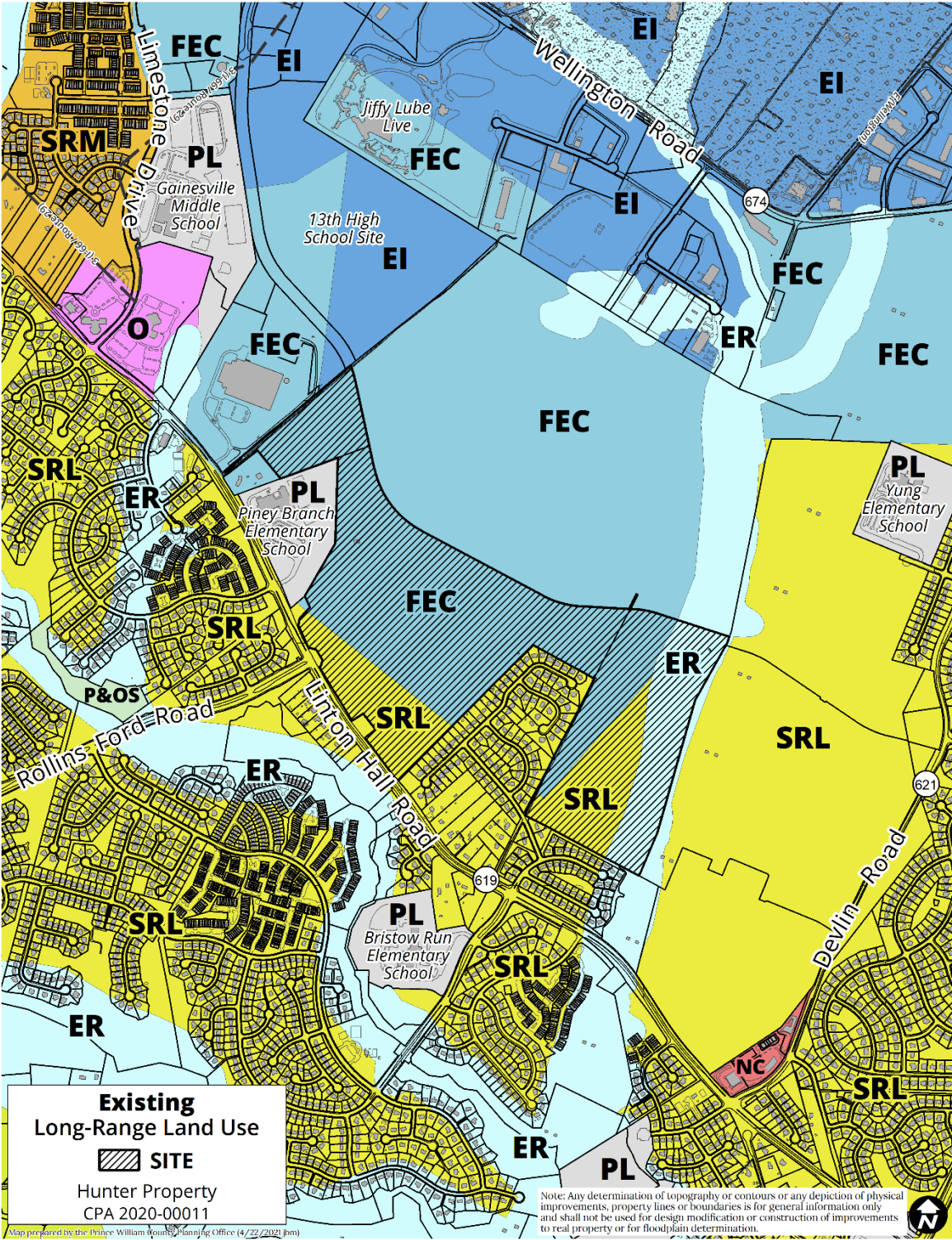


Hunter Property
CPA 2020-00011

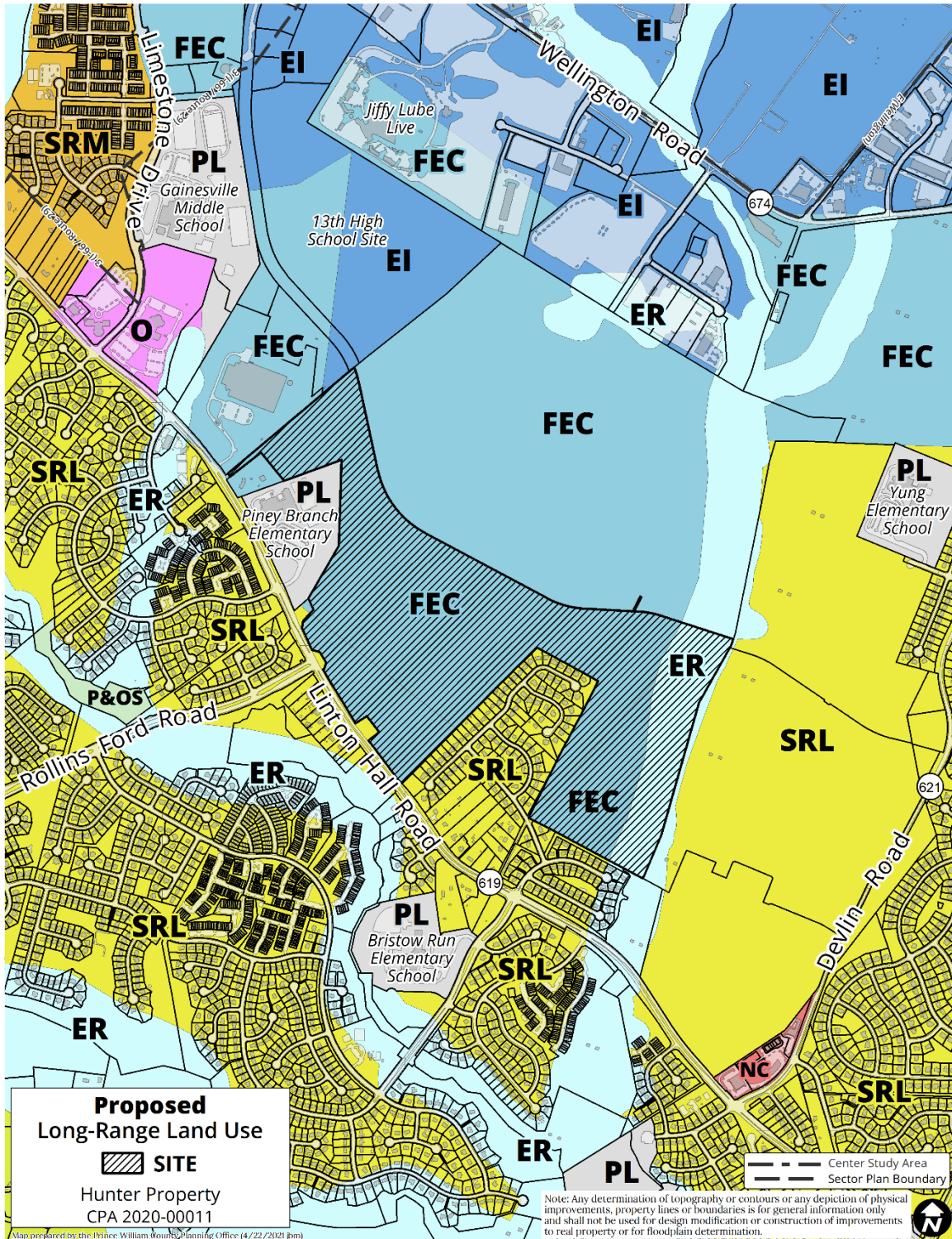




Existing Long-Range Land Use Map



Proposed Long-Range Land Use Map



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a staff analysis of the proposal’s consistency with the Comprehensive Plan. This analysis is based on the relevant Long-Range Land Use Plan objectives. These objectives are used as criteria in determining appropriateness of a Comprehensive Plan Amendment (CPA).

Request: This is a request to amend the Comprehensive Plan to change the long range land use designation for approximately ±44.04 acres from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center for portions of three contiguous parcels along Linton Hall Road. The total site is approximately ±196.02 acres and identified as GPINs: 7496-43-8199, 7496-25-7319, and 7496-17-5917.

Location: The subject property are located on the north/northeast section of the intersections of Linton Hall Road and Rollins Ford Road. The address for the subject properties are respectively 13301 Casey Lane, 8613 and 8223 Linton Hall Road.

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
SRL, Suburban Residential Low	±44.04	0
FEC, Flexible Use Employment Center	±125.15	±169.19
ER, Environmental Resource	±26.83	±26.83
Total	±196.02	±196.02

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see area maps attachment):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Industrial	EI, FEC	M-1, M-2
South	Residential Single-Family Detached Dwellings	SRL	R-4, R-6, R-2C
West	Institutional, Residential (across Linton Hall Road)	PL, SRL	A-1, R-4, R-6
East	Vacant Residential	SRL	PMR

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range

Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The subject property is located in the Development Area of the county and currently has the following land use designations within the Comprehensive Plan: SRL, Suburban Residential Low; FEC, Flexible Use Employment; and ER, Environmental Resource.

The following table summarizes the uses and densities intended in the SRL, Suburban Residential Low; FEC, Flexible Use Employment Center, and ER, Environmental Resource designations:

<p>SRL, Suburban Residential Low</p> <p><i>Existing Land Use Designation</i></p>	<p>The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.</p>
<p>FEC, Flexible Use Employment Center</p> <p><i>Existing and Requested Land Use Designation</i></p>	<p>The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the FEC classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.</p>

<p>ER, Environmental Resource</p> <p>Existing (not proposed to change)</p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
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Demographics:

The following chart summarizes the demographic impacts of the application based on long range land use designation proposed using methodology consistent with the Build-Out Analysis:

Hunter Property				
	Existing		Proposed	
Total Acres	196.02		196.02	
Residential Acres	44.04		0	
Employment Acres	125.15		169.19	
ER Acres	26.83		26.83	
	Low	High	Low	High
Total Employees	3,521	7,043	4,761	9,522
Total Dwellings	44	176	0	0
Total GFA	1,362,884	2,725,767	1,842,479	3,684,958
Residents	149	596	0	0

A summary of the table shows a general increase in employment and decrease in dwelling units/residents.

Comprehensive Plan Analysis

The long-range land use plan identifies the subject property as SRL, Suburban Residential Low, FEC, Flexible Use Employment Center, and ER, Environmental Resource, in the Comprehensive Plan. In addition, the properties are located within the Airport Safety and Resource Protection Area Overlay Districts. A portion of 7496-25-7319 lies within the Data Center Opportunity Zone Overlay District and both 7496-25-7319 and 7496-43-8199 are within the Dam Inundation Zone. The Land Use Compatibility Matrix of the Long-Range Land Use section of the Comprehensive Plan identifies the existing long-range land use designations located on the subject property of SRL and FEC as "Incompatible." Land use classifications identified as "Incompatible" should only be located adjacent to each other when extensive and extraordinary mitigation measures can effectively address all compatibility concerns. Mitigation measures are of particular concern when inherently incompatible land uses such as residential uses and industrial uses are proposed adjacent to one another. The current situation of the subject property includes LRLU designations that are identified as "incompatible" both within the subject property and with the adjacent residential community to the south. If the BOCS approves the CPA the incompatibility within the subject site will be remedied. However, it still include the incompatibility with the adjacent residential communities, specifically the Silverleaf and Amberleigh Station subdivisions. Essentially, the proposed CPA would move the boundary between the FEC and SRL designation to align with the parcel boundary of the subject property. The concurrent rezoning application offers substantial mitigation between the new proposed SRL and FEC designation boundary, above the minimum required for by-right development, including: extensive buffering, tree preservation and screening of buildings between adjacent residential uses and the Linton Hall corridor. These mitigation measures help to create a more harmonious transition between industrial and residential planned uses.

Additionally, on March 20, 2012 the Board of County Supervisors directed staff to conduct a land use study of the Stone Haven area in response to a CPA application. The Study which focused on the 337-acre Hunter Trust Property, of which the subject property is included, was intended to identify infrastructure needs, and include opportunities for citizen and property owner input on future long range planning in this area. The Planning Office presented the findings of that study to the Board on November 16, 2012. The report presented to the BOCS was for information only and was not adopted. The Stone Haven Land Use Study included a much larger study area than the subject property but includes extensive input from the community and should be taken into consideration during the review of the CPA.

Staff summarized "areas of general consensus" in the report to the BOCS on November 16, 2012 based on working group alternatives, identified infrastructure needs, questions and answers, comments, etc. The proposed comprehensive plan amendment has been analyzed utilizing the relevant "areas of general consensus" contained within the 2012 report below:

- "The existing planned land use designations for the subject site (Suburban Residential Low and Flexible Employment Center) are incompatible." The proposed CPA as outlined above will address the incompatible LRLU designations within the subject property but will still be incompatible with the adjacent residential communities. The applicant is proposing, as part of the concurrent rezoning application, substantial buffering, tree preservation, and screening of the new proposed SRL and FEC designation boundary to mitigate the potential impacts.

- “There are significant concerns in the community regarding the potential impacts of growth in the area.” The proposed CPA does carry the implication of increasing growth in the area. However, a majority of the subject property is already planned FEC and this area has been identified as having appropriate infrastructure to support industrial development. Additionally, the proposed CPA shows a substantial reduction in the anticipated weekday vehicle trips.
- “There is little support for office industrial, or commercial development along Linton Hall Road.” The proposed CPA is not consistent with this component. The CPA will redesignate the slice of SRL along Linton Hall Road to FEC. However, the applicant is proposing, as part of the concurrent rezoning application, substantial buffering, tree preservation, and screening of the new proposed SRL and FEC designation boundary to mitigate the potential impacts. Including proffered design guidelines of the potential buildings and additional landscaping and screening of all building and loading areas within 200 feet, and visible from, Linton Hall Road to mitigate visual impacts.
- “There is general support for the Comprehensive Plan road infrastructure.” The proposed CPA shows a substantial reduction in the anticipated weekday vehicle trips which will reduce the anticipated impact to the current and planned road infrastructure in the area. Additionally, the concurrent rezoning proposes to dedicate and extend Rollins Ford Road from Linton Hall Road to the future Extension of University Boulevard as well as dedicate a 64 foot half section of the portion of University Boulevard along the property. This is consistent with the adopted Thoroughfare Plan of the Comprehensive Plan.
- “There is a high level of support for the preservation of employment areas.” A majority of the subject property is currently designated for employment uses. The proposed CPA will preserve and expand upon the existing planned employment areas.
- “There is a high level of support for contiguous open space throughout the property and the preservation of environmental features.” The proposed CPA will carry forward the existing ER, Environmental Resource, areas identified within the subject property.
- “There is a high level of support for appropriate transitional uses (e.g. SRL adjacent to existing SRL, transitional land use zones and buffers between more intense uses, etc.)” The proposed CPA is not consistent with this component. The proposed CPA as outlined above will not include transitional zones between the proposed FEC designation and Existing SRL areas.

After review of the items above staff finds that the proposed CPA is generally consistent with the input received as part of the Stone Haven Land Use Study. However, there are a few areas where the proposals is not consistent and these should be taken into consideration.

The following policy issues are also relevant to this application:

Economic Development – The proposed amendment will result in an increase of planned employment capacity. Under the proposed Comprehensive Plan amendment, the Applicant is requesting to change approximately ±44.04 acres of land designated SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center, which increases the planned employment capacity from

between 3,521-7,043 to 4,761-9,522 jobs. The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County's commercial tax base.

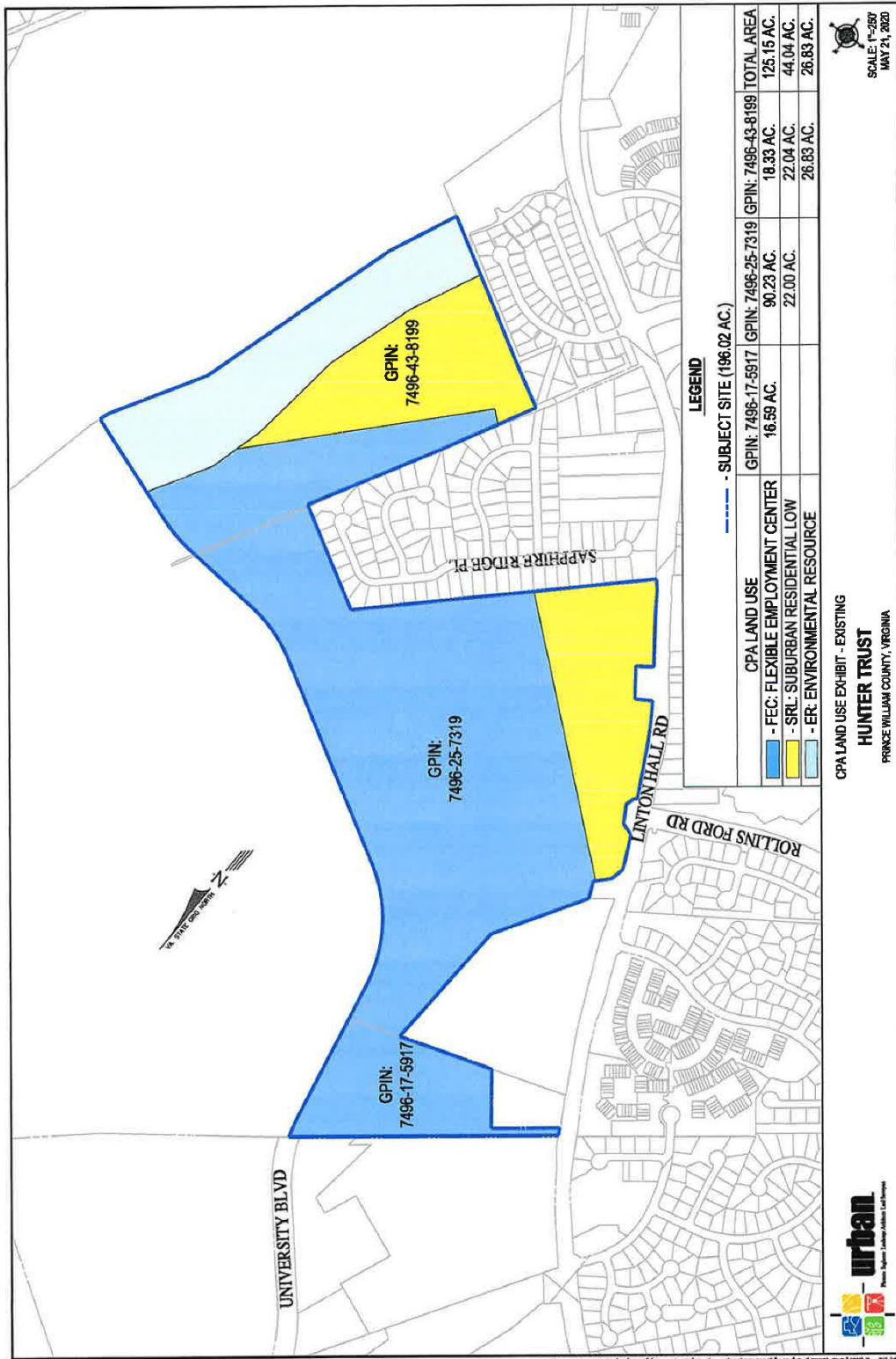
Surrounding Land Uses – The subject property is generally surrounded by Industrial zoned properties to the North with an existing M-1, Heavy Industrial, use to the immediate north and undeveloped M-2, light industrial, zoned land to the northeast. The eastern boundary abuts an undeveloped PMR, Planned Mixed Residential, zoning district. The southern boundary generally surrounds existing R-4 and A-1 zoned properties with existing single-family dwelling units. The western boundary abuts Piney Branch Elementary School with more existing residential development, located on the other side of Linton Hall Road, zoned A-1, R-4, and R-6. The proposed change to the long-range land use designation from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center, will retain the existing incompatible LRLU designations. However, the CPA and concurrent rezoning offer the opportunity to provide substantial mitigation strategies to protect existing residential communities and create a more harmonious transition between these designations.

Transportation Infrastructure – The existing long-range land use designations are expected to generate trips based on their planned future land uses. The proposed change to the long-range land use of the subject property from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center, based on the development proposal, result in a maximum 4,229, weekday vehicle trips versus a maximum of 30,136 weekday vehicle trips for the existing FEC and SRL long range land use designations, calculated assuming approximately 1.64 million sq. ft. of industrial/office, 463,000 sq. ft. of retail space and 176 single family detached dwellings. Overall projected a reduction of 25,907 fewer weekday daily trips. The specific transportation impacts would be reviewed and addressed during the rezoning process. Additionally, the rezoning application is consistent with the Thoroughfare Plan extending Rollins Ford Rd. and a half section of the future University Blvd.

Concurrent Zoning Text Amendment and Rezoning:

This Application is being processed concurrently with Zoning Text Amendment #DPA2021-00014, Data Center Overlay – Hunter Property, and Rezoning #REZ2020-00022, Hunter Property Rezoning, with associated proffers. The zoning text amendment would promote the development of data center uses on the site. The rezoning application would allow for the development of flex industrial/data center uses and includes substantial mitigation between the SRL and FEC designations, above the minimum required for by-right development, including: extensive buffering, tree preservation and screening of buildings between adjacent residential uses and the Linton Hall corridor. These mitigation measures help to create a more harmonious transition between industrial and residential planned uses.

Comprehensive Amendment Plan - Existing

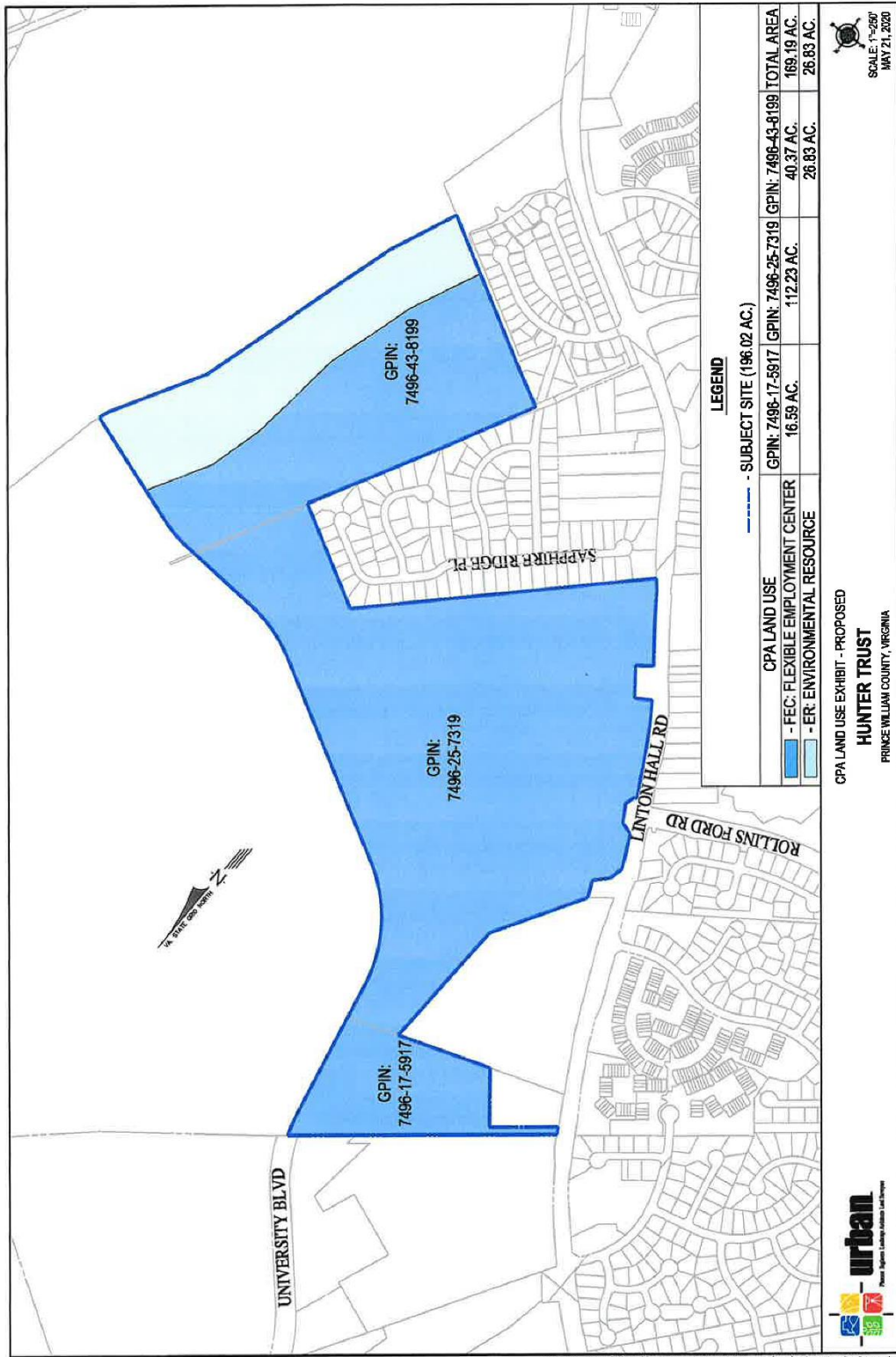


SCALE: 1"=250'
MAY 21, 2020

CFA LAND USE EXHIBIT - EXISTING
HUNTER TRUST
PRINCE WILLIAM COUNTY, VIRGINIA



Comprehensive Amendment Plan - Proposed



Environmental Constraints Analysis (ECA)



Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: JOHNSON **October 13, 2020**
SECOND: BURGESS **Regular Meeting**
RE: LAND DEVELOPMENT RECOMMENDATIONS **Res. No. 20-037**
ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00003	John Marshall Commons Tech Park	Table
REZ2020-00025	Lomond Village	Phase I study. Artifacts to be donated to and curated with the County.
REZ2021-00004	Congressional Storage	No Further Work
SUP2021-00007	Congressional Storage	No Further Work
SUP2020-00030	Parkway Church	No Further Work
REZ2016-00028	Utterback Rezoning	Table

Historical Commission Resolution

October 13, 2020
Regular Meeting
Res. No. 20-037
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
CPA2020-00011	Hunter Property	Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Cemetery delineation.
CPA2021-00001	Route 28 Widening	Military Site Survey. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Interpretation of the area's history.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Carter, Davis, Duley, Pearsall, Reddick, Spinks

MOTION CARRIED

ATTEST: 
Secretary to the Commission