

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
September 22, 1998**

Present: Commissioner President Barbara R. Thompson  
Commissioner D. Christian Brugman  
Commissioner Lawrence D. Jarboe  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
John J. Kachmar Jr., County Administrator  
Mortimer L. Smedley, Assistant County Administrator  
Judith A. Spalding, Recorder

**CALL TO ORDER**

The meeting was called to order at 10:10 a.m.

**APPROVAL OF MINUTES**

**Commissioner Eagan moved, seconded by Commissioner Jarboe, to approve the minutes of the Commissioners' meeting of Tuesday, September 8, 1998 as corrected. Motion carried.**

**APPROVAL OF CHECK REGISTER**

**Commissioner Jarboe moved, seconded by Commissioner Chesser, to authorize Commissioner Thompson to sign the check register, as presented. Motion carried.**

**ADDITIONS/DELETIONS TO AGENDA**

**Commissioner Jarboe moved, seconded by Commissioner Chesser, to accept the agenda as amended (to add: the Fair Board's presentation; to delete the Airport Lease Agreement and possible litigation regarding the Airport; and to add executive session regarding Airport). Motion carried.**

**CONSENT AGENDA**

Correspondence to:

1. Donald P. Eveleth, Public Service Commission, relative to the placement of pay phones in the community.
2. Michael A. Sarbanes, Governor's Office of Crime Control and Prevention, concerning the state's plans for use of the Juvenile Accountability Incentive Block Grant.
3. A. Hussain Alhija, MD Dept. of the Environment, concerning sewage sludge utilization permit application of Moses and Ben S. Swarey (Charlotte Hall).
4. Jay Armsworthy relative to desire to construct a home on commercially zoned property.
5. Lee Wheeler, W. J. Fitzgerald & Co. Realtors, relative to request to purchase county owned property.
6. V. Lynn Moore relative to restrictions imposed upon Chaney Physical Therapy by the Board of Appeals.
7. Patricia Woodbury concerning rezoning decision on First Colony.
8. Various individuals concerning proposed rezoning along Route 235.
  - a. John C. Koleny
  - b. Joseph A. Paglierani

9. Doug Ritchie relative to the Comprehensive Water and Sewer Plan Amendment for Banneker/Loveville School.
10. Keith Fairfax, Emergency Services Committee Chair, expressing appreciation for the submittal of the Committee's Annual Report.
11. Peter R. Worch relative to the Mulberry South Road Taxing District.
12. Todd Samperton, Samperton Construction Company, relative to their plans at Wicomico Shores.
13. Lawrence M. Schadegg, So. Md. Property Management Associates, relative to various airport issues.

**Commissioner Eagan moved, seconded by Commissioner Jarboe, to approve the Consent Agenda as presented. Motion carried.**

#### **COUNTY ADMINISTRATOR ITEMS**

1. Grant Documents
  - a) Grant Agreement with U.S. Dept. of Justice – Office of the Sheriff  
COPS Universal Hiring Program (Salaries & Benefits for two deputies)  
3 year grant (1998-2001) \$150,000 federal; \$129,996 county  
**Commissioner Chesser moved, seconded by Commissioner Jarboe, to approve and authorize Commissioner Thompson to sign the Grant Agreement as presented. Motion carried.**
  - b) Grant Agreement with Corporation for National Service  
Office of Community Services  
Vista Support Grant FY99 -- \$3,000 federal  
**Commissioner Chesser moved, seconded by Commissioner Jarboe, to approve and authorize Commissioner Thompson to sign the Grant Agreement as presented. Motion carried.**
  - c) Grant Agreement with MD Dept. of Transportation – Office of Central Services  
Rural Public Transportation -- \$32,325 federal; \$64,394 state; \$32,239 county  
**Commissioner Jarboe moved, seconded by Commissioner Brugman, to approve and authorize Commissioner Thompson to sign the Grant Agreement as presented. Motion carried.**
  - d) Grant Project Application to Federal Aviation Admin. – Office of Capital Projects  
Airport Master Plan Update – \$157,599 federal  
**Commissioner Chesser moved, seconded by Commissioner Jarboe, to approve and authorize Commissioner Thompson to sign the Grant Application as presented. Motion carried.**
2. Lease Agreement -- Leonard Hall Junior Naval Academy (July 1, 1998 – June 30, 1999)  
**Commissioner Jarboe moved, seconded by Commissioner Brugman, to approve and authorize Commissioner Thompson to sign the Lease Agreement as presented. Motion carried.**
3. Memorandum of Understanding – State Highway Administration  
Naval Air Museum (funding and relocation)  
**Commissioner Jarboe moved, seconded by Commissioner Brugman, to approve and authorize Commissioner Thompson to sign the Memorandum of Understanding as presented.**

**Commissioner Brugman moved, to amend the motion to include that the Memorandum of Understanding shall only apply to the County so long as it is necessary to move the museum from its current location. Motion carried.**

**Vote on the main motion was unanimously passed (5-0).**

4. Correspondence to Dept. of Housing & Community Development  
Letter of Intent – “On Behalf Of” Bond Program; Homeownership

**Commissioner Jarboe moved, seconded by Commissioner Eagan, to approve and authorize Commissioner Thompson to sign the Letter of Intent as presented. Motion carried.**

5. Information Release – Recycling at St. Mary’s County Fair

**The Commissioners approved the distribution of the Information Release as presented.**

6. Special Event Information Guide for St. Mary’s County  
(Prepared by Emergency Management Agency)  
(Presented to the Commissioners for informational purposes)

7. Appointment Letters – Lexington Park Library Task Force

**Commissioner Eagan moved, seconded by Commissioner Jarboe, and motion carried, to make the following appointments:**

<u>Lexington Park Library Task Force</u>	<u>Terms To Expire</u>
Irvanette W. Hall	NO TERM
Robert Lewis	NO TERM
Todd Morgan	NO TERM
Linda Palchinsky	NO TERM
James S. Stirling	NO TERM
Mary Wood	NO TERM
Charlotte Young	NO TERM

8. Program Agreements with MD Dept. of Housing & Community. Development –  
SMC Housing Authority  
(Authorizing the county to continue administration of state funded programs for the jurisdiction)  
(1) Level II Special Loan Programs (countywide housing repair needs)  
(2) Special Targeted Applicant Rehabilitation (revitalization housing repair needs)

**Commissioner Eagan moved, seconded by Commissioner Jarboe, to approve and authorize Commissioner Thompson to sign the Program Agreements as presented. Motion carried.**

9. Board of Education FY98 Categorical Transfer and incorporation of unanticipated grant award in the FY99 budget (\$8,950).

**Commissioner Jarboe moved, seconded by Commissioner Chesser, to approve and authorize Commissioner Thompson to sign the Program Agreements as presented. Motion carried.**

10. Department of Public Works Agreement -- Southern Pines Subdivision, 8th Election District; bond in the amount of \$80,000 provided by the Frontier Insurance Company.

**Commissioner Chesser moved, seconded by Commissioner Brugman, to approve and authorize Commissioner Thompson to sign the Program Agreements as presented. Motion carried.**

11. Land Development Code/Peer Review of Comprehensive Plan

Also Present: Jim Haley, Manager, Office of Central Services

As a follow up to previous discussion Mr. Haley advised that he contacted the consultant for the referenced projects and was able to negotiate a reduced contract price of \$288,350 (\$223,350 – Development Code; \$65,000 – Peer Review)

**Commissioner Eagan moved, seconded by Commissioner Jarboe, to direct Mr. Haley to proceed with finalizing the contract for the writing of the Land Development Code and for the Peer Review of the Comprehensive Plan. Motion carried three to two with Commissioners Thompson and Chesser voting against. (Commissioner Thompson stated she was not opposed to the Development Code but to the Peer Review of the Comprehensive Plan).**

12. Lexington Park Senior Housing – request for payment in lieu of real estate taxes.

Also Present: Cliff Singleton, R. H. Tourtelot Company

As a follow up to September 1 discussion regarding Mr. Singleton's request for payment in lieu of taxes, Mr. Singleton requested the Commissioners' approval for payment in lieu of taxes of \$15,000 per annum for a ten year period for the Lexington Park Senior Housing Project located on Pegg Road. This action would commence with the tax year beginning July 1 following issuance of a Certificate of Occupancy. The provision to allow a negotiated amount in lieu of taxes is §7-505 of the Maryland Annotated Code. In addition Mr. Singleton noted that the construction of the project will be financed with Maryland tax exempt revenue bonds.

**After discussion Commissioner Eagan moved, seconded by Commissioner Brugman, that the County enter into an agreement to accept the \$15,000 per annum payment in lieu of taxes with the Lexington Park Senior Housing Partnership Limited for a period of ten years commencing with the tax year beginning July 1 following issuance of a Certificate of Occupancy. Motion carried.**

13. Employment Contract  
Wicomico Shores Golf Course Manager

**Commissioner Chesser moved, seconded by Commissioner Jarboe, to approve and authorize Commissioner Thompson to sign the Employment Contract for Patricia Meyers, Golf Course Manager. Motion carried.**

**EMERGENCY RADIO SYSTEM  
NEGOTIATING TEAM UPDATE**

Present: Jim Haley, Manager, Office of Central Services  
Members of the Negotiating Team  
MCI Representatives  
Fire/Rescue Representatives

As a follow up to previous discussions Mr. Haley presented the Staff Report on the MCI Systemhouse Negotiations for Emergency Communications Operations which set forth cost comparisons between MCI and the County and history of negotiations: MCI's original proposal - \$35,123,769; MCI's Best and Final Offer - \$31,937,521; MCI and County Final Negotiated Proposal (MCI Systems Integration/County Operations and Maintenance - \$26,457,242 (\$15,574,484 – County; \$10,882,758 – MCI). Included in the Report was a chart indicating the County's ten-year financing of the system.

Areas of discussion included the time line for getting equipment and the need for a frequency assignment; acquisition of towers, location of main facility (to be located at Governmental Center); and multiple options under consideration for the back-up facility (including a mobile command center, NAS, and the current EMA location); whether there should

be a public hearing/meeting on the proposal; whether to entertain comments from fire/rescue personnel at today's meeting; the importance of making a decision because of the amount of time this has taken and because of safety issues; and cost issues versus equipment issues.

**After discussion Commissioner Jarboe moved, seconded by Commissioner Brugman, to negotiate a contract with MCI for finalization of the emergency radio system proposal. Motion carried three to two with Commissioners Thompson and Chesser voting against.** Commissioner Thompson voted against that a public hearing/meeting should be conducted to get input from the community. Commissioner Chesser voted against stating that he would like to have had time to read the report.

After the motion, Sheriff Voorhaar expressed appreciation for the Commissioners' action stating that it was important that this problem be addressed.

**Commissioner Jarboe moved, seconded by Commissioner Brugman, to direct staff to begin Notice to Proceed for the construction process of the emergency communications facility. Motion carried.**

**Commissioner Chesser moved, seconded by Commissioner Jarboe, to authorize the Procurement Officer to move forward with acquisition of the towers and tower sites. Motion carried.**

#### **ETHICS COMMISSION PROPOSED AMENDMENTS TO ETHICS ORDINANCE**

Present: John Baggett, Chair, Ethics Commission  
Arthur Cassale, “  
Pete Weiskopf, “

As a follow up to previous discussion Mr. Baggett appeared before the Board to present the following proposed changes to the St. Mary's County Ethics Ordinance:

- \* Change in procedures for filing financial disclosure statements of newly appointed individuals (Section 6C – To make financial disclosure statements due as a part of accepting appointment.)
- \* Amend the list of those required to file as follows:

Add: Agricultural Preservation Advisory Board; Historic Preservation Commission; ad-hoc committees which would be advising on acquisition, zoning, or designation of land; Board of Education; Director of Office of Capital Projects

Change: Personnel Director to Director, Department of Human Resources.

Delete: Chief, Inspection and Enforcement and Plumbing Inspector

(Addition of Alcoholic Beverage Board was previously approved)

Mr. Baggett advised that the scheduling of a public hearing was held in abeyance until approval was received from the State Ethics Commission. By letter dated August 12 the Ethics Commission approved the amendments, and according to the County Attorney by memorandum dated August 31, 1998, a public hearing can now be scheduled.

**Commissioner Brugman moved, seconded by Commissioner Chesser, to proceed with a public hearing for adoption of the amended Ethics Ordinance. Motion carried.**

## MANAGEMENT INFORMATION SYSTEMS STATUS REPORT

Present: Ann Anderson, MIS Manager

Ms. Anderson appeared before the Board to present an update on the progress of the management information system for St. Mary's County Government. Design and procurement of the system has been completed and installation is in process; training has been conducted; technician positions and Help Desk added; working on web-site and e-mail server; and training room established. In addition Ms. Anderson presented a schedule of tasks, duration and proposed start and finish dates.

In conclusion Commissioner Eagan suggested the use of volunteers to help wire and install computers.

## TRANSPORTATION ISSUES

### Railroad Right-of-Way Study Process

Present: William McCaffrey, Maryland Transit Authority

Mr. McCaffrey distributed a copy of the proposed legislation introduced by Senators Dyson and Middleton. The legislation is for the purpose of requiring the Department of Transportation to conduct a feasibility study for the preservation and acquisition of rights-of-way for a future mass transit extension in St. Mary's County. The findings are to be reported to the Maryland General Assembly by January 1, 1999. Mr. McCaffrey advised the Commissioners that the MTA will be conducting a public meeting on October 15 at the SMECO office in Hughesville, and that utility companies and individuals who have been granted access across the old railroad right-of-way will be given the opportunity to comment on the future use of the right-of-way.

### MDOT Annual Presentation

Secretary of Transportation David Winstead and other representatives from MDOT appeared before the Commissioners for the annual presentation of major highway projects for Fiscal Years 1999 – 2004. Projects for St. Mary's County include:

- MD 235 – Upgrade from Pegg Road to MD 4
- MD 242 – Replace bridge over St. Clement Creek
- MD 235 – Upgrade from Pegg Road to MD 246
- MD 5 – Upgrade and widen to provide shoulders from Camp Brown Road south to the causeway in Point Lookout State Park.
- MD 237 – Study to upgrade and widen to a multi-lane highway from Pegg Road to MD 235.

## PUBLIC HEARING FISCAL YEAR 1998 SUPPLEMENTAL APPROPRIATION

Present: Steve Welkos, Director of Finance

The Commissioners conducted a public hearing to consider a supplemental appropriation for the Department of Economic and Community Development in the amount of \$8,000 from the Southern Maryland Travel and Tourism Committee for the purpose of increasing tourism revenues, creating an awareness of tourism, marketing and promoting the region, uniting the tourism industry locally and supporting linkages for attractions and tourism businesses, exchanging communications between the tourism industry, County Commissioners, legislators, public and civic organizations, and assuring the effectiveness of the Southern Maryland Travel and Tourism Committee.

Hearing no comments the public hearing was closed. The record will remain open for ten days for written comments.

## COUNTY COMMISSIONERS' TIME

### Hollywood Business District Signs

Commissioner Brugman inquired as to the status of the installation of the Hollywood Business District signs.

### Voice Mail

Commissioner Thompson expressed concern regarding the use of voice mail and that when citizens call they should be able to talk to a person. She suggested that a policy be developed regarding the use of voice mail.

### Use of Cell Phones

Commissioner Chesser requested staff to provide him with the number of cell phones being used in county government, who has them, and the cost to use them.

## MARYLAND YOU ARE BEAUTIFUL PRESENTATION

Present: Florene Applefeld, Maryland You Are Beautiful  
Cynthia Brown, Director, Office of Community Services

The following individuals/organization received St. Mary's County's "Maryland You Are Beautiful" Awards: Philip Bailey; Ralph Butler; Christmas in April; J. Eric Kelly; Ray Runco; Constance Thompson; William Young, Donald Rice. (Sister Sara Ann Abell was not present.)

Philip Bailey was selected as St. Mary's Most Beautiful Person and will represent the County in Annapolis.

## EXECUTIVE SESSION PROPERTY ACQUISITION

Commissioner Chesser moved, seconded by Commissioner Eagan, to meet in executive session to discuss a matter of property acquisition (St. Mary's County Airport), as provided for in Article 24, Section 4-210(a)11. Motion carried four to one with Commissioner Brugman voting against.

### Executive Session – Property Acquisition (St. Mary's County Airport)

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Lawrence D. Jarboe  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
John J. Kachmar Jr., County Administrator  
Mortimer L. Smedley, Assistant County Administrator  
Douglas S. Durkin, County Attorney  
Jim Haley, Airport Manager  
Cindy Dykeman, Airport Coordinator  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a) 11  
Time Held: 5:05 p.m. – 5:55 p.m.

Action Taken: County staff updated the Commissioners regarding a property acquisition matter at the St. Mary's County Airport, and agreed to take action in open session.

Follow Up to Executive Session

Commissioner Jarboe moved, seconded by Commissioner Eagan, to authorize staff to enter into negotiations for the purchase of the leasehold interests in aircraft tiedowns of Airpark Sales and Services, Inc. and Allied Hangars, Inc. at St. Mary's County Airport conditioned upon execution of new leases and operating agreements on mutually acceptable terms. Motion carried.

**COMPREHENSIVE PLAN JOINT WORK SESSION -- 6:30 p.m.**

All Commissioners were present. DPZ staff present were Jon Grimm, Director; Planners Jeffrey Jackman, Sue Veith, and Mary Hayden; and Peggy Childs, Recording Secretary.

**Present: Planning Commission Members Frank Taylor, Cheryl Ahearn, Jim Dexter, Bill Donaldson, and John Taylor**

**A list of other attendees in on file in DPZ.**

This joint work session was scheduled to review the changes to the Comprehensive Plan mandated by the Board of County Commissioners on March 24, 1998. By memorandum dated September 22, 1998, Mr. Grimm presented copies of all letters received by DPZ regarding this September Draft. The letters specifically addressed the issue of adoption of the Plan without a 60-day notice and public hearing. Also provided were a Summary of the remanded changes, a comprehensive overview of *Agricultural and Open Space Preservation*, and Errata Sheets for Pages 49 and 51; i.e., concept plans for New Market and Mechanicsville.

Chairman Frank Taylor stated that Mr. Parkinson had called to say he was detained in Washington, DC and could not attend. Member Hal Willard was on vacation, but Mr. Taylor read into the record a statement faxed by Mr. Willard from Louisiana.

According to Mr. Willard's statement, the most significant change in this draft is that the word "Preservation" has been taken out of the RPD (Rural Preservation District). He explains that the opening of the agricultural district and the rural preservation district to full-scale development mandated a change to prevent the appearance the preservation of agricultural land and rural character, when that was no longer the policy, and the RPD has become the Rural District (RD). The issue was vigorously discussed and compromises made, he states, and the language in the rewrite represents the best compromise the Commission could do with the strong arguments on each side of the issue.

Discussion generally concerned the Agricultural Overlays and TDR Program. Under this Plan, one additional agricultural overlay has been designated in Dameron, where the soils requirements were met, the approach being that we can't save all the farmland, but if we focus on the prime land and implement an effective TDR program, maybe we can save that. The Ag Overlays will become the TDR "sending" areas only; they cannot receive and the density is still 1:3, but they can sell TDRs to the development districts and to other areas of the RPD *not* in an Ag Overlays. With the purchase of two TDRs for each unit proposed, density in the RPD could go to 2 units per acre. This will create more houses in the RPD, but will save the land in the Ag Overlay. Under the old rural-residential district it was virtually impossible to develop beyond the "5-by-right-plus" farmsteads. This program will allow TDRs to be sold to developers and create a market for the TDRs; however, the clustering and buffering provisions will still apply to subdivisions over 5 lots.

Commissioners Thompson pointed out the Mission Statement in the Plan says that county government *will preserve* the county's environment, heritage, and rural character and said she doesn't think this will do more than maintain the status quo. Commissioner Chesser said he thinks taking the word "preservation" out is a bad message to send. Commissioner Thompson asked what is the incentive, in this Plan for a property owner *not* to develop his marginal farmland? John Taylor replied that *his* bigger concern is, why shouldn't he be able to? But if he wants to preserve it, or if someone else wants to buy it and preserve it, that option is available. He stated the Commission made changes in this rewrite to provide incentives, which makes for a much more pleasant readability by the citizens. Mr. Dexter said the Commission is looking at

establishing benchmarks to measure incentives and, if they don't work, the Commission is willing to make the Plan stronger. Commissioner Thompson replied that the whole incentive approach was in response to the Commissioners' 1997 direction, and she thought the first draft achieved that goal.

Commissioner Thompson continued that the Tri County Council's position in the Strategic Plan they are preparing is that agricultural preservation is in transition but is still viable, and let's make sure that what we do with land use doesn't help it to be less viable. She said the more contiguous farmland is, the easier and more attractive it is for a farmer to lease it for farming, and she thought part of what we were trying to do with the Ag Overlay was to provide farmers with an opportunity to recoup lost income but still retain the agricultural district - not to encourage things there that make it harder for farmers to continue farming - and this program does not achieve that goal.

Planner Sue Veith stated, if 50% of TDRs sold went to the RPD at the rate of 2 TDRs for each unit proposed, it would create a demand for twice as many TDRs as would be available and drive the market. This would save twice as much land in the Ag Overlay as would be used and clustering and buffering will still be mandatory for all subdivisions over 5 lots anywhere in the RPD. Although the amount of buffering has not yet been determined, it will be *increased* over what is required today. Commissioner Thompson stated we could call it a Rural Development District, then, because that's what we'd be creating, but agreed that this might save the rural *look* of the county.

Being under an Ag Overlay would not be mandatory; if the soils fit the objective criteria the owner would have the choice of selling his development rights or restricting any development to 1:3. A property owner in the rural district could petition to have his property placed in an Ag Overlay *if his land met the overlay criteria*, without being adjacent to an existing overlay. However, properties that *are* adjacent to existing overlays will receive extra points. There is also a provision to buy back TDRs, after 5 years. Farmers who retain their property in farmland could sell off the development rights and would still be able to sell the land as farmland. Properties with marginal soils would have the same right to sell TDRs as more productive soils, provided the property is adjacent to an existing overlay and could accrue enough points under the remaining criteria to pass the test; there will be enough criteria available for marginal soils to meet the objectives. There is also a provision for Ag Overlay properties to opt out under certain specific emergency conditions, and to buy back TDRs at the same ratio of 2 TDRs per dwelling unit, to create a minor subdivision or farmstead only.

Other concerns identified were whether the TDR Program meets the "Smart Growth" objectives for schools, or will the increased density in the RPD create a need for more schools outside the development districts and priority funding areas? The response was that schools are being looked at by the consultant as part of Adequate Public Facilities. The Lexington Park Planning & Design Recommendations on Page 44 flow out of the Lexington Park-Tulagi Place Master Plan and they do meet the Smart Growth objectives. The Plan depicts MD 235 as a commercial corridor and includes an access control policy whereas, under the "piecemeal" rezoning process for 235 properties now underway, access control is not mandated. Commissioner Brugman commended that no one had explained the previous TDR proposal to him satisfactorily, but that he could support this program.

Discussion digressed to the 235 rezonings. Ms. Ahearn noted the safety issues of making this very narrow strip commercial and said, after the testimony she has heard, she advocates Commercial Limited as the best compromise, because it allows some commercial development for the 235 properties but protects the residential properties behind them. John Taylor disagreed with CL, and Mr. Dexter said he would like a review of his "mixed-use zone" by the consultant because he feels this will allow the property to be used to its best use without causing harm to the property owners.

The Growth Opportunity Areas proposed in the Plan are linked to the Economic Development Section and designates additional land in Town Centers and Growth Areas for business and commerce parks as Employment Centers. The Level of Service (LOS) information is a legal issue and was included following a legal review by the consultant attorney and Mr. Durkin. Both Calvert and Charles Counties' plans contain their specific LOS information.

The Plan identifies six (6) areas as priority areas for access overlays:

- (1) MD 235 from MD 4 to MD 237 (Chancellors Run Road).
- (2) MD 246 (Great Mills Road).
- (3) MD 5/235 from the county line to Halfway House intersection.
- (4) MD 235 from MD 4 to Old Three Notch Road/Vista Road.
- (5) MD 245 (Hollywood Road) from MD 235 to MD 5.
- (6) MD 4 from MD 235 to MD 5.

Commissioner Thompson stated she is afraid we are opening a Pandora's Box and that we won't be able to do this because the RL properties located along these roads cannot be denied access. Mr. Dexter stated the intention is to apply this to commercial development. Ms. Ahearn pointed out the desire here is not to *deny* access but to *plan* it, and that can be done in multiple ways. Mr. Grimm said, when this section is read together, particularly item c), which requires vehicular and pedestrian interconnection between adjacent parking lots and subdivisions to reduce travel on primary and collector roads, zoning becomes less of an issue. The six specific priorities are directed at commercial conversions, but the idea of managing access to major roads applies to *all* types of development in *all* zones. Commissioner Thompson replied she believes that item b) is a very general statement and she is not sure it adequately addresses the problem.

Commissioner Thompson asked whether the Commission discussed a new high school and when and where the members thought one might go? Mr. John Taylor replied this was not part of the remand and is something the Commission will have to revisit.

The scheduling of a public hearing was discussed. Donna Kristiponis, of Dyett and Bhatia, Consultants, recommended a charette be scheduled with the Commissioners, the Commission, and staff, and said a date of October 15<sup>th</sup> has been discussed. The consultant's contract calls for his report, or "peer" review to be presented to the Commissioners no later than November 9, 1998.

*Following discussion, it was moved by Mr. Dexter and seconded by Mr. Donaldson that a County Commissioners/Planning Commission joint public hearing be advertised once the report is received from the consultant. The motion carried by a vote of 5-0. No date for the public hearing was set; however, discussion was that it could be in the December 8<sup>th</sup> time frame.*

#### ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Minutes approved by the  
Board of County Commissioners on \_\_\_\_\_

Judith A. Spalding, Recorder