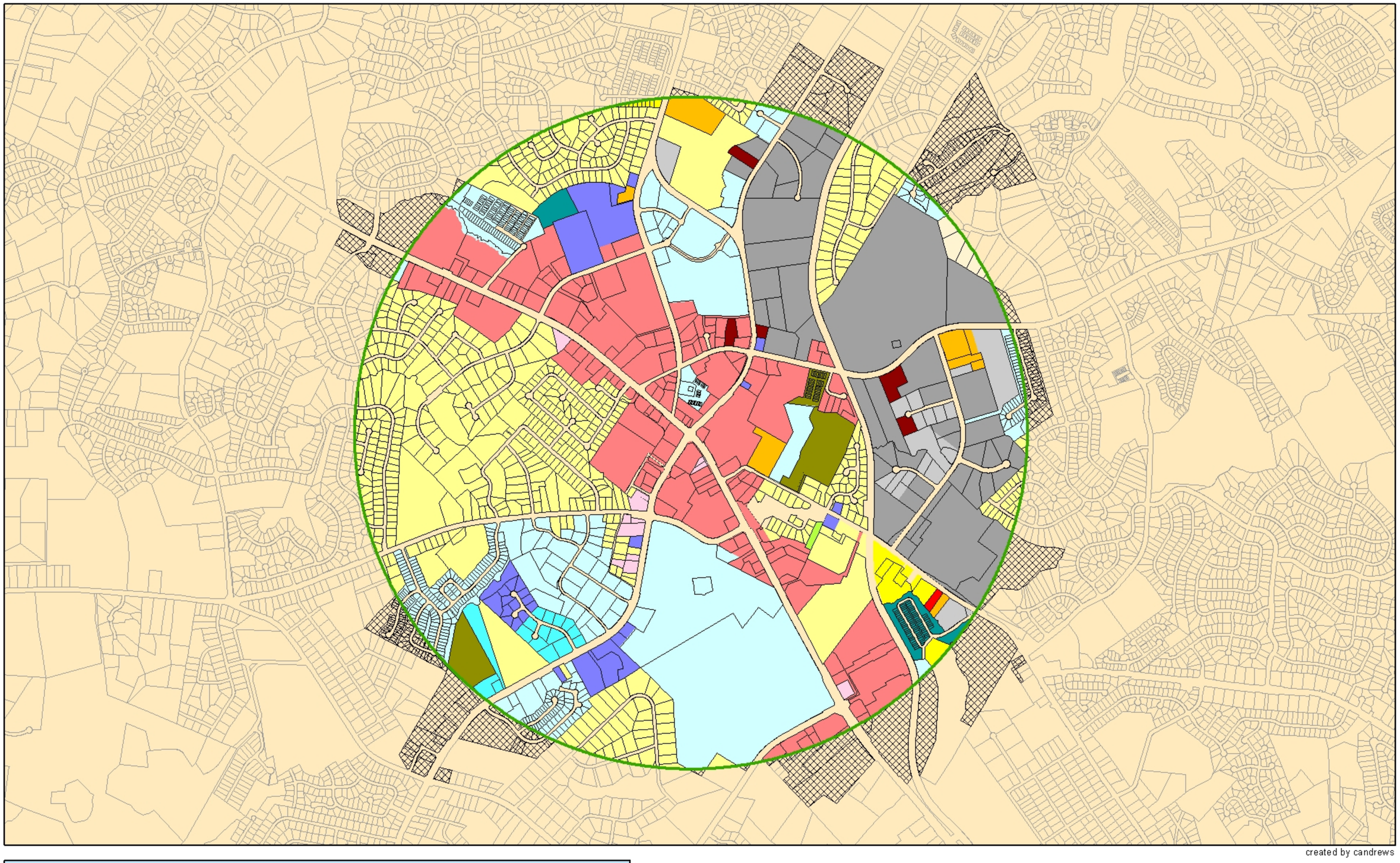EVANS TOWN CENTER OVERLAY DISTRICT (ETCOD)