

TOWN OF SILER CITY BOARD OF ADJUSTMENT

The Siler City Board of Adjustment met in Regular Session on **Monday, July 13, 2020** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Alston gave the invocation with the recitation of the Pledge of Allegiance following. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe.

MEMBERS ABSENT: Henry Smith Jr.

TOWN STAFF PRESENT: Attorney Paul Messick, Town Attorney William Morgan, Planning Director Jack Meadows, and Permit Specialist Justin Bridges.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the agenda as presented was made by Parks, seconded by Alston and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the March 9, 2020 Minutes was made by Kolpack-Martindale, seconded by Alston and unanimously approved.

NEW BUSINESS

Variance – Kirkman Ford Road

Hudson requested a motion to declare the public hearing open. ***A motion to open the public hearing for Variance – Kirkman Ford Road – was made by Kolpack-Martindale, seconded by Parks, and unanimously approved.***

Hudson stated that since we have at least six Board of Adjustment members present; therefore, we have a quorum.

Meadows read the legal notice of the subject case. Ernest F. Evans requests a variance from §243 to reduce the required vegetative buffer setback from 200 feet to 121.79 feet for a proposed single-family residential dwelling, and access drive. The subject property is located off of Kirkman Ford Rd & along the Rocky River. The property is identified as Lot 2 in Plat Book 2004, Page 415 & parcel # 82011.

Meadows acknowledged that the public was notified by ads in the Chatham News two weeks prior to the hearing, adjoining property owners received letters, and a sign was posted at the corner of Kirkman Ford Road & Smith Hudson Road.

Hudson asked if there any exparte communication disclosures from Board members. No one had any.

Hudson asked if there were any possible conflicts of interest. There were no conflicts.

Hudson asked all persons who have standing in the subject case and wish to testify please stand. The following came forward:

1. Ernest Frank Evans, 500 Kirkman Ford Road, Siler City, NC, 27344 (applicant)
2. Jack Meadows, 311 N. 2nd Ave., Siler City, NC 27344 (Town staff)
3. William Morgan, PO Box 5343, Asheville, NC, 28813 (Town Attorney)

Hudson then administered the following oath:

"Do you solemnly swear or affirm that the testimony and information you are about to give is true and accurate to the best of your knowledge?" Mr. Evans and Mr. Meadows replied with yes.

Hudson asked the Town of Siler City Director of Planning and Community Development to present a summary of the case. Meadows stated that the subject property is:

1. Owned by Ernest F. & Deidre Evans
2. Lot was created in 2004
3. 10.04 acres (~7 acres are located outside of the 200 feet vegetative buffer and special flood hazard area)
4. Located within the Agricultural-Residential (A-R) zoning district
5. Located outside the Town's Corporate Limits
6. Not located within a watershed protection area
7. Located within a special flood hazard area
8. Surrounded by the following land uses (single family residential, agriculture)
9. Surrounded by the following zoning districts (A-R)
10. Has access to Kirkman Ford Rd (60' wide private easement)
11. Approved septic area is located outside of the 200 feet vegetative buffer
12. Proposed well is located outside of the 200 feet vegetative buffer

Meadows stated that the attached documents were:

1. Application including survey exhibit, house plan, letter, statements, deed
2. Adjoining property owner letter and list
3. Memorandums from North Carolina Wildlife Resources Commission (dated 2001 and 2002)
4. Planning Board meeting minutes from 2003
5. Town Board meeting minutes from 2003
6. Definition of vegetative buffer and setback requirements
7. Attorney memo and letter from 2005
8. Approval of 401 Water Quality Certification & Isolated Wetland Permit (dated 2001 and 2002)
 - Condition of approval: A 200-foot buffer imposed along the entire reach of the Rocky River within the Town's planning area
9. 2019 Aerial photo

Proposed: Allow the following items to encroach up to 78.21 feet into the required 200 feet vegetative buffer (be located at least 121.79 feet from the bank of the Rocky River):

1. Single-family residential dwelling including front deck
2. Access drive

Meadows stated that if the variance is approved, then staff recommends standard conditions as proposed in the Board packet.

Town attorney Morgan: Regarding the 401 permit if you will turn to page 65. These are all conditions right, conditions in Siler City that he would have to have in order to increase the height of the damn?

Meadows: Yes sir.

Town attorney Morgan: And number six, it says the Town of Siler City UDO shall include and that is with a 200-foot buffer requirement as well?

Meadows: Yes sir.

Town attorney Morgan: So, it is not like our typical ordinances were the Town Board makes a policy decision about say a side setback, there is no choice in this matter, is that correct?

Meadows: The way I understand it William is that when you build a reservoir you impact the river and streams and things that are not currently impacted. And so to get the 401 certification it's sort of like a contract between you and a certifying agency, which is DEQ, and you would put together a mitigation package. This is just one piece of a mitigation package.

Town attorney Morgan: Now there is nothing about variances in here they are either allowed or not allowed, is that right?

Meadows: They do not provide that guidance, and we did not adopt guidance on variances.

Town attorney Morgan: And given the fact that so much of this evolves from one state requirement in Siler City did you contact anyone over in Raleigh to make them aware or alert to this?

Meadows: Yes sir, following our meeting with staff the reservoir and this permit was not under the purview of the planning department. My only thought was to abide by some write ups and amendments for the Town Board to adopt and beyond that it is more under the manager's office and public works director. So, staff met and we talked a little bit about this and it was advised for me to call or contact DEQ and I did.

Town attorney Morgan: And who did you speak with and what was the substance of the conversation?

Meadows: Yes, his name was Paul Wojoski. He is with DEQ, he is the 401 and buffer permitting branch supervisor within the division of water resources at the Department of Environmental Quality. Our conversation was about this application. We wanted to know if he could provide any feedback or input on the application, and in us processing this application was there an opportunity in their interpretation and so forth.

Town attorney Morgan: Ok, that's all.

Frank: And what was their interpretation?

Meadows: Very vague, I'll read a response to our phone conversation in an email I received it says "Hi Mr. Meadows, I appreciated our phone conversation today and look forward to continuing to work with you on the issues we discussed. Please reach out to me with any questions." He said he would not be in this meeting. He made it clear that he would not be involved in this process. Would not deny that he would not be involved in the process later on, but did not say he would either.

Town attorney Morgan: Has there ever been another case since the 200-foot buffer was established were we had someone request a variance?

Meadows: No. Staff has had discussion with folks about obviously the buffer, but I don't think we have received or processed any appeals for a variance application at all since 2003.

Town attorney Morgan: There have been things built I take it, that have respected the 200 feet?

Meadows: Most definitely. You will see some of those on page 68. If you will look on the bottom of that map there's a couple of houses off of Wellaway Lane, they were built after the buffer requirement. When they did their zoning permit they showed their 200-foot buffer and they built outside of it.

Attorney Messick: Mr. Meadows regardless of the source, is it the fact that the Towns UDO requires a permit for the 200-foot buffer?

Meadows: It does. So it was a conditional approval for a permit yet, our board hadn't followed the correct process to adopt an amendment when they did so. It was enacted by the Town of Siler City board of commissioners, Mr. Messick.

Attorney Messick: In your packet like you said you have a couple of maps and one of them appears to be an old map and talks about the final plat septic survey. It clearly shows the proposed home outside the 200-foot buffer?

Meadows: Yes, and I can speak to that just a little bit Mr. Messick. On page 13, Mr. Evans once he got Lot 10 created, he went to move forward to getting approval for a septic site. As a matter of fact this is the first time I'd seen this happen but with the county health department if you do a survey of your septic site it's a permanent septic permit. He went through that process. Mr. Evans can confirm that. I believe he received that septic permit and it did, it shows the home site outside the buffer, the septic field completely outside the buffer, and that's approved. Does that answer your question Mr. Messick?

Attorney Messick: Yes, and then the more recent map Mr. Eliason appears to have moved the location of the house?

Meadows: At the request of Mr. Evans, he had Mr. Eliason show this illustration on page 12 as an exhibit to this application.

Attorney Messick: So if the house were located where it was shown on the original septic map, that would be sufficient to satisfy the Town?

Meadows: Most definitely. If the house was outside the buffer there wouldn't be any reason to bring this application to the board this evening. We would approve it with a zoning permit.

Hudson: This was approved in 2003, how does it get before us now?

Meadows: Good question. If an applicant makes an application, Town staff processes it, and then that is a decision of the Board of Adjustment. In other words, we don't make Ernie make a variance application. That is his option, he thinks through his options. Do I build it were it's ok to build or were I want to and I ask for a variance application.

Hudson: Are you actually asking for a variance for something that is not in the control of the Town? These rules were not put in by the Town.

Meadows: They were.

Hudson: They've got approved.

Meadows: They are tied to something else. I'll speak to that just a little bit to follow that. In that email speaking to Mr. Paul where we followed up. We had that conversation. That our ordinance does not have any direction on how to handle a variance of a 401 condition, and it may be something we want to talk about, and I plan to. Staff plans to have those conversations. They are a number of things and we've even had some conversations about some of the 401 requirements at this planning board. I believe that that conversation is going to now, that we have contact we are going to open that conversation to happen and we can bring some things for the planning board to consider. But we do not have that today.

Town attorney Morgan: One more question for the record. This fellow you talked to in Raleigh did he offer to help you look at some potential revisions?

Meadows: Yes. That is what is implied in this email and that's the way I took it as well. Is that we would work together to come up with some, maybe more specific language, with some of our 401 conditions. There is not a lot of specifics. There are alternatives in some other rules about, related to buffers across the state, so we would need to work in negotiation with them before we did anything. And I think he opened that door for us to do something.

Frank: Do we have a section of the ordinance in here that gives outlines of what it takes to get a variance and what qualifies for a variance?

Meadows: Yeah, your last page, the very back page.

Frank: I know that is our worksheet but is there a snip of, is this the UDO?

Meadows: Yeah, that is pretty much state statute, UDO all tied into one in the same. There is no difference in our UDO and the state statute.

Frank: So if I were to read this I would go down this check list and determine if I think I qualify?

Meadows: I would suggest and I would recommend to the Board of Adjustment to keep those items in mind, as you are listening to the facts of this case. That would be my recommendation and Mr. Messick can give you some additional guidance on that.

Attorney Messick: Exactly right.

Frank: I guess I'm just a little confused, what is the hardship?

Meadows: I would encourage you to continue you to go off of the facts of the case.

Attorney Messick: That would be for Mr. Evans to tell you.

Town attorney Morgan: One more for Jack. When you got the application original was it complete?

Meadows: Me and Ernie may have looked over it together a couple of times and I encouraged him to make sure he brought it in in pieces and when he brought it his final step it was complete.

Town attorney Morgan: There's this list on page 16 that was attached to his follow up letter?

Meadows: Yes.

Town attorney Morgan: And is that his response to items number four on the application?

Meadows: Yes. That's the intent, so on page nine and ten is the application. Mr. Ernie has provided a letter on page fifteen to describe some of the intent of this application. On page sixteen is the answering to the items of four. That is the intent to provide comments on the statements which you will be considering which is what me and Mr. Messick talked about just a second ago.

Hudson: Any other questions for Jack?

Attorney Messick: We can come back to Jack if we need to.

Meadows: We can. Most definitely. There is a room of opportunity here to continue to conversate and ask questions.

Meadows: Do we want to have Ernie come up next? Ernie, you can approach the podium and give us your case.

Evans: You want me to talk?

Meadows: You want to share any comments Ernie or if the board has any questions or William may have questions as well.

Evans: That may be a little difficult because my old ears don't pick up a lot of this talk especially when people have masks on. We've owned this property since about 1968. It was 150 acres. We built five houses, all 150' from the river. And we did all of this and they are all perfect and everybody loves em. And now my son wants to build another one right next to our house, and we want to do a nice job. Not put bushes or trees on the river. And we technically own to the center of the river on our deed. So, you know, I mean the whole thing is ours. And I'm a little bit concerned about them taking like 800 acres from us for nothing, and saying we can't use it. It doesn't make a bit of sense. And we just want to build what we have been building all along. And we don't want to mess the river, we've got a lifetime septic system way back off the river and the well is way off the river. So I don't see what the problem is. I'll answer any questions and I hope I can answer them. I mean we don't have a plan for the house but we still have to build a foundation, drawing, everything, you know showing exactly where it is, a 121' feet back from the river bank. And the river, it's about 60' above elevation. You know, this property is from the water is what I'm talking about. It's not any floodplain, it's not anything at all as far as I can see. Anybody?

Town attorney Morgan: I have a couple.

Hudson: Anybody have any questions for Mr. Evans?

Town attorney Morgan: Ernie, this plan on page thirteen.

Meadows: I made a copy for Ernie.

Evans: My son has the...

Town attorney Morgan: Ok, he made need to look at it and answer but the one that Jack was asking about or I asked him about from 2005. I believe the septic survey map has the house behind the 200' line. Had you considered originally putting it there?

Evans: When we did that they implemented this 200' setback. We were gonna build, my wife and I on that plan. It shows the house and septic system right alongside it. You know, whatever the date is on that map.

Town attorney Morgan: This one right here?

Evans: Yeah, this is the 2004 one. That's when they implemented the 200' setback. So we did that and my wife and I went up and flagged out the house and it's too far from the river. You can't even see a whale much less a fish, so we wouldn't build at that time. And now we want to build it.

Town attorney Morgan: This is what you want to do now on page twelve?

Evans: Yes. That'll be the new house location.

Town attorney Morgan: In order to get a variance, I'm sure you are generally familiar with you have to show a hardship, and I'm wondering what the hardship is.

Evans: The hardship is we are not going to build on it, because we don't want to build 200' from the river. Because of the view and everything. It's much higher, that one is. It's a gorgeous spot, we've lived next to it for fifty years. You can see our house next to it on that plan. But were only about 100' away, 100' from the river.

Town attorney Morgan: Has your house ever flooded, I'm curious, I know this is about the buffer, not the storm, not the flood FEMA map?

Evans: We just have a regular ranch house with a deck facing the river. You know and the river is the beautiful part of the whole property. You wouldn't build anything and face the inland side you would face the water. It's like buying a house down on the coast. You don't buy something on the intercoastal waterway and look the other way do you? You want to see the water. And that's what we want to do for my son when he builds this house.

Town attorney Morgan: My question was, fifty years that's a long time, is that what you said?

Evans: Beg your pardon?

Town attorney Morgan: Your house has been there for fifty years? The house on the river where you live. Has it ever been damaged by a flood?

Evans: No. No. We've had it come up to the deck. It came up one year it came up 31' during hurricane Fran I think it was. You know, the river. But it goes down immediately. You know we aren't worried about flooding. We don't have flood insurance and we won't need it on this house when we build it. So this house is even higher above the water level.

Town attorney Morgan: Just one more for clarification because Jack talked about it. Is this something that on page sixteen, is that something you prepared and is that in response to... I understand that you typed that as being the.

Meadows: That's just your list of comments Ernie. You provided that as an attachment to your application.

Town attorney Morgan: It appears to me that that list on page sixteen is, corresponds to these things the application requires you to comment on, and I'm asking you if that is the case and you take as long as you need. It appears to because suffered by applicant only, hardship relates to land only, unique, no hardship to surrounding properties. It appears that is your response to question four on the application. It says

submit the following on one or more separate sheets of paper. Please comment on the following statements and there is a list of statements. So, is that all you submitted?

Evans: I guess so. I don't remember, it so long ago.

Town attorney Morgan: That's it, that is all I have right now.

Evans: We've lived out there on the river since 1970 and we had a big cattle farm. We had 150 acres to start with, all the way down the river. And we've done very well and we love it out there, so does my son, and that's what we want to do. Thank you.

Hudson: Does anybody have any questions for Mr. Evans?

Attorney Messick: May I ask one? Mr. Evans, you said the hardship that you would suffer is that you would choose not to build this house if you had to be beyond the 200' vegetative buffer. Is that the hardship?

Evans: Oh, for us it is, yeah.

Attorney Messick: But you could build a house.

Evans: Oh, we could build above yes, but we don't want to. And we are not going to. Yeah, I mean that's all there is to it. We are not going to alter a whole plan, everything that we wanted to do. What a difference, you have no idea 200' makes, you know from the water and up higher, and lots more trees. We are not going to push all the trees out so you can have a great big beach front or anything. We are going to leave it just the way it is.

Attorney Messick: You understand don't you that the rules have changed since you started this?

Evans: But I mean to us that's a big hardship.

Meadows: William, there may be someone on that screen that may want to share some testimony. Is that permissible, is that allowed?

Town attorney Morgan: I think so since we are still under the emergency order. If they have standing.

Meadows: Is there anyone that is participating remotely this evening that would like to offer comment in support or in opposition? This would be an opportunity to now please share with the chairman and they would need to be sworn in to Mr. Hudson.

Hudson: Does anyone?

Meadows: It sounds like there is no one. If that's the case then they are just joining us for this meeting or the planning board meeting.

Hudson: Anybody on the board, any discussion? Now it's time to have discussion amongst the board members.

Meadows: Yeah, this is an opportunity, Mr. Messick will guide you here. When you start to make your decision if there is information that is going to be included you want to talk about it now or have questions answered before you close that public hearing. This is your last opportunity.

Parks: Jack, you talked to the Raleigh commission regarding state on it, what was his name?

Meadows: The fellow I talked to. He is with North Carolina Department of Environmental Quality. His name is Paul A Wojoski. He is the 401 and buffer permitting branch supervisor. Within the division of water resources.

Parks: Did he at any time during the discussion say anything about this variance if it would be allowed, would it be detrimental to the wildlife and to the river?

Meadows: Yeah, he's not in the wildlife commission. So, he didn't really speak to wildlife. Is that the only question you are asking me?

Parks: No. As far as he is concerned, if a variance were allowed, they don't see any detriment to the river or bank itself, wildlife or anything?

Meadows: He didn't speak to in that way. He spoke more about permit. He focused his discussion on the permit that was issued that was a contract between the Town and DEQ which established a mitigation plan, it was part of a mitigation plan to get the 401 permit that's where he kept our conversation.

Parks: But there is nothing that we can look at and say it's a possible hazard?

Meadows: I think Mr. Paul mainly focused his conversation about that permit but also our variance process. Because he knew that we didn't have one built into this 401 process, that we follow this variance process. So, I don't he was saying that you can't get a variance for a development in a buffer, he just wanted to encourage the board, and staff will do the same. Encourage you to follow the variance process no matter if it was tied to a 401 permit or not.

Hudson: Anymore discussion?

Town attorney Morgan: I just wanted to make a comment that I know we normally get to a point like where we are now and close the public hearing. But we don't have to do that. We can go ahead and start deliberations and that way if something, if you think of a question that you want to ask of Jack or me or Mr. Evans you are still open. That's the way I understand it. It's when it's closed that you are locked into what you've heard.

Parks: the reason for you building the house, one of the reasons was to downsize, am I right?

Evans: No. Our house is right next to where we want to build this one. My son wants to build this one, a new one. And he doesn't want to build there either because it is so far away from the river. And we've built six houses down the river over the years. And then they changed this buffer and goofed us up on our plans that we have. And that's the reason we are discussing this hardship. We are not going to build a big house and we are not going to plant a garden in front of it or anything. It's just going to be a house and a deck, a ranch house.

Parks: You are going to reside there or not?

Evans: No, my son is. We are retired now we are going to be 88 next month so we are kind of tired of all of this. And my hearing is going bad and so is my wife's, I'm getting new hearing aids, right now I only have one and that is only half good, the other one quit completely. I'm in kind of a bit of a mess, but I'm in good health other than just getting old.

Hudson: Any other questions?

Town attorney Morgan: I may just have a few comments, I don't know if it's appropriate to do so now, sort of an argument so to speak. I just wanted the board to really look at this worksheet. Which we will go through in a few minutes. And really take to heart exactly what it says on here. The applicant has the burden of proof in order to qualify for a variance. This is straight out of state law and it's Town ordinance. These are the requirements and to ask questions of Mr. Messick if you want to. In my view, the board can do whatever, it doesn't meet it. It falls far far short and that is just a fact. Especially based on this record that we have here. And I'm speaking on behalf of the Town although they have not given me a position to take, but based on what happens here tonight I suspect that, pending on what happens the Town Board itself might instruct me to get involved at the next level. And I just didn't have an opportunity with all of our meetings, online meetings and everything to discuss this with the board so. It doesn't meet the requirements regardless. I can elaborate more on why I think that, go through these. I guess at this point I'll be quite and if you have questions about the individual findings you can ask Mr. Messick since he is your attorney on this case.

Hudson: Jack, would you explain the four variance questions that we are going to...

Jack: That's a good question. We've got a couple of things. One, we usually seat seven on this board. You're not seating seven tonight you are seating six. You've got to have six affirmative votes for each one of these to pass this variance. Let's say we get to number one and this is for Paul and Mr. Morgan. If

number one didn't pass do we need to go through two, three and four? That's my guidance, if you pass one you keep going to number two, three, four and so forth. If you fail the first one you can probably end there. Do you want me to run through these in more detail?

Town attorney Morgan: Although I will say that in some towns and jurisdictions, they encourage you to go through all the findings in case the case winds up in superior court. The court would have a full understanding of the problems, if there are other problems, or if that's where the train wrecked. But that's not required.

Meadows: You can approve this application, there could be an appeal of that decision, you can deny this application. There is an opportunity for an appeal no matter whether it's approved or denied in all applications. So, you know, that's good information to know.

Kolpack-Martindale: Jack, I've just got one question. Is there anything that allows for this property since it's been owned for so long that allows it to be grandfathered in under the old buffer zone or if it had to change with the, following the rules changed?

Meadows: There is an opportunity for that at the time that any amendment is made to the ordinance. At the time of this amendment there wasn't action or language added to the ordinance to include grandfathered. There was some things mentioned during the process that I think everybody was in agreement with, both DEQ and the Town Board. For example, if there was no use of your land in one of these buffers or no development in the flood zone, you know, it covers your entire lot. There was some guidance given to staff in those discussions that we need to let somebody make use of that piece of land. That is the only guidance that I remember receiving. You know, you've got an acre and a half lot and every bit of it is in the flood zone and the buffer. There was many more conditions applied than just this buffer requirement. They changed a lot of things in our ordinance.

Attorney Messick: This was a vacant lot then it is a vacant lot now. There's nothing to grandfather. A new house with new rules.

Meadows: Thank you Mr. Messick, that is kind of where I was going.

Kolpack-Martindale: So, because of the individual lot not the original parcel of land, part of the 150 acres because this has been allocated a separate lot.

Attorney Messick: Right.

Kolpack-Martindale: So, it falls under the new regulations.

Meadows: Yes, that's exactly right and I wanted to talk about when the amendment was adopted and then maybe make some references to our nonconforming section of our ordinance. Mr. Messick hit the nail on the head. Addressing the existing conditions that would apply in this situation this new lot was created after the ordinance was adopted so it's got to meet the current ordinance.

Attorney Messick: In the 2004 plan, it's in your record. It shows the 200' buffer. It shows the floodplain. That's sixteen years ago. This is not something that is new.

Hudson: Any other questions?

Frank: I've got a question. Is it, as a board member, are we allowed to share professional knowledge in the Board of Adjustment or does it gotta be based on facts?

Meadows: My guidance would be you make your decision based on the information you've heard and received. If you need information you ask questions to gather that information. Paul, help me out on this.

Attorney Messick: The record is the testimony.

Hudson: Any more discussion? Any more questions? Number eighteen I request a motion to declare the public hearing closed.

A motion to close the public hearing for Variance – Kirkman Ford Road – was made by Frank, seconded by Alston, and unanimously approved.

Hudson directed the Board of Adjustment members to the worksheet.

Attorney Messick: Mr. chairman you could find that this particular finding has failed for lack of a motion. Mr. Morgan?

Town attorney Morgan: If it fails for lack of a motion I agree that is one possibility in order even though this is worded in the affirmative: 'Unnecessary hardship would result.' Could there not be a motion that...

Attorney Messick: That an unnecessary hardship would not result.

Town attorney Morgan: Yes. That's another possibility or just no motion because no one makes the motion, that also is essentially the same thing.

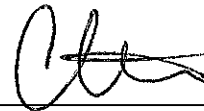
A motion that unnecessary hardship would not result from the strict application of the regulation. It shall be necessary to demonstrate that, in the absence of the variance, reasonable use can be made of the property was made by Frank, seconded by Parks and a 4-2 vote. 4 votes for the motion, 2 opposed. No further motion needed.

BOARD MEMBER COMMENTS

None

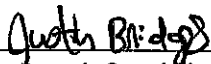
ADJOURNMENT

With no further business a motion to adjourn was made by Frank, seconded by Kolpack-Martindale, and unanimously approved at 7:35 p.m.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist