

The Smithfield Planning Commission held its regular meeting on Tuesday, June 13th, 2017. The meeting was called to order at 6:30 p.m. Members present were Mr. Randy Pack, Chairman; Mr. Charles Bryan, Vice Chairman; Mr. Bill Davidson, Ms. Julia Hillegass, Mr. Mike Swecker, Dr. Thomas Pope, and Mr. Michael Torrey. The staff members present were Mr. William G. Saunders IV, Planning and Zoning Administrator and Mr. William H. Riddick, III, Town Attorney. There were nine (9) citizens present. The media was not represented.

Chairman Pack – Welcome to the Smithfield Planning Commission meeting of June 13th, 2017. We will start our meeting with the Pledge. Please stand.

Everyone present stood and recited the Pledge of Allegiance.

Chairman Pack – Thank you all. The first item on the agenda is the Planning and Zoning Administrator's Activity Report; but there is no report tonight. Our next item is Upcoming Meetings and Activities. On June 20th at 6:30 p.m., we will have the Board of Historic and Architectural Review meeting. The Board of Zoning Appeals meeting has been cancelled for this month. On June 26th at 4:00 p.m., we will have our Town Council Committee meetings here at the Smithfield Center. At 6:00 p.m., we will have our Town Council continued meeting so that we can formally adopt the proposed budget. Committee meetings will also be on June 27th at 4:00 p.m. The next Town Council meeting will be held on July 5th, 2017 at 7:30 p.m. Planning Commission will meet again on July 11th at 6:30 p.m. The next item on the agenda is Public Comments. The public is invited to speak to the Planning Commission on any matter except scheduled public hearings. We have a signup sheet. If you have not signed up, we will still allow you to speak. We ask that comments are limited to five (5) minutes per person. Any required response from the town will be provided in writing following the meeting. Do we have anyone signed up for public comments? I have a Mr. Culpepper signed up; but did you mean to sign up for the public hearing?

Mr. Culpepper – Yes, I will wait for that.

Chairman Pack – I do not have any other signups for public comments. Is there anyone else who would like to speak? Seeing none, we will move to Planning Commission Comments. Do any commissioners have any comments? Hearing none, we will move to Public Hearing: Special Sign Exception – Sign and Sign Base Area –

Could we have a staff report please?

Planning and Zoning Administrator – The applicant is Wes Crane of IDF Pen Sign in Virginia Beach. The current developer of the property is Cypress Investment Holdings, LLC who are also the ones doing this project. However, the location of the property is the entrance of the subdivision at Cypress Creek. They are actually owned by the Cypress Creek Golf Course. The current zoning is Suburban Residential. The public hearing is for a special sign exception. They would like to replace the signage and entrance features at the entrance to the neighborhood. Unfortunately, they got a little bit ahead of themselves on the demolition of the old sign, permitting, and review. This is really kind of approval after the fact. The reason they are before you tonight is because his proposed design exceeds the maximum eighteen (18) square foot area of signage. The proposed sign base exceeds the twenty-four (24) square foot maximum for a sign base for residential subdivision detached signs. The proposed sign area is sixty-eight (68) square feet and the proposed base is thirty-six (36) square feet. It should be noted that while the area of the proposed sign and base exceed the ordinance regulations, the proposed sign and entrance feature is smaller than the previously existing sign and entrance feature. There are a few ordinance sections to consider regarding this application in your staff report. If you have any other questions, I will be glad to try to answer them.

Chairman Pack – At this time, I would like to open the public hearing. We have two (2) signups for that. The first is Mr. Tim Culpepper. Please state your name and address for the record.

Mr. Culpepper – Good evening Chairman Pack, Vice Chairman Bryan, Planning Commissioners and staff. I am with Robinson Development Group. I am here this evening presenting for Cypress Investment Holdings. My address is 150 W. Main Street, Suite 1100 in Norfolk. My phone number for the record is 757-282-1020. As Mr. Saunders noted, I am here tonight hat in hand so to speak. We did get a little out in front of our headlights in terms of our project. We acquired Cypress Creek a little over a year ago. As part of that acquisition, our strategy has been to kind of rebrand the community.

We have been working closely with the existing homeowner's association there which is very active. Some members of which are here this evening. Part of our strategy is to rebrand the community, new font package, new entry signage, and to try and modernize the overall street appeal of Cypress Creek. It is an iconic neighborhood of Smithfield. It is well known within Smithfield. We are trying to broaden its reach a little bit. Part of our strategy was to develop new entry monumentation. We have been working with IDF Pen Sign for well over six (6) months; maybe even longer. We have also been working with the HOA. We have gone through a number of different iterations with our signage. Each step we have shared those iterations with the HOA. They have gotten the existing HOA's approval of the demolition of the previous sign and the construction of the entry monumentation that you see on the rendering in your package. We have also gotten their concurrence that they will assume the maintenance of that signage just as they have done with the previous sign. The one important step was touching base with the Town of Smithfield for a zoning permit thus our hearing this evening. As I have acknowledged with the HOA, it was a swing and a miss on our part. We have learned a valuable lesson. It will not happen again I can assure you. We apologize both to the Town of Smithfield and to the Cypress Creek HOA for getting ahead of ourselves. It was not ill-intended. We were not trying to circumvent any type of permit. I know that Mr. Crane is going to speak a little bit about some of the design elements of the sign itself. IDF Pen Sign is a well-known signage company here. They are based in Virginia Beach; but they do work up and down the mid-Atlantic. I am available for any questions. We would appreciate your approval this evening so that we can move forward and get this completed as quickly as possible. So, thank you in advance.

Chairman Pack – Thank you, Mr. Culpepper. Does anyone have any questions while he is at the podium?

Vice Chairman Bryan – I have a few questions. How long have you been at this? How long have you been doing the type of work you are doing here at Cypress Creek?

Mr. Culpepper – We are not necessarily in the signage business. Mr. Crane constructs the sign and goes through the permitting process for the signage. We actually own the community. Ultimately, we are responsible for hiring Mr. Crane and making sure that everything happens correctly.

Vice Chairman Bryan – Okay. I will reserve my other questions for Mr. Crane then.

Chairman Pack – Our next speaker is Mr. William Crane.

Mr. Crane – Good evening. I am happy to be here to explain the signage. I have some pictures up here. I am with IDF Pen Sign. The address is 123 Pennsylvania Avenue in Virginia Beach. We were contracted to work on this entrance sign. You guys have the little pictures with you. I have a picture here of the original sign. There are two (2); one on each side of the entrance. This picture was not in your packet. As we all know by now, they are actually not there anymore. The original sign was twenty-eight (28') feet long. The new sign that we have in mind is not quite as long as that. I have the drawing that shows the measurements if anyone has any particular questions. Let me just say that my wife and I love to come to Smithfield. I never miss a chance to come here if I can think of a reason. When I was working with Mr. Culpepper, I did not understand that the town had their own sign regulations. I have been in the sign business since the 1980's. I have recently accomplished a couple of signs in Isle of Wight. I knew the town was in Isle of Wight County and I made a false assumption. What I was trying to do for Mr. Culpepper, as I would do for any client, was maximize the situation. In this case, the signs go on a huge entrance to a golf course. We have all driven by and seen it. It is not small. To put something very small there, it would not have the necessary impact in my opinion from a signage standpoint that would warrant the entrance to such a great community. It is a large community which includes the golf course along with it. What I was trying to do all along was to get something that was noticeable and striking. It would be new with striking materials; a look that would last a long time like the original. It was built in the mid-1990. It had a twenty (20) year run. It felt important to me that the words 'Cypress Creek' be as large as or larger than the existing sign had been. The money that Mr. Culpepper was willing to put into the front entrance would be of marketing and strategic value. Again, this is all my opinion as a sign maker. I strove to maximize it. If you will notice in the drawing, the tower does not actually touch the sign. I was going to apply for an auxiliary building permit for that because it is not technically a sign. It is just a decorative feature. The sign itself sits barely in front of it but does not touch it. It is a technique that a lot of people use in

situations such as Eagle Harbour or Riverview out in Suffolk. They have very stringent rules as well; but, again, the intent is not to just put up something large that is not attractive. It is to put up something that garners attention; but still fits within the confines. That is essentially where I come from in this story. If there are any questions, I will be happy to try and answer them.

Vice Chairman Bryan – You have been doing this for a while I suppose.

Mr. Crane – Yes.

Vice Chairman Bryan – You had said that it is not common that you run into towns or communities where there is a sign permit process. Is that true?

Mr. Crane – What I meant to say was that I was not aware that the Town of Smithfield had their own set of regulations. I work with the city of Virginia Beach, Williamsburg, and all up and down the east coast. I am aware that we need to get permits. What I was not aware of was that the town, which lies within Isle of Wight County, had their own. I was basing my design and what I was proposing to do based on Isle of Wight County sign codes which are different. They have a different way of interpreting some of the things. I was not trying to show Mr. Culpepper something that was not going to be allowed or anything of that nature. At the same time, I was trying to give him the maximum amount of impact that I felt that site needed in order to be effective.

Vice Chairman Bryan – Then you approached the county. Is that correct?

Mr. Crane – I typically go online to the website that has the sign codes on it. You guys actually have your codes online as well; I just did not know that. I could have looked online to determine what needed to be done.

Vice Chairman Bryan – The other question I have is about the dimensions and size. It says that the sign area is sixty-eight (68) square feet and that the base is thirty-six (36) square feet. When I look at the small portion of what you are showing, I am seeing a height of ninety-six (96”) inches which translates to eight (8’) feet, I believe.

Mr. Crane – The back piece would not be part of the sign because it is not attached to the sign. It will be fifty-one (51”) inches by one hundred ninety-three (193”) inches which is how you get the sixty-eight (68) square feet.

Vice Chairman Bryan – So, this is just for the “Cypress Creek” wording.

Mr. Crane – Yes, the word “Cypress Creek” and the light area that is behind it which is considered the sign area. The stone base that is underneath of it is the thirty-six (36) square feet.

Vice Chairman Bryan – Are we considering the end towers tonight?

Planning and Zoning Administrator – Yes. Basically, what is before you at this moment is strictly for the sign and the sign base because they exceed the area. The next item on your agenda is the subdivision plan revision that would incorporate their entire entrance plan. That, basically, approves the sign, the sign location, the wall behind it, and the landscaping. These were separated because the special sign exception requires a public hearing. I should have said this in my staff report. I apologize. Basically, as the applicant has said, the “Cypress Creek of Smithfield” text and the tan area behind it is what is defined as the sign in this application. The stone beneath it is the base. The stone wall that you see behind it is an element that will be permitted with a simple zoning permit much like a shed permit assuming that the application to revise the subdivision plan is going to be approved in your next item on the agenda. I would also like to add some of the differences between the old sign and this sign. The old sign mostly featured a wall and the area of the sign was just the text. In this case, there is an area behind it that is defined as the sign so the whole brown area behind it defines the sign. There is a little bit of difference in the way you look at the definition of a sign based on whether it is just letters on a wall or whether it is a feature like this.

Mr. Crane – For instance, if I had used all stones and made it more of a wall that may have been considered a sign wall; but in my opinion as far as the design goes the letters would not be as easy to read which is why I chose to put a solid panel behind it.

Chairman Pack – Are there any further questions?

Mr. Swecker – Did I understand you to say that you had not talked to the county about this at all? You just read it online.

Mr. Crane – Yes, that is typically what I do for every job.

Mr. Swecker – Were you ever intending to go to the county about it?

Mr. Crane – Yes. It is a complicated process to negotiate what I might do for a client and then them saying they actually want me to do it. I am not going to put in so

much energy and expense into something that per se might not happen. I try to provide my client, based on what I can gather readily, information to allow him to make the decision on whether or not it would be a good idea to actually purchase something. There is a limit, I guess, to what I do; typically speaking.

Town Attorney – Whose decision was it to tear the wall down?

Mr. Culpepper – I ultimately made that decision. I instructed Mr. Crane with the understanding that I thought we had gone down the necessary paths that we needed to. I presumed to move forward with that. His crew actually demolished the wall. Having worked with the HOA and his correspondence with Isle of Wight County as to what we were designing based on their ordinance and the feedback that I was getting, I was the one who ultimately said to move forward with the demolition and construction of the wall. I will even go further to say that I even wrote a letter to the HOA thinking we had everything we needed and that it would be a thirty (30) day process. We take responsibility for that.

Town Attorney – My only point is that you are not a novice at this. You have to have permits to demolish things. I would think you would know that.

Mr. Crane – I could answer that from my field and that is not the case when it comes to signs. I did go visit the Smithfield offices. Mr. Reish said that, typically, some cities might consider a demolition permit is kind of in simpatico with a sign permit. So, they do not always make you get a sign destruction permit if you are replacing it. I have been in the sign business for quite some time. I have never, not once, had to pull a sign demolition permit. In my experience, a sign can be taken down without a permit.

Town Attorney – I understand that; but before you tear one down you would have a permit in your hand to put one up.

Mr. Crane – Well, I believe that would be good advice. In my thinking, if you want to get into why or how I was thinking, I was not trying to haphazardly ‘spit in your face’ so to speak. My assumption would have been that it was important to get that down so that the landscaping could be put in. I do not know a lot about landscaping other than to know that there are seasons that are better for planting. I do not always question everything. I have my little wheelhouse of what I am trying to do. It was not my intention to try to get one by on anybody. At the end of the day, I do realize that every sign

foundation does have to have a footing inspection. I know that it has to occur. When Mr. Culpepper and I spoke about taking the sign down, I knew we would be getting the permit and a footing inspection at some point. I can easily see that if someone drove by and saw us tearing it down that they would be thinking we would be putting something right back up. I can see where that concern would come into play. I cannot deny that; but I can also say that it was not what we were trying to do.

Chairman Pack – Are there any other comments?

Ms. Hillegass – Is the HOA in support of this new design?

Mr. Crane – Yes.

Ms. Hillegass – Mr. Chairman, I think it would be ludicrous to make them put back what they had. The new design is a vast improvement in terms of it being more modern and easier to read. I would like to move to approve as presented.

Chairman Pack – The public hearing is still open so let's wait a moment for that. Are there any other questions for Mr. Crane?

Vice Chairman Bryan – Is anyone else concerned about the height and size of this?

Town Attorney – That is for Town Council.

Chairman Pack – At this time, I do not have any other signups for public comments during the public hearing. Is there anyone else who would like to speak for or against?

Mr. Charlie Broadwater – I live in Cypress Creek and am the treasurer of our HOA Board. I had not intended to speak; but I think it is important for the record to note that the HOA Board was presented with several renderings. We went back and forth with the developer about those. We had a lot of input into the signage. It was actually shown to the entire community. There were signs put up and people could come by and take a look. The Board of Directors of the HOA unanimously voted to adopt this sign. We think it looks great. We think it looks better than the old sign. We are excited about it and that is all I know about it. I do not know anything about the permits and all of that. I am not speaking for the Board; but I can tell you that in a meeting of the Board of Directors, it was unanimously voted to proceed with this. The Board was very happy with it.

Chairman Pack – Thank you, Mr. Broadwater. Would anyone else like an opportunity to speak? At this time, the public hearing is now closed. We can begin deliberations.

Vice Chairman Bryan – From a safety standpoint, I was concerned about the height of the sign. My other question is if there is anything else in the town that is similar to it? Is there anything we can compare it to?

Chairman Pack – How is this one compared to the height of the one that was removed? Do you know how tall that wall was?

Planning and Zoning Administrator – I really do not know off hand, Mr. Chairman.

Mr. Crane – The height was six (6') feet on the previous sign.

Town Attorney – I do not think it is a safety concern because it is not in the sight triangle. We would not permit that if it were.

Ms. Hillegass – No. It is not in the sight line at all.

Mr. Davidson – It looks like the only thing that is going to be there is the golf course on both sides. There is no real traffic or anything.

Planning and Zoning Administrator – Isle of Wight County building codes would have to approve the size of the footing that would go under the wall and sign as part of their permitting process to make sure it is stable. All you are approving is the special sign exception to allow this design to exceed the size. Everything else that relates to the permit is going to be handled administratively by the town per zoning and Isle of Wight County per building. The next vote is a revision to the overall subdivision plan that you allow them to change all of the landscaping, the position of the signs, and the wall behind the sign. If the sign meets all of the regulations, you update the subdivision plan and you approve them to exceed the maximum areas then everything will be appropriate for us to handle the balance of the permit administratively.

Chairman Pack – We will note that we do have exception considerations in our town code that do allow for us, if it makes sense to us, to make this exception or any exception without restraint to square footage. If somebody came to us with a thousand (1000) square foot sign and we thought it was a good idea, we are allowed to do so. Is there any further discussion?

Ms. Hillegass – Mr. Chairman, this is a vast improvement. I would move to approve as presented.

Mr. Davidson – Second.

Chairman Pack – A motion has been made and properly seconded. Roll call vote.

On call for the vote, seven members were present. Vice Chairman Bryan voted aye, Mr. Davidson voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, Dr. Pope voted aye, Mr. Swecker voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – Moving forward, our next item is a Subdivision Plan Revision – Fairway Drive, Entrance to Cypress Creek Subdivision (Parcels 21-01-086A & 21-01-089) – Wes Crane, IDF Pen Sign, applicant; Cypress Investment Holdings, LLC, owner. Could we have a staff report please?

Planning and Zoning Administrator – This is the revision proposal to the subdivision plan at Cypress Creek that we have just discussed. The applicant is seeking approval for this revision in order to redesign the neighborhood entrance and signage. It will incorporate the sign that was before you in the previous item as well as the wall that is shown behind it, additional landscaping, and new position of the new signs.

Chairman Pack - Would the applicant like to speak on this?

Mr. Culpepper – I am with Robinson Development Group at 150 W. Main Street in Norfolk. I am here representing Cypress Investment Holdings, LLC. The one thing I wanted to mention previously is that we also reached out to the golf course owner about this signage. They offered no objections to it being replaced. I failed to mention that in my initial comments to the commission and I just wanted to make that one particular point. I will be happy to answer any questions. Thank you.

Chairman Pack – Are there any other comments?

Mr. Torrey – Are we looking at two (2) identical signs?

Chairman Pack – Yes, one on either side of the entrance. It has clear sight lines and turning radiuses.

Mr. Davidson – Mr. Chairman, I would recommend that we approve this portion of the plan as presented.

Ms. Hillegass – Second.

Chairman Pack – A motion has been made and properly seconded. Roll call vote.

On call for the vote, seven members were present. Vice Chairman Bryan voted aye, Mr. Davidson voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, Dr. Pope voted aye, Mr. Swecker voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – The next item we have is a Subdivision Waiver – 837 & 841 W. Main Street (Parcels 21-01-070 & 21-01-070E) – David and Keith Hearn, applicant. Could we have a staff report please?

Planning and Zoning Administrator – The applicants are David and Keith Hearn. This property is across from Westside Elementary School. The subject properties are both 837 & 841 W. Main Street. This is what is typically and currently known as the Main Street Restaurant and Hearn's Bait Barn. Highway Retail Commercial is the zoning district. It is in the Entrance Corridor Overlay District as well. They are before you tonight for subdivision plan waiver. Their proposal is to sell the bait barn structure. Currently, it resides on the same parcel as the mobile home park. Therefore, a subdivision is needed there. They have gone to great lengths to come up with a subdivision plan that meets as many of the criteria of the zoning ordinance as possible as far as area, depth, width, and minimum parking. They have proffered easements for Hearn Drive across the property. They have put easements in for future utility improvements on the site. Given that it is a single subdivision of a creation of only one new parcel, if they had been able to meet every requirement, they would not be here tonight; but they fell short in one requirement and that is the minimum lot width. It was determined that the best course of action would have been to split the difference between both parcels. It came up to be 143.45 feet of width for each parcel. Parcel 1 where the bait barn is would be a newly created parcel. It would be newly separated from the mobile home park. This would only be a boundary line adjustment action for the Main Street Restaurant parcel. It is giving up a few feet to the bait barn side. So, the minimum lot width in the district is 150 feet. However, there is a vehicle by which they can come to the Planning Commission for a waiver for this item. If the Planning

Commission feels that due to constraints of the existing development and their proposal to meet the ordinance regulations in every other way and they are comfortable approving the waiver of the minimum lot width, they can move forward with the subdivision as shown in the preliminary plat before you.

Chairman Pack – Thank you, Mr. Saunders. Would the applicants like an opportunity to speak?

Mr. Keith Hearn – I live at 813 Main Street in Smithfield. We are requesting a waiver for the minimum lot width for 837 & 841 W. Main Street. We need this for approval of this subdivision and boundary line adjustment plan. The minimum lot width for the Highway Retail Commercial district is 150 feet. The proposed lot width is 143.45 feet. I definitely wanted to address you all with this issue. We have been Smithfield residents for a very long time. It took a long time to get where we are right now, actually, by my father; the late Henry D. Hearn. At this juncture, everything has its course. I have worked at the bait barn and general store for half of my life. All good things have to come to an end sometimes. I have spent half my life there. The whole parcel was 841 W. Main at one time. At this time, things have changed. The land is still there. It started as it was by my father. At this time, I am not going to go back and run the store anymore. I have done my time. I have been my own realtor finding somebody to occupy the property and that is not easy. Finally, I have spent time with someone. I have been direct with them and they have been direct with me about what they can do. I cannot say how grateful I am for town staff that have worked with me to get this far. They go through a lot with everybody they deal with and to try to please everybody. Well, we do not do this in our daily lives. We all work our own jobs and figure everything is going to be okay; but we have something to go through and abide by to make things so they can be better for other people. Basically, some things can slip by pretty quick. I have not been in this building in a good while; but you have to have some kind of control. You do not just tear something down before you know what you are going to do. With that being said, you are the Planning Commission and you have us. We keep forward and we are under your guidance. These two (2) parcels have been serving the Town of Smithfield and abroad as a general store and restaurant for over thirty (30) years. In order to

continue in the same capacity, I request this waiver. I am speaking for my brother and my sister also. I will be glad to answer any questions.

Vice Chairman Bryan – Mr. Hearn, I am looking at the property. Would they be sharing a parking lot?

Mr. Hearn – Yes, sir, just like we have for all the time with the restaurant. The actual general store and the restaurant have been sharing that parking ever since it started. We have certain easements in place that spell it out pretty much. This is what we need to have to move forward and have a friendship relationship. The person that wants to purchase the property has spent a lot of time with me. We have had many meetings together. We want to do this the right way. He wants to do this the right way. You do not meet many people where you can have eye to eye contact. I did not want to give it up anyway. It has been the heart of my life; but a new individual has come in. You go in and do what you have to do. This is very special to me. I have had quite a bit of conversation with this individual. He understands. I do not see a problem. I am glad I met this individual.

Vice Chairman Bryan – So, do you feel comfortable with the new buyer as far as sharing the parking lot without any boundaries?

Mr. Hearn – Absolutely. There are some things we have to do that we did not want to do actually; but we are here to go forward with the town. The bottom line is we are not the only people here. You are going to have to go forward. If anybody else comes up, you are going to say that this applicant did this and this applicant did that but they did it the right way by communicating with the town. With that being said, I will take any questions you have.

Chairman Pack – Are there any more questions for the applicant? Hearing none, we are open for discussion amongst the Commissioners. I would like to make one point. We are looking at 6 ½ feet per parcel that has fallen short of our lot width requirements. Everything else matches. According to Mr. Saunders, they have worked very hard to meet the requirements. I think that needs to be taken into advisement and consideration when making our decision. Are there any other comments? Hearing none, I would be happy to entertain a motion.

Ms. Hillegass – Mr. Chairman, I move to approve as presented.

Vice Chairman Bryan – Second.

Chairman Pack – A motion has been made and properly seconded. Roll call vote.

On call for the vote, seven members were present. Vice Chairman Bryan voted aye, Mr. Davidson voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, Dr. Pope voted aye, Mr. Swecker voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – We have one more order of business tonight which is Approval of the May 9th, 2017 Meeting Minutes.

Town Attorney – I recommend the minutes be approved as presented.

Ms. Hillegass – So moved.

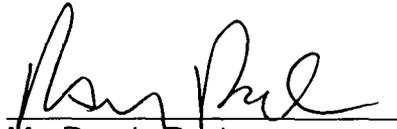
Mr. Davidson – Second.

Chairman Pack – A motion has been made and properly seconded. All in favor signify by saying aye, opposed say nay.

On call for the vote, seven members were present. Vice Chairman Bryan voted aye, Mr. Davidson voted aye, Ms. Hillegass voted aye, Chairman Pack voted aye, Dr. Pope voted aye, Mr. Swecker voted aye, and Mr. Torrey voted aye. There were no votes against the motion. The motion passed.

Chairman Pack – Is there any further business for the Planning Commission? Hearing none, ladies and gentlemen, we are adjourned.

The meeting adjourned at 7:17 p.m.



Mr. Randy Pack
Chairman



William G. Saunders, IV
Planning and Zoning Administrator