

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, October 5, 2005 at 7:00 p.m. in the Commissioners Meeting Room of the Iredell County Government Center (Old Courthouse) at 200 S. Center Street in Statesville, NC.

MEMBERS PRESENT

Eric Fields, Chairman
Dr. Jackie Grigg, Vice-Chairman
Anita Johnson
Jeff McNeely
Kristi Pfeufer
Franklin Rash
Jerry Santoni
Thomas E. Stephens
Harry Tsumas, Jr.

STAFF PRESENT

Katrina Hewitt
Alison Huffman
Richard McHargue
Lynn Niblock
Steve Warren

MEMBERS ABSENT

Chris Becker
Alan Williams

At this time, Chairman Fields called the meeting to order.

MINUTES: Dr. Grigg made a motion to approve the 9/7/05 meeting minutes. Mr. Tsumas seconded said motion and all agreed. VOTES: 9-0.

UPDATE ON CASE NO. 0509-1: The Stutts Marina rezoning case that was tabled last month has been withdrawn because the staff became aware of a provision in the zoning ordinance that exempts Stutts Marina from having to acquire a rezoning of the adjacent water surface prior to their application for a Special Use Permit. The Iredell County Board of Adjustment will hear any Special Use Permit applications.

REZONING REQUEST; MARIE REDD HAYES PROPERTY, CASE NO. 0510-1 & AMEND THE IREDELL COUNTY LAND USE PLAN: Mr. McHargue presented the staff report:

OWNER: Marie Redd Hayes
369 Jane Sowers Rd
Statesville NC 28625

APPLICANT: Alan Lorne Cook
548 Blackwelder Rd
Statesville NC 28625

LOCATION: 369 Jane Sowers Rd in Statesville, NC; more specifically identified as a portion of PIN# 4756-03-2757.
Directions: North of Turnersburg Highway/US21, turn right onto Jane Sowers Road, property on right, past I-77 overpass.

REQUESTED ACTION: Rezone the M-1, Light Manufacturing portion of subject parcel to R-20, Single Family Residential Zoning District and amend the Iredell County Land Use Plan with reference to the subject parcel from Industrial to Residential.

PROPOSED USE: Residential

SIZE: 10.35 acres requested for rezoning. Entire parcel is 37.4 acres.

EXISTING LAND USE: Agricultural

SURROUNDING LAND USE: Residential

WATERSHED REGULATIONS: The subject parcel is not located within a watershed.

TRAFFIC: In 2003, there was an average daily traffic count of 2,700 vehicles per day on Jane Sowers Road with an approximate daily carrying cap

ZONING HISTORY: The subject portion of this parcel has been zoned M-1 since countywide zoning took effect in 1990. The County Land Use Plan identified this same portion as part of an Industrial node that extends from Crawford Road west to I-77 and south to I-40.

STAFF COMMENTS: The applicant plans to build a home on his family property within the subject portion of this parcel. He is therefore seeking a downzoning from M-1 to R-20, effectively making the entire parcel R-20. The surrounding industrial district is relatively undeveloped, with the exception of properties along Crawford Road within the City of Statesville's jurisdiction. Because the proposed rezoning would result in a downgrade in district intensity, staff recommends in favor of the request. If approved, the request also includes an amendment to the County's Land Use Plan.

Mr. Tsumas asked why the staff gave a favorable recommendation to down zone. Mr. McHargue stated the property zoned M-1 has been undeveloped since it was zoned M-1 during countywide zoning. Mr. McHargue stated that there was existing residential surrounding the property and vacant/agricultural uses.

Alan Lorne Cook stated he had his great grandmother, Marie Hayes and Uncle Ronny Bass present with him to answer any questions the Board may have. Mr. Cook presented the Board with photographs of the area he proposed to construct his dwelling. Mr. Cook stated that there was a creek in the southern portion of this property, which would prohibit industrial use anyway. Mr. McNeely stated if the Board granted this request it might be difficult in the future to get the property rezoned back to industrial. Mr. Cook stated that his family is in support of what he wanted to do.

Ms. Johnson asked if buffering would be required around this property if rezoned to residential use and Mr. McHargue stated that any development on the M-1 zoning portion would require buffering from the residential zoning. Ms. Johnson asked if the Board could ask the owner of the residential property to maintain a 30' natural buffer. Mr. McHargue stated that the Board could make that a condition. Mr. Tsumas asked what the value of the proposed home would be and Mr. Cook stated approximately \$135,000.

Rick Pounders, adjoining property owner, wanted to know if he would have to have a buffer on his property and Mr. McNeely stated this did not affect his property.

After further discussion, Dr. Grigg made a motion to amend the Land Use Plan and Ms. Pfeufer seconded said motion.

Mr. Tsumas commented that the Crawford Road area is prime industrial property and hated to see the Board change the property back to residential. Mr. Tsumas stated that he felt like this was a short-sited zoning change and was against it. Ms. Johnson stated that the Land Use Plan was done with growth in mind and that M-1 does allow for industrial exposure but she also believes in property rights but that she agrees with Mr. Tsumas' comments.

Mr. McNeely stated that this was Mr. Cook's land and felt he had property rights.

Chairman Fields stated that there was a motion on the floor and a second to recommend amending the Land Use Plan. At this time the Board voted:

AYES: Grigg, Pfeufer, Fields, McNeely, Rash, Santoni, Stephens
NOES: Johnson, Tsumas

The motion passed in favor. **VOTES: 7-2**

At this time, Mr. Rash made a motion to recommend approval of the rezoning and Mr. McNeely seconded said motion; and

AYES: Rash, McNeely, Fields, Grigg, Pfeufer, Santoni, Stephens
NOES: Johnson, Tsumas

The motion passed in favor. **VOTES: 7-2**

REZONING REQUEST; DORIS G. WEST ETAL, WEST PROPERTIES OF STATESVILLE LLC, & IREDELL COUNTY – PROPERTIES, CASE NO. 0510-2: Mr. McHargue presented the staff report:

OWNERS: Doris G. West, Et Al West Properties of Statesville Iredell County
P.O. Box 751 P.O. Box 829 P.O. Box 788
Statesville, NC 28687 Statesville, NC 28687 Statesville, NC 28687

APPLICANT: Roy West (West Realty)
P.O. Box 751
Statesville, NC 28687

LOCATION: Taylorsville Highway (Hwy 90) in Statesville, NC; more specifically identified as PIN#'s 4725-08-1415, 4715-98-4680, and 4715-87-6587. **Directions:** West from Statesville on Taylorsville Hwy, property on right at Deer Ridge Lane.

REQUESTED ACTION AND CONDITIONS: Rezone subject parcels from R-A, Residential Agricultural to M-1, Light Manufacturing

PROPOSED USE: Industrial.

SIZE: 167.16 total acres.

EXISTING LAND USE: Agricultural.

SURROUNDING LAND USE: Residential, Industrial, Agricultural.

WATERSHED REGULATIONS: The subject parcels are not located within a Watershed.

TRAFFIC: This stretch of Highway 90 had an average daily traffic count of 6,700 vehicles in 2003 with a carrying capacity of 10,500 vehicles per day.

ZONING HISTORY: The subject parcels have been zoned RA since countywide zoning took effect in 1990.

STAFF COMMENTS: The applicants are requesting a rezoning of this property from R-A to M-1; this request is compatible with the County's Land Use Plan and is thereby supportive of the County's goal of industrial development. Therefore, staff recommends in favor of this request.

Roy West stated that the property is taxed for industrial use and they have been contacted by a local company to purchase this property for new industry. Mr. West stated the property falls within an industrial node of the Land Use Plan.

Joel Mashburn, County Manager, stated that the County supports industry in this area and would be glad to answer any questions.

Jeff McKay, Statesville Development Corporation, stated that they supported this request since this property is served by railroad and has all the infrastructure and facilities in place.

After further discussion, Mr. Tsumas made a motion to recommend approval and Dr. Grigg seconded said motion. All agreed. **VOTES: 9-0.**

REZONING REQUEST; IREDELL COUNTY BOARD OF EDUCATION PROPERTY, CASE NO. 0510-3: Mr. McHargue presented the staff report:

OWNER: Iredell County Board of Education
P.O. Box 911
Statesville, NC 28677

APPLICANT: Rob Jackson, Iredell-Statesville Schools

LOCATION: 2290 Salisbury Highway (former Wayside School), in Statesville, NC, more specifically identified as PIN# 4763-04-7670.

REQUESTED ACTION AND CONDITIONS: Rezone subject property from RA, Residential Agricultural Zoning District to CB-CUD, Community Business Conditional-Use Zoning District with the following conditions:

- Limit permitted recreational uses of subject property to “Associations or organizations; social & fraternal” and “Auditorium, assembly hall; indoor theaters” only.
- Limit permitted commercial uses of the property to business and professional offices only, completely excluding all personal-service and retail operations.
- Limit permitted educational and institutional uses of the property, completely excluding the following: ambulance services; cemeteries; churches, synagogues, and other associated activities; hospitals; libraries; and post offices.

PROPOSED USE: Administrative offices & facilities for NC Support Services, a for-profit company specializing in the needs of disabled individuals.

SIZE: 9.277 acres.

EXISTING LAND USE: Former school building, currently unoccupied.

SURROUNDING LAND USE: Residential and Industrial.

WATERSHED REGULATIONS: The property is not located within a Watershed.

TRAFFIC: NCDOT is in process of making improvements to this stretch of Highway 70. This involves widening the roadway to 5 lanes from the City of Statesville’s eastern boundary to Bethesda Road; according to the local DOT office, the right-of-way through the school area will remain the same except for a small portion of the northeast corner of the property. The widening project is scheduled for completion in July 2007.

ZONING HISTORY: The property has been zoned RA since countywide zoning took effect in 1990.

STAFF COMMENTS: The owner-applicant is seeking rezoning of the former Wayside School property from RA to CB-CUD. The Highway 70 East Corridor Land-Use Plan proposed maintaining this property in a Public & Institutional capacity. The Plan further states that “The former Wayside School building may be sold for a use not permitted in the RA district. It is important that if rezoning is required for the future use of this site that the rezoning be in the conditional use format in order to ensure compatibility with the surrounding residential area.” The district and restrictions proposed are in keeping with the principles of the Highway 70 East Land-Use Plan. Such conditions help the property blend with the residential character of the area located on the southern side of Highway 70. Therefore, staff recommends in favor of the request.

Rob Jackson, Iredell-Statesville Schools, stated he would answer any questions the Board might have.

Edward Crew, adjoining property owner, stated that he lived behind the facility and had concerns about housing individuals at this site. Mr. Crew stated he needed clarification on what exactly was proposed. Mr. McHargue stated that the applicant could comment further on the proposed uses.

Jim Warren stated that his 84 year old mother was an adjoining property owner and he wants to make sure she would be safe and also that the proposed use would not devalue her property.

Larry Craven, Chief Operating Officer with the North Carolina Support Services, stated that he would be glad to address any concerns the neighbors might have. Mr. Craven stated that they have no plans for residential uses but didn't want to limit that option possibly in the future. Mr. Craven stated they proposed to move their offices from their facility in Rowan County and train individuals for job placement out in the community. Mr. Craven stated that they might lease office space to other business but it wouldn't impact the traffic.

Chairman Fields asked Mr. Craven to further explain how many people might be at this facility. Mr. Craven stated that there would be five employees being transferred now and hopefully add 10-15 additional employees in the future. There would be approximately 15 individuals that we would be working with that we would provide our services to. Mr. Craven stated that the training could be done on-site in a class setting or one-on-one for job placement in the community.

Ms. Johnson asked what type of housing did they consider and Mr. Craven stated possibly nursing home style but this was long-range thinking that they didn't want to rule out. Ms. Johnson asked what type of job placement did they do and Mr. Craven stated that the folks they have are high functioning and are usually in the mild to moderate mentally retarded range. We assess their skills and match them with employment and then go to the employment site to help train.

Chairman Fields asked what the hours of operation were and Mr. Craven stated usually 8am until 5pm, Monday through Friday with the exceptional staff training after hours. Dr. Grigg asked where the trainees were from and Mr. Craven stated that all referrals were from Crossroads Behavioral Healthcare. Dr. Grigg asked if they proposed residences in the future would there be new construction and Mr. Craven stated that was a possibility.

Mr. Warren asked if there was only 15 clients proposed then why would they need such a large facility. Mr. Warren stated he was concerned about the types of uses that possibly could go in the building and he was opposed.

Mr. Jackson stated that the facility was used as a K-2 school before it closed which housed 35 staff with cars and 5 buses and all those parents picking up their children. Ms. Johnson stated that the proposed use would have less impact on traffic. Mr. McNeely stated that there was not a whole lot you could do with this property and he understood the neighbors concerns because they probably thought the school would be there forever. Mr. McNeely stated that the property lies within a public infrastructure node on the Land Use Plan.

After further discussion, Mr. McNeely made a motion to recommend approval and Mr. Stephens seconded said motion. Mr. Tsumas asked Mr. McNeely if he wanted to amend his motion to change the wording of the second condition. Mr. McNeely amended his motion to recommend approval with the second condition to state: *exclude all personal-service and retail operations*. Mr. Stephens asked the applicant if he agreed and Mr. Craven agreed to the change. Mr. Stephens seconded the amended motion by Mr. McNeely.

The Board further discussed possible changes to the wording in all of the conditions. Mr. McNeely withdrew his amended motion and Mr. Stephens withdrew his second to the amended motion.

At this time, Mr. McNeely made a new motion to recommend approval of the rezoning with the following conditions that Mr. Craven agreed to:

- Permitted recreational uses will be limited to “associations or organizations; social & fraternal” and “auditorium, assembly hall; indoor theatres” only.
- Permitted commercial uses with the exception of personal-service and retail operations.
- Permitted educational and institutional, excluding the following: ambulance services, cemeteries, churches, synagogues, and other associated activities; hospitals, libraries, and post offices.

Mr. Stephens seconded said motion; and

AYES: McNeely, Stephens, Fields, Johnson, Pfeufer, Rash, Santoni, Tsumas

NOES: Grigg

The motion passed in favor. VOTES: 8-1

At this time, Chairman Fields declared a five-minute break.

REZONING REQUEST; VALORIE S. BYRD PROPERTY, CASE NO. 0510-4 & AMEND THE IREDELL COUNTY LAND USE PLAN: Mr. McHargue presented the staff report:

<u>OWNER:</u>	Valorie S. Byrd	<u>APPLICANT:</u>	Ken Byrd, D.B.A. Statesville Fence & Landscaping
	150 Magnolia Hill Lane		150 Magnolia Hill Lane
	Statesville, NC 28677		Statesville, NC 28677

LOCATION: 138 Magnolia Hill Lane, Statesville NC 28677, more specifically defined as PIN# 4753-51-1344.
Directions: East on Salisbury Highway, turn right onto Third Creek Road, turn left onto Magnolia Hill Lane, property on right.

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REQUESTED ACTIONS AND CONDITIONS: 1) Amend Land Use Plan; 2) Rezone the subject parcel from RA, Residential Agricultural to GB-CUD, General Business Conditional Use District with the following conditions:

- Limit Business Hours to restrict all operations between the hours of 9 p.m. and 6 a.m.
- No business operations on Sundays.
- Willing to limit daily vehicle trips of 1-ton or larger sized trucks.
- Lighting to be directed away from neighboring properties.
- Enhance existing planted and natural vegetation screen.

PROPOSED USE: Contractor facility for Statesville Fence & Landscaping, Inc.

SIZE: 2.845 acres.

EXISTING LAND USE: The subject parcel is presently being used for Statesville Fence & Landscaping Company. The property is currently within the RA Zoning District.

SURROUNDING LAND USE: Residential and City of Statesville Wastewater Treatment Plant.

WATERSHED REGULATIONS: The property is not located in a watershed.

TRAFFIC: In 2003, there were 17,000 vehicles per day along Highway 70 near the Third Creek Road intersection. Third Creek Road has residential traffic with some limited truck traffic in and out of the City of Statesville's wastewater treatment plant.

ZONING HISTORY: The subject property has been zoned RA since countywide zoning took effect in 1990.

STAFF COMMENTS:

This request has originated from a zoning complaint filed with the Planning Department this past month; upon investigation it was discovered that the business has been illegally operating within an RA zoning district. Applicant established the business at this location in the mid-1990's and later erected the building without the appropriate permits. Applicant is applying for the proper zoning at this time to bring the existing use into compliance. Realizing that the nature of the GB district is far-removed from the characteristics of the surrounding RA classification, applicant has expressed willingness to place the above-stated conditions on the use and operation of this property. Staff has reviewed the case and determined that the request does not comply with the County's land-use plans, nor is it compatible with surrounding land uses at this time; for these reasons, staff recognizes that a rezoning of this parcel to GB could be construed as an improper spot-zone within a predominantly RA district. Therefore, staff recommends against the request.

Ken Byrd, applicant, presented the Board with booklets (*see evidence in file*) and reviewed the information regarding the company's history, purpose, and statistics. Mr. Byrd also presented the Board with photographs (*see evidence in file*). Mr. Byrd stated the building was for storage and that there was a wastewater treatment facility owned by the City of Statesville located across the street from this property.

Chairman Fields asked Mr. Byrd if he understood what spot zoning was and Mr. Byrd stated yes that he understood and discussed it with the staff.

Dr. Grigg asked Mr. Byrd to explain the daily traffic coming to and from the property. Mr. Byrd stated that he had three fence crews that have trucks that leave in the morning and come back in the afternoons and that no customers come to this property; that they went out to the customers. Mr. Byrd stated that there were four dump trucks that worked out of this site. Chairman Fields asked if the dump trucks were used in conjunction with the fence company and Mr. Byrd stated they were contracted out of Concord and are not used for the fence company. Mr. Byrd stated they did general maintenance and small repairs on the trucks but no fueling.

Mr. Tsumas asked if this rezoning went through would it require the applicant to obtain the proper

building permits and Lynn Niblock stated that he would have to come into compliance with the building code on all structures. Mr. Tsumas asked if the rezoning is turned down will he have to relocate the business and Mr. McHargue stated that they would have to relocate.

James Larson, adjoining property owner, stated that he lived behind this business and was in support of this request. Mr. Larson stated that traffic wasn't a problem and screening from the residential property has been in place. Mr. Larson stated that Ken Byrd was his brother-in-law.

William Stewart stated that he lives in front of the business and that he originally owned thirteen acres then gave his two daughters part of the property to the rear. Mr. Stewart stated that the building used for the business was originally his tractor shed. Mr. Stewart presented the Board with a letter of recommendation from Barbara Adcock, 365 Third Creek Road (*see letter in file*).

John Massey, Attorney, stated he was representing Richard Daniels, David Poole, and Carolyn McLelland (all these owners live on Third Creek Road). Mr. Massey stated that they oppose the rezoning because this business is in the wrong spot; that the business doesn't comply with the current zoning or land use plan.

Mr. Massey stated that Mr. Byrd has three different types of businesses going on at this property: fence, hauling, and landscaping. Mr. Massey stated that he could have applied for a contractor's storage area but he didn't meet the criteria. Mr. Massey stated that the Daniels' family wasn't even aware of the business until this past summer when the building was being put up. Mr. Massey also stated that the existing business didn't have any sanitation.

Mr. Massey commented on this request being "spot zoning" and felt there was no rational basis to change the land use plan since the use doesn't correspond with any other uses in the area. Mr. Massey presented the board with photographs (*see evidence in file*) and a petition from property owners along Third Creek Road in opposition (*see evidence in file*).

Mr. Massey stated that even though it will be a burden for Mr. Byrd to move his business, it's not enough reason to rezone and if he would have obtained the proper permits he wouldn't be in this position. Mr. Massey further stated that even if conditions were placed on the rezoning it still would be spot zoning.

Daniel Poole stated that the County adopted the Land Use Plan in 1990 to prevent situations like this and he was opposed. Mr. Poole stated that this was clearly spot zoning if approved for a business. Carolyn McLelland stated that her and her husband, Jerry, went to the homes along Third Creek Road to get signatures on the petition in opposition of the rezoning. Ms. McLelland stated that many of the property owners complained about the truck traffic but didn't realize where it was coming from. Ms. McLelland stated that the business needs to be relocated at a better site.

Mr. Stephens asked Mr. McHargue if there were any exceptions to spot zoning and Mr. McHargue explained that there were three criteria that has to be addressed:

- Will the rezoning benefit the private individual or be in the public interest
- Relationship of the proposed use to the current use of the surrounding area
- Is it compatible with the current Land Use Plan

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Chairman Fields commented that it was apparent from the staff report and the pamphlet Mr. Byrd submitted that he has worked hard and has been successful there through the years but he has been out of compliance from day one and it's not appropriate for this Board to encourage outlawed

operations. Chairman Fields also stated that he agreed with the staff's opinion and Mr. Massey's opinion regarding this being spot zoning and that this Board cannot approve this request for that reason.

Mr. McNeely stated that the only problem he had was that they may be putting out a small business and people would lose their jobs. Chairman Fields stated that they were not putting him out of business but they needed to comply with the zoning ordinance and if they can't then they need to move.

Mr. Tsumas made a motion to recommend denial of this request. Ms. Johnson seconded said motion; and

AYES: Tsumas, Johnson, Fields, Grigg, Pfeufer, Santoni, Stephens

NOES: McNeely, Rash

The motion passed to recommend denial of the request. VOTES: 7-2.

REZONING REQUEST; PAGE DISTRIBUTING CO. INC. & WRK, LLC PROPERTIES, CASE NO. 0510-5 & AMEND THE IREDELL COUNTY LAND USE PLAN: Mr. McHargue presented the staff report:

<u>OWNERS:</u>	Page Distributing P.O. Box 15047 Winston Salem, NC 27113	WRK, LLC 114 Kingsbury Court Mooresville, NC 28117
<u>APPLICANT:</u>	Greg Biffle 319 Doolie Road Mooresville, NC 28117	<u>AGENT:</u> Bob Haupt 19901 W. Catawba Ave. Suite 102 Cornelius, NC 28031

LOCATION: River Park Road off Highway 150 in Mooresville, more specifically identified as **a portion of PIN#'s** 4638-30-7212; 4637-39-4901; 4638-30-4225; and 4637-39-6913. Directions: West on Highway 150 from Mooresville, turn left onto River Park Road, property on right.

REQUESTED ACTIONS: 1) Rezone portion of subject parcels from R-O, Residential Office Zoning District to S-C, Shopping Center Zoning District; 2) Amend Highway 150/River Highway Small Area Plan

PROPOSED USE: Commercial.

SIZE: 1.36 total acres to be rezoned.

EXISTING LAND USE: Vacant.

SURROUNDING LAND USE: Commercial and multi-family residential.

WATERSHED REGULATIONS: The subject parcels are located within the WSIV-Critical Area Watershed.

TRAFFIC: In 2003, this portion of Highway 150 had 34,000 average vehicles per day with a carrying capacity of 40,000.

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ZONING HISTORY: The entire River Park project area was rezoned from RA to RO-CUD, GB-CUD, and SC in January 1995. The RO-CUD portion was rezoned to RO in December 1996. After the property owners acquired this series of rezonings, they submitted a site plan for approval. NCDOT required the project to relocate River Park Road's originally-planned access point onto NC 150. With this alteration and a subsequent re-dividing of properties within the

development, a new road-route and new parcels were created (i.e. today's map). The zoning classifications were not immediately redrawn to follow the new property lines. This therefore explains the current request and the reasons for the "split" properties with respect to the zoning map.

STAFF COMMENTS: The current property owners and applicant are seeking to rezone the relevant portions of the subject parcels in an effort to bring the full land-area of these parcels into the SC district classification. The applicant is preparing for a commercial project to include a convenience store and possibly a Nascar museum. Because the rezoning would "clean up" the zoning lines within the new divided parcels, the zoning lines would thus follow River Park Road rather than splitting the properties. This request also requires an amendment to the Highway 150 Area Plan to bring the subject parcels into a "commercial" designation. Staff recommends in favor of this request.

John Grigorian, Lakeshore Realty Inc., stated he represented Greg Biffle. Mr. Grigorian stated that the zoning lines needed to be changed to be in compliance with the boundary of the properties. There was no one else present to speak.

Dr. Grigg made a motion to recommend amending the Land Use Plan and Mr. Santoni seconded said motion. All agreed. **VOTES: 9-0.**

At this time, Ms. Pfeufer made a motion to recommend approval of the rezoning and Ms. Johnson seconded said motion. All agreed. **VOTES: 9-0.**

MONTHLY COMMITTEE ASSIGNMENTS: Ms. Pfeufer & Mr. Stephens volunteered to attend the October 19th Subdivision Review Committee meeting at 10:00am in the Old City Hall.

Dr. Grigg & Mr. McNeely volunteered to go on the site visit for next month's requests on October 18th.

ADJOURNMENT: There being no further business, Chairman Fields declared the meeting adjourned at 9:45 p.m.

Katrina Hewitt
Planning Support Specialist

Date Read and/or Approved