

LANCASTER COUNTY  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
JUNE 16, 2016  
MINUTES

Members Present: Harvey Carnes, Frances Liu, Don Brouwer, Reid Rushing, LaVilla Brevard, Terry Graham.

Others Present: - Nick Cauthen, Planner I; Judy Barrineau, Secretary; Kenneth Cauthen, Zoning Officer; Gavin Witherspoon, Zoning Officer; John Weaver, County Attorney;

Others Absent: Elaine Boone, Planner II; Penelope Karagounis, Planning Director; District 6 – Vacant Seat; Dwight Witherspoon, Zoning Officer; Amy Bowers, Zoning Officer; No members of the press were present.

The following press were notified of the meeting by email or by fax in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Fort Mill Times, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the County website.

Reid Rushing – I would like for it to be on the record that we are still missing a board member for District 6 which has been vacant for a long time. Before we approve the agenda I need for Mr. Weaver to give some direction on how we need to handle this because our agenda is not correct.

John Weaver – Mr. Chairman as you know I provided a legal opinion which the board may or may not pay attention to. If you decide to adhere to what I believe would be the appropriate way, instead of a rehearing request, I would suggest that it be typed as an initial hearing. That way it can start all over again from start to finish as if it had never been heard for those reasons cited in my opinion. That again is the decision of the chairman.

Reid Rushing – Does this need to be brought before this board to vote on whether we rehear it as noted in the agenda or to null and void what we've heard to this point and just have a new hearing?

John Weaver – I think in fairness to the other board members while it might be that you could make that decision yourself, it might be fair to ask for a motion and a vote on which way. Whether it would be to rehear it as a rehearing or whether it would be appropriate to have a new initial hearing based upon what I stated. Either one of those two motions would be fine sir.

Reid Rushing – Everyone received the letter from Mr. Weaver and everyone is aware of the circumstances? I need to a motion to either rehear as our agenda states or to hear this matter null and void of anything we have heard to this point and hear it as a new case.

Terry Graham – If we rehear it, what reason do we give for rehearing it?

Reid Rushing – The reasons that are stated in Mr. Weaver's letter. My opinion is this, we really don't have any other way to go but to hear it as a new case simply because of the items listed in Mr. Weaver's letter that have been brought to our attention that were incorrect. I think from the chairperson's standpoint, I think we need to rehear it. We need to hear it as a new initial hearing.

Terry Graham made a motion to hear it as an initial case and Don Brouwer seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Reid Rushing – The agenda has been amended as the minutes will reflect. We will be hearing this case as an initial hearing.

Approval of the Minutes

Don Brouwer made a motion to approve the May 2016 minutes and Harvey Carnes seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Reid Rushing called the meeting to order.

Staff introduced themselves and Judy Barrineau swore them in.

Judy Barrineau - Do you solemnly affirm that the testimony you are about to give is the truth, the whole truth and nothing but the truth?

Staff – Yes.

Reid Rushing – Have all the adjacent property owners and the applicant been made aware of tonight’s meeting including place, date, and time and advertised in the paper including a copy on file?

Nick Cauthen – I would like to specify because it was a rehearing and after discussing with Mr. Weaver, an ad was run in the newspaper but the adjacent property owners did not receive a letter to the rehearing. I did discuss with Mr. Weaver since we don’t have many rehearsings and I did ask if I needed to send out letters again and he said he believed it wasn’t necessary since it was advertised in the Lancaster News.

Reid Rushing – So what you are telling me is you did not send out adjacent property owners letters under the direction of Mr. Weaver?

Nick Cauthen – Correct.

Reid Rushing – The zoning board of appeals duties are within three specific areas: A) Administrative review is an appeal of an order, requirement, decision, or determination of the Administrator that has alleged error. B) The power to grant variances when strict application of the zoning ordinance would not cause an unnecessary hardship and the granting of variances would not cause substantial detriment to adjacent property or the public good. C) Special exceptions are permitted when uses require a public hearing prior to granting authorization. The public hearing is conducted to review comments and information both for and against a proposed application. During the public hearing portion of the meeting all interested parties will be given the opportunity to speak and give factual information or present factual documentation. All people speaking will be placed under oath. All persons wishing to speak must sign the proper registry prior to speaking. Anyone speaking will come forward to the podium, speak into the microphone, state your name, address, and your telephone number. We must record all information for the record. Applicant will speak first, all opponents second, the proponents next. The applicant will also have an opportunity for a rebuttal. Please, a 5 minute limit will be placed on each speaker.

Reid Rushing – Nick, in the statement of matter you are going to need to go back and get that initial statement of matter because that is what needs to be read tonight.

**Variance application of Shelby Snipes. The applicant is requesting a variance from Chapter 5, Density and Dimensional Regulations, Section 5.2, Residential Density of the Lancaster County Unified Development Ordinance. BZA 016-006**

Nick Cauthen – Presented the statement of matter.

Reid Rushing – If the applicant agrees with the statement of matter as read please sign. If an amendment is needed then correct the document and sign.

Kenneth Cauthen – Mr. Chairman, I just noticed something. This parcel is so far down Lynwood Drive that I guess everybody assumed it wasn’t on the sewer and without sewer you go to R-30 regulations which would be for septic systems – 29040. This is in fact on the sewer and the minimum lot size on a third of an

acre would be 14,520 square feet. So in that case, instead of a 15,000 square foot variance it is only going to be 3,630.

Reid Rushing – You said it was R-30 because it does have water and sewer?

Kenneth Cauthen – It has always been R-15 but when it is on a septic, you need more room for minimum lot sizes. You need two thirds of an acre but when it is R-15 and on a sewer it goes to R-15 minimum lot size and that is 14, 520. I think when the packet was prepared we didn't notice that it was on the sewer. It could be the last house that is one the sewer.

Reid Rushing – So we are looking at about four thousand and something?

Kenneth Cauthen – 3,630 instead of about 14,000.

Reid Rushing – If the applicant agrees with the statement of matter as read please sign. If an amendment is needed then correct the document and sign.

Reid Rushing – I will now proclaim the public portion of our meeting open.

Judy Barrineau - Do you solemnly affirm that the testimony you are about to give is the truth, the whole truth and nothing but the truth?

Rusty Jackson – Yes, The address is 2973 Robert H. Kirk Road, Lancaster SC. As most of you may know, Shelby Snipes is my mother-in-law. She moved this manufactured home at this location when her father died and her mother needed care. So without any thought she moved it and tore down every structure she had built to it and moved the home. Since then she has spent close to \$10,000 to get it back; when it moved things sifted and cracked, broke, and she has had a lot of expense to get this home back to a livable condition. What she didn't realize was she was told that this would not be able to be moved again. It is more than just moving, it is really starting over. She is at an age where she needs to be worried about if she has enough in 401-K, savings, and not worried about having to find a new place to live. It is not as easy as just moving. She also has a daughter and a granddaughter that lives in this residence and depends on her for a place to stay at the moment. On her behalf and me included, I just hope that you can reconsider her situation. I stopped by the Planning office today and I read the one complaint that we had and it was more or less on property damage. If you look at the pictures that I've viewed here of the surrounding properties you will see she keeps her yard well maintained. She is always working in the yard and doing any kind of improvements that she can afford to do. The grass is always cut. If you look at some of the surrounding areas, her property has the least amount of eye sore of some of the things around it. Her house may be the last one on sewer because the next house down is a manufactured home that is identical. I didn't understand that until he just explained it. I really would appreciate it if this board would reconsider letting her keep her home there. Thank You

Reid Rushing – I will now proclaim the public portion of our meeting closed.

Reid Rushing -- Have we received any calls or letters?

Nick Cauthen – The only letter we received was before the last meeting and it was the one he was referencing by the adjacent property owner siting that he or she felt it would hurt their property value.

Reid Rushing – Do we have a copy of it?

Nick Cauthen – It was passed out at the last meeting but we do have a copy of you would like to see it.

Terry Graham – It should be in this packet, that was a big deal.

Reid Rushing – We all got a copy in our last packet.

Reid Rushing – Do we have a copy of it on file?

Nick Cauthen – Yes.

Terry Graham – I would like a copy also.

Reid Rushing – If we only have one copy that is fine. We can pass it around. Where does this guy live in reference to the property we are speaking of? They live to the right of this property.

Frances Liu – Instead of passing around could you just read it?

Reid Rushing – First of all I apologize for having to do this in a written statement. I own the property at 2575 Lynwood Drive. It belonged to my grandmother. I bought it from her several years ago and she lived there until her passing. My mother now lives in the home. I live in Laurens, SC and have obligations with my children tonight and regret I can't attend. For several reasons, including the concern of future property value, I am against the requested variance.

Terry Graham – Was he told about this meeting tonight so that he could have come?

Nick Cauthen – No, but he called after the initial hearing and the reason he wrote the letter is because he lives in Lauren.

Reid Rushing – He wrote it for the first meeting?

Nick Cauthen – Correct. The reason it wasn't in the packet is because I kept the same packet and it was an addition at the original meeting, so I didn't want to add anything. I am glad it was brought up.

Terry Graham – Yes but he didn't know there was a meeting tonight and he could have come if he had known.

Nick Cauthen – Unless he saw the Lancaster News ad or looked on the website.

Frances Liu – He lives out of town?

Nick Cauthen – Correct, his address is Laurens, SC.

Frances Liu – You said he called in after the hearing?

Nick Cauthen – It was either him or his mother asking about the results but they had received the denial letter.

Frances Liu – So far as they know, it has been denied and they don't know about any rehearing?

Nick Cauthen – Correct, unless they saw the Lancaster News or posted on the website.

Reid Rushing – That is very doubtful.

Reid Rushing – Has a site check been done?

Kenneth Cauthen – Yes, we went back out to the site and it might have been the day before the hearing and Gavin Witherspoon who is the topo expert did find that there are three other mobile homes within sight; Cox, Snipes, and cabbages daughter also. There is a mobile home also back next to a little creek but I don't know who lives there.

Reid Rushing – You go into that subdivision to get to it.

Kenneth Cauthen – There is a driveway off of Lynwood.

Reid Rushing – That is the Cox's mobile home.

Kenneth Cauthen – I think that is the Cox's also.

Reid Rushing – Right, that is there son.

Kenneth Cauthen – I might have ridden down in there when they rezoned that for that mobile home years ago. Willard Hall owns a tract there and all the pictures with the tires, drums, carpet, and two tractor trailers which one of them you can see from the aerial photo; all kind of equipment and junk that is right out in Ms. Snipes back door.

Reid Rushing – Have all the measurements been verified?

Kenneth Cauthen – Yes.

Frances Liu – Was there a posting on the property again?

Nick Cauthen – No.

Kenneth Cauthen – Did anybody ever take the sign down?

Nick Cauthen – Yes, because this was two months ago in April, so it was taken down.

Reid Rushing – The Dome Lane which is the street Ms. Snipes goes in on; I know it is not a state maintained road now but that used to be a state maintained road that went in and went around in front of cabbages house and hit Kirkover Drive.

Kenneth Cauthen – I didn't know that. They must have closed it at some point.

Reid Rushing – Cabbage put his pasture across it and cut it off. My question to you, is that a County facilitated road still listed on the map?

Kenneth Cauthen – I don't know if it is a County maintained road.

Reid Rushing – I know it is not maintained, I didn't ask that. Is it a County facilitated road? There are a lot of roads that the County still shows on their map but they don't maintain them anymore.

Kenneth Cauthen – There is a map that is put out by the Chamber of Commerce and it may be on that map but I just don't know. I could go down there and look.

Reid Rushing – This would be a corner property because it is on the corner of Lynwood Drive and Dome Lane.

Kenneth Cauthen – Well it is behind the brick house so her access.....

Reid Rushing – That is still one piece of property.

Kenneth Cauthen – The variance is....

Reid Rushing – No variance yet, it is still one piece of property.

Nick Cauthen – If the variance is not granted then it's over. If the variance is granted, they will have to get a rezoning. In order to get a rezoning, it will have to be subdivided and it would just have access on Dome Lane.

Kenneth Cauthen – It is addressed off the road where you get your access not where the front door faces. So it would be addressed off Dome Lane.

Reid Rushing – Ms. Snipes, what is your address?

Shelby Snipes – 2575 Lynwood Drive.

Reid Rushing – Because your house faces Lynwood Drive. When they gave you your address number, your mom and dad's is what?

Shelby Snipes – 2573

Reid Rushing – And yours is what?

Shelby Snipes – 2575

Reid Rushing – Do we have a copy of what the County gave this family when they received the variance to put that mobile home there?

John Weaver – It was put there according to what is on page 13; the property is being used as a temporary dependent care residence. I suppose that would have been done by this board.

Reid Rushing – No it wasn't either.

Shelby Snipes – It has been since 2010 I think.

John Weaver – Is when you moved it there?

Reid Rushing – It wasn't done by this board because I was on it then.

Kenneth Cauthen – It is a temporary dependent care and it is allowed by right if you get a doctor's statement stating they needed her direct care. There are no minimum lot size requirements. It is for any residential property in the county.

John Weaver – So it was put there as a matter of right without the board necessarily ruling on it.

Kenneth Cauthen – It doesn't have to go before the board.

John Weaver – What they are asking for is a variance and if a variance is granted, that will give them the right to seek a rezoning and split that parcel into a smaller piece than is normally required.

Reid Rushing – Young man will you come back to the podium please?

Reid Rushing – This board is bound by legalities and Ms. Snipes was given a copy of it. There are five findings required for granting a variance. Item A states: There are extraordinary and exceptional conditions pertaining to the particular piece of property. I need for you to tell me how this piece of property has extraordinary and exceptional conditions pertaining to this piece of property. Other than, when the variance or the initial temporary dependent care was approved ten years or however long ago it was that allowed her to put this mobile home there due to the health of her mother.

Rusty Jackson – The one thing I can say is when her mother died, her brother died before her with cancer and she has two nephews that were raised by her mother in that house. One is twenty and works, the eighteen year old is still in school. There mother does not live here and really doesn't have anything to do with them. That is why they were raised by her grandmother. All she wanted was to make sure they had a place to live, so she wanted them to have the house. Even though my mother-in-law is staying behind them, she takes care of those two. She makes sure they have clothes and food. I realize one is twenty and

one is eighteen but that was her mother's wishes to make sure they had a place to live because they didn't have any parents.

Reid Rushing – They have parents but the father has passed and the mother is still living.

Rusty Jackson – Yes, the mother is still living.

Reid Rushing – I can't honestly say that you answered that question. Let's go to Item# B – These conditions do not generally apply to other property in the vicinity. Without the variance that you were given originally to put the piece of property there because of Shelby's mother at that time, forgetting that, these conditions do not generally apply to other property in the vicinity. So where do we stand with this one? There is no other piece of property to my knowledge in the neighborhood where a mobile home has been placed due to the fact of dependent care. Cabbage's daughter when she moved her mobile home back there, she came before the board and got a variance to put that mobile home on that piece of property. The Cox boy on the far side that has the driveway that washes out every time it rains; he did the same thing. That is the reason those two lots are there. The information that you sent back supposedly for this rehearing shows the mobile home park right down the road there. That is a mobile home park designated for mobile homes. They are not permanent fixtures. They move them in and out. My question I guess to you would be, how do you answer these? For me as a member of this board, you have to be able to tell me why you feel like you deserve our attention in this matter as far as these questions are concerned that the state of South Carolina gives us to be governed by.

John Weaver – Can I show him the five findings? In order for this board to grant what your mother wants, one of these first four has to be applicable. From what the chairman has talked to you about, it doesn't seem to me that A or B would be applicable. He is going to read to you item C and you can read along with him. He is also going to read Item D and if you can justify Item C and justify Item D, then you can answer that question after he reads it to you.

Reid Rushing – Let's start at the top again and go back to A – There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Rusty Jackson – Other than what I explained I don't have anything else.

Reid Rushing – Without the temporary dependent care to that; I don't see anything that draws me to that, other than that dependent care. Legally without the dependent care, the mobile home is supposedly to be moved. That was part of the agreement when that dependent care unit was put in there or they were able to move that mobile home in there for dependent care. B states – These conditions do not generally apply to other property in the vicinity.

Rusty Jackson – So if I know of another property that has a mobile home....

Reid Rushing – Asking for a variance to make it.....

Rusty Jackson – I don't know about a variance, I do not.

Reid Rushing – That is what it is saying, generally apply to other property in the vicinity. Let's go to C – Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property. You can't really say it's a hardship because we are not here for a hardship, we are here for a variance on the mobile home. Let's go to D – The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance nor will the granting of a variance impair the purpose and intent of this Ordinance or the Comprehensive Plan.

Rusty Jackson – I don't see where it would be a detriment to adjacent property.

Reid Rushing – Detriment to the adjacent property is.....I saw the pictures in my packet of what is behind Willard's house. I couldn't tell if there was carpet in the woods out there by the picture. My response to that would be, if you feel like that is an eye sore to the property, then you need to contact a zoning officer and see if they can have something done about that.

Rusty Jackson – Please understand, that really don't gain me anything right? I'm not here to file a claim on other people.

Reid Rushing – I'm just trying to walk you through what findings are required for granting a variance. You have to justify it to us. The last item states: The Board shall not grant a variance the effect of which would not be to allow the establishment of a use not otherwise permitted in a zoning district, to extend a physically nonconforming use of land, or to change the district boundaries shown on the Official Zoning Map. I'm going to give you a few minutes to look at those and then I'm going to ask you to give me some kind of reasoning behind what we are looking at to help all of us.

John Weaver – You need to explain to the board, why one of these four is applicable to your mother's situation.

Rusty Jackson – Other than everything she has worked hard for and having to throw that away, I don't have a good explanation that is going.....I'm just trying to plead my case.

Reid Rushing – Your case is this, it is sympathy.

Rusty Jackson – At this point and time you are right.

Reid Rushing – That is one of the first things we learned. We can't let sympathy get in our judgment of the law that South Carolina gives us to judge by or work through. Up front when you were initially given the variance or whatever to be able to move the mobile home in there; you knew at some point and time because you were just given a temporary order to move it in there. You knew or should have known from the beginning that it was a temporary fix and when that individual passed away that temporary fix was done. How long has your mom been passed?

Shelby Snipes – A year July 3<sup>rd</sup>.

Reid Rushing – I'm really surprised that you haven't heard something from the County after her passing. Once that happens they have a time frame that they work through as well. You knew it was going to be a temporary fix?

Shelby Snipes – I know, so I will tear it down and make it easy for everybody.

Reid Rushing – It is not easy to sit up here and it's not easy for us either.

Shelby Snipes – I don't want anybody's sympathy.

Reid Rushing – I need a motion to approve the application for a variance or deny the application for a variance. Keep in mind, that if you approve or deny, I want a reason behind your approval or your denial.

John Weaver – If there is a motion to approve, it needs to be accompanied by one of the first four – A,B,C, or D. If it is a motion to deny, it would be that none of A,B,C,D are applicable to the situation.

Don Brouwer made a motion to approve based on the authorization of this variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance nor will the granting of a variance impair the purpose and intent of this Ordinance or the Comprehensive Plan; Harvey Carnes seconded the motion.

VOTE: 4 AFFIRMATIVE 2 NEGATIVE MOTION CARRIED

The two negative votes came from Frances Liu and Reid Rushing.

Reid Rushing – It passed four to two.

Frances Liu – I wanted to ask regarding the first technicality, if we make a motion and we don't list one of those items, can you jump in and stop us and ask us to redo it?

John Weaver – Yes I can.

Frances Liu – And why didn't you do that the last time?

John Weaver – It was a motion to approve and the motion did not go through. What I should have done at that time was said; give me one of those four reasons as to why this is applicable. I failed to do that.

Frances Liu – I wasn't trying to put you on the spot. The second technicality while we are still here is because of staff having the wrong signature on the order of denial.

Nick Cauthen – That was the Planning Department's mistake.

Frances Liu – Due to two technicalities we are all back here tonight.

Reid Rushing – There were three.

Frances Liu – What is the third one?

Reid Rushing – No reason was given and the order cited a reason that was never given. When they sent out the letter to her, they put a reason in that letter for denial but there was no reason ever given.

John Weaver – They put in there because it was denied all the reasons that it was denied but we never gave any reasons why it was to be approved or why it was denied. So I will be more careful....

Frances Liu – I finding that this is a very difficult job and my husband said I needed to clear the air tonight so I'm going to clear the air. At the beginning of the meetings, the chairman reads that every case is different. It is very difficult when we are up here listening to testimony and asking questions to have staff volunteer information that we did not ask for. I find that very awkward. When we heard this the last time, it was volunteered that "well you gave somebody this about a year ago". It was totally different circumstances. The person needing care was still alive. It did not compare, it was apples and oranges. I guess I'm just asking that unless information is asked of and I direct this to the chairman. I feel sometimes we are put in a difficult position when we are coming to a determination and the staff gives us information that we have not asked for that makes us look bad when we go to make these difficult decisions as it is. If that makes sense to anyone.

Reid Rushing – I guess from my standpoint, to me every case is hard. This was an extremely hard case. Simply because there was so much emotion and we are going to talk a little about emotion because I feel like our emotions got the better part of us tonight. It is up to the applicant to justify this criteria to us, ok. They failed to justify that tonight. Don't get me wrong, Don did a great job when he cited that. But in factual documentations, there is nothing that they presented or will present or could present to justify any of those four. But yet, we let our emotions carry us and they walked out of here with the variance. One thing that is going to happen is, there is a letter that needs to be written to this young man that was against this, Mr. Reppart that owns property on the other side of them. I feel that they feel that the variance was denied. We reheard it and it has passed this time. They need to be notified in writing that another hearing took place and it was approved. On the County's behalf I think that letter needs to go out to them because I don't want them reading about it in the paper or hearing about somewhere. His whole point was that he didn't feel like that small lot needed to be divided again because it would hurt his property value if he decides to sell it.

didn't feel like that small lot needed to be divided again because it would hurt his property value if he decides to sell it.

Frances Liu – I also feel that we have been subjected to several workshops on ethics. This isn't an exact definition on ethics but it is avoiding even the appearance of wrong doing. Having this hearing tonight, knowing that this man put in his letter that he wished he could be there. He didn't just want to write a letter but his children had something he needed to attend. But to not notify him and I'm not a lawyer and I can't say what legally had to be done. I am talking about what I personally feel ethically should have been done. He should have had a chance to come here tonight and plead his case. Not posting it again on the property, putting an ad in the newspaper, when we know the only person who wrote a letter has a very small possibility that he would see that and not send a letter looks very unethical. I don't want to sit through another class on ethics and then sit hear and see something like this. I'm not saying there is anything wrong, it just doesn't look good.

John Weaver – Let me say one thing. You sit six of you tonight as a jury and whether it is a jury of six or a jury of twelve; when you come back and render your verdict, you don't have to give a reason for it. They are either guilty or they are not guilty. You get ten million dollars or you don't get any money. In your case, of four of the six of you have agreed on the facts of the case. Now, you don't need to explain why you did that, you just did it. When he read item D, that was his finding of fact and three others agreed. Being on a jury, being on this board, if it was easy everybody would want to do it. I know we have one seat empty; maybe you could get someone to sign up. There are cases across the street and cases here with the Planning Commission with the Council that are hard decisions to make and a lot of times are not viewed as being the correct decision by people in the audience or people in the newspaper that read about the next day. So I empathize with you, I've been doing it a long time and I don't often get many easy cases.

Frances Liu – I'm not looking for the empathy. I'm not questioning anyone's vote here or why they did it. My discussion is strictly on ethics. I am appalled that the one person who had a standing in this case or an interest in this case other than the applicant, didn't know this was going on tonight. Maybe or maybe not, that would have had a bearing on the case and it just doesn't pass the smell test. I'm not saying anything was done purposely but I'm just saying as an outsider looking at this, it doesn't look good. If I'm going to be taking ethic's classes as part of my job sitting up here, then I'm going to know what to look for and I didn't see it tonight.

John Weaver – I will discuss that situation and your concern with Mr. Cauthen tomorrow. Thank You

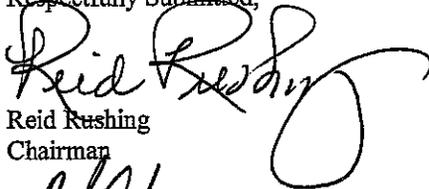
Harvey Carnes made a motion to adjourn and Don Brouwer seconded the motion.

VOTE:

UNANIMOUS

MOTION CARRIED

Respectfully Submitted,



Reid Rushing  
Chairman



Nick Cauthen  
Planner I