

**Unified Land Management
Board of Appeals
October 23, 2007
4:30 p.m.**

Members Present: Gerald Lawson
Craig Sims
Ray Morris
Les green
David Long
Gerald One
Jackie Moss

Members Absent: Roy Pinckney
Kyle Atkins

Staff Present: Edwin Haskell
Joan Holliday
Laurie Horton
Albert Lee
Savannah Sabo
Freelance Reporting Services, Transcriptions

1. Call to Order

Gerald Lawson, Chairman, called the meeting to order.

2. Approval of Minutes of September 25, 2007

Craig Sims made a motion to approve the September 25, 2007 minutes as submitted. Les Green seconded the motion. The vote carried unanimously.

3. Old Business

Appeal – Jarvis Allen - Albert Lee, Land Use Inspector, was sworn in and Presented the background information to the Board:

Albert Lee briefed the Board on the progress that Mr. Allen was making to clean up his property. He stated that Mr. Allen would plant a berm around the property. He has hauled three loads a day since he last meeting to the landfill. In addition, he has hauled two loads of steel to the landfill on Saturdays. Mr. Allen has removed the gas tanks and removed the rims from the vehicles to be placed in containers.

4. **New Business**

Sherwin Williams – Laurie Horton, Land Use Inspector, still under oath. She presented the background information to the Board:

Morris Blumenthal, owner, is building a new Sherwin Williams Store at 2985 Highway 14 South, Greer.

The *Unified Land Management Ordinance, Section 2.02-2 Table 4 Bufferyard Requirements*, requires a class 5 buffer-yard when a high intensity commercial use adjoins a residential use.

The applicant is requesting a reduction of the required buffer-yard on the right and rear sides of the property from a class 5 to a class 1.

Mr. Blumenthal proposes to install a row of 2 gallon Leyland cypress along the rear property line and a six (6) foot tall vinyl fence along the right property line in lieu of a block wall.

Laurie Horton presented the slide show presentation to the Board. The owner had given the contractor permission to represent him at the case.

Gerald Lawson opened the public hearing.

Chris Eberhart, with C E Property Solutions, was sworn in. They propose to place a row of Leyland Cypress along the north property line which is the top of a 22 foot bank. There is an existing masonry wall with vegetation already at the property line where the Leland Cypress would go. The bank would be mulched. They would like to place a white vinyl fence along the east property line which would add to the quality of the materials on the site.

There was no one else present to speak against the variance request.

Gerald Lawson closed the public hearing.

The Board agreed that the slope would act as a natural vegetation.

David Long made a motion to approve the variance as submitted. Les Green seconded the motion. The vote carried unanimously.

Halsmer – Laurie Horton, Land Use Inspector, still under oath. She presented the background information to the Board:

Mr. Mark Halsmer, owner, is proposing to convert an existing building on his property from a garage to a residential use.

The garage is 9.7 feet off of the rear property line. The *Unified Land Management Ordinance Section 2.02-1 Dimensional Standards, Table 3* requires a 20-foot rear setback.

The applicant is requesting a 10.3-foot reduction of the required rear setbacks.

All other requirements of the ordinance will be met.

Mrs. Horton presented a slide show presentation to the Board.

Gerald Lawson opened the public hearing.

Mark Halsmer, property owner, was sworn in. He stated that they would like to turn the existing garage into an apartment. Mr. Halsmer also stated they he did not want to cut down the existing trees in front of the home. He stated that the apartment would use the existing drive.

There was no one present to speak against the variance request.

Gerald Lawson closed the public hearing.

The Board asked about deed restrictions.

The County Attorney advised the Board to vote under the stimulation that the Planning Staff research and show that there are no deed restrictions on the property.

Mrs. Horton stated that she was not aware of any deed restrictions.

Craig Sims made a motion to approve the variance request subject to the Planning Staff making sure that there were no deed restrictions on this piece of property. David Long seconded the motion. The vote carried unanimously.

Transnem Trucking – Albert Lee, Land Use Inspector, still under oath. He presented the background information to the Board:

Mr. Sergey Nemshon, applicant, is requesting a variance from the Unified Land Management Ordinance Section 2.02-2 Table 4 (Buffer yards), Section 4.06-8 Discontinued Non-Conforming Use and Section 2.02-1 Dimensional Standards Table 3 Side Set Backs.

The applicant is proposing to operate a trucking company on the parcel addressed as 19 Nesbitt Drive, Inman, SC.. The parcel is adjoined by a commercial use on the left side and single family dwellings along the right and rear property lines.

The ordinance requires a Class five (5) buffer yard along any side or rear lot line when a trucking company is developed adjacent to existing single family dwellings.

The request is to reduce the Class five (5) buffer yard to a Class three (3) buffer yard along the right and rear property lines. The applicant is also requesting that the Board grant him a reduction in the required building setback of fifteen (15) feet to the existing setback.

Albert Lee presented a slide show presentation of the surrounding properties to the Board. He stated that Mr. Nemshon was proposing to purchase the property. He stated that the existing building was too close to the property line and Mr. Nemshon was asking for a five foot variance.

Craig Sims asked if the majority of trees to the rear were located on the subdivision or the owner's property. Mr. Lee stated that the majority of trees were located on both sides of the property.

Gerald Lawson opened the public hearing.

Sergey Nemshon, applicant, was sworn in. He stated that they were in the process of purchasing the property to use for a small trucking company. They proposed to have 9 18-wheeler trucks for the business that would be on the road and not parked on the site. They are in the process of buying lots 53 & 54 for additional parking for the proposed trucking business.

Bob McKenna, of 25 Ashley Court, was sworn in. Mr. McKenna stated that he owned the property adjacent to the previous trucking company which affected their quality of life. He was concerned with the new trucking company bringing noise, pollution and

increased traffic to the area. The previous owners had agreed to put in a buffer between their home and the business. The trees have died since the previous owners closed the business. He presented to the Board Exhibit #1 which were photos of the property and a petition from the property owners Exhibit #2 which was entered into the record. In addition, they are requesting that the applicant put in class 5 buffer yard which is a berm with a fence on top to prevent fumes from affecting the adjoining property owners.

Craig Sims explained to Mr. McKenna that the only option for a class 5 buffer was an eight foot wall within a five foot space.

Sherman Swofford, of 133 Chestnut Lake Drive, was sworn in. He stated that he was concerned with the noise that would come from the proposed trucking business. In addition, he stated that there was an existing 28 acre lake community in the area and they were concerned with pollution running into the lake.

John Morgan, of 26 Ashley Court, was sworn in. He stated that the previous owners cut the buffer yard down which was only 30 feet from his property. They are requesting that the 50 foot buffer yard be installed for privacy.

Joan Newell, of 22 Ashley Court, was sworn in. She stated that she was concerned with the new proposed trucking business affecting the property value of the existing homes in the area.

Jo Ellen Cantrell, of 21 Angela Circle, was sworn in. She stated that she was concerned with the wild life of the community lake being affected by the reduced buffer yard. She requested that the class 5 buffer be installed.

Gerald Lawson closed the public hearing.

Craig Sims made a motion to deny the buffer yard request and approve the five- foot building setback. Ray Morris seconded the motion.

There was some discussion after the motion.

The Board agreed that there was enough room to put in a class 5 buffer within a 5- foot setback.

The motion carried with a five to one vote in favor to deny the buffer yard request and approve the five-foot building setback. The members in favor of the motion were Craig Sims, Ray Morris, David Long, Les Green and Jackie Moss. The member against the motion was Gerald Noe.

German Motors - Laurie Horton, Land Use Inspector, still under oath. She presented the background information to the Board:

Mr. Greg Godbout, applicant, is proposing to occupy a non-conforming building with a showroom for car sales. The building has been vacant for more than six months and will be changing use.

The Unified Land Management Ordinance, Section 4.06-5 Change Nonconforming Use, paragraph 2 states: *A change to a more intense land use or movement of buildings/structures on site may be permitted if the new or relocated use can meet bufferyard, setback requirements, parking requirements, curb cut size and spacing requirements and entrance/exit requirements if applicable.*

Section 2.02-1 Dimensional Standards, Table 3, requires a 50-foot setback from South Church Street Ext., an arterial street and a 40-foot setback from the right of way of Canaan Road, a collector street and a 15-foot setback from the side property line.

Mr. Godbout is requesting a variance from South Church Street Ext. and Canaan Road and 13.5 feet from the side property line. (SCDOT is verifying the right of way South Church Street Ext)

The setbacks were read in as follows: A 10.7 feet variance request from side property line, 13.9 feet variance request from South Church Street, Ext., and a 33.9 feet variance from Canaan Road.

Gerald Lawson opened the public hearing.

Greg Godbout, applicant, was sworn in. He stated that their goal was to clean up the property and make it better for the community. They plan to use the business to showcase vehicles. He stated that there would be no more than 16 vehicles; a majority of the vehicles would be inside the building. In addition, he stated that they have another business on Canaan Road used to show case vehicles.

Gerald Lawson closed the public hearing.

The Board agreed that this was a good use for the building and this was an odd shape piece of property.

David Long made a motion to grant the variance as submitted. Craig Sims seconded the motion. The vote carried unanimously.

Auto Pro – Albert Lee, Land Use Inspector, still under oath. He presented the

background information to the Board:

Mr. Kevin Scales, applicant, is requesting a variance from the Unified Land Management Ordinance Section 2.02-2 Table 4 (Buffer yards).

The applicant is proposing to construct a commercial use building on the parcel addressed as 13541 Asheville Highway, Inman. The parcel is adjoined on the left by a commercial use and a single family dwelling and rear side by a single family dwelling.

The proposed site has a ten (10) foot drainage easement and natural growth along the left and rear side of the parcel.

The ordinance requires a Class five (5) buffer yard along any side or rear lot line when a high intensity use is developed next to existing single family dwellings.

The request is to reduce the Class five (5) buffer yard to a Class three (3) buffer yard along the left and rear property lines.

Albert Lee presented a slide show presentation to the Board. He stated that the property dropped in elevation.

Gerald Lawson opened the public hearing.

Kevin Scales, applicant, was sworn in. He stated that he was unable to buffer along the right side property line due to a right away along the right side. In addition, he stated that due to the drainage easement, he was unable to buffer along the left side property line. He stated that the building would be used for automotive restoration for nicer model vehicles.

Gerald Lawson closed the public hearing.

The Board agreed that there was not enough room to place a class 5 buffer yard and there was no one present to speak against the variance request. They agreed that the property sits at a higher elevation than the adjoining residential properties. In addition, the Board discussed dropping the buffer yard down to a class 4.

David Long made a motion to grant the variance down to a class 3d buffer yard on the left and rear property lines. Les Green seconded the motion. The vote was four to two in favor of granting the variance. The members in favor of the motion were Jackie Moss, Les Green, Craig Sims and David Long. The members against the motion were Gerald

Noe and Ray Morris. The motion passed to grant the variance down to a class 3d buffer yard along the left and rear property lines.

Bruce's Auto - Albert Lee, Land Use Inspector, still under oath. He presented the background information to the Board:

Mr. Bruce Moss, applicant, is requesting a variance from the Unified Land Management Ordinance Section 2.02-2 Table 4 (Buffer yards).

The applicant is proposed to operate a used car lot on the parcel addressed as 8975 Asheville Highway, Boiling, SC. The parcel is adjoined by commercial use on the left side and single family dwellings along the rear property lines.

The ordinance requires a Class five (5) buffer yard along any side or rear lot line when a used car lot is developed next to existing single family dwellings.

The request is to reduce the Class five (5) buffer yard to a Class two (2) buffer yard along the rear property line.

Albert Lee presented a slide show presentation to the Board.

Gerald Lawson opened the public hearing.

Bruce Moss, applicant was sworn in. He stated that he was in the process of purchasing the property which was under contract. Mr. Moss brought several neighbors to the meeting who were in favor of the variance request. He stated that there were existing commercial properties in the area. The neighbors were not in favor of a masonry wall that would block their view of surrounding properties. The applicant would like to plant 3' shrubs as a buffer yard for security and aesthetics of the property.

B. A. Collins, adjoining property owner, was sworn in. He stated that he did not want an 8' fence buffer against his home due to the fact that it would block his view from other surrounding properties. He was in favor of the variance request for a class 2 buffer yard. Gerald Lawson closed the public hearing

Les Green made a motion to grant the variance as requested. Craig Sims seconded the motion. The vote was four to one in favor of the motion to grant the variance as requested with Gerald Noe abstaining from the vote. The members in favor of the motion were Les Green, Craig Sims, David Long and Ray Morris. The member against the motion was Jackie Moss.

Inman Animal Hospital - Albert Lee, Land Use Inspector, still under oath. He presented

the background information to the Board:

Dr. John W. Warner, applicant, is requesting a variance from the Unified Land Management Ordinance Sections 4.06-5 Change of Nonconforming Use; Section 2.02-2 Buffer yards; and Section 2.02-1 Dimensional Standards, Table 3, Set-backs for Commercial Kennels. The definition for kennels as stated in the ULMO is “any building(s), facility/facilities, or land that is used for the care or housing of dogs, cats, or other household pets for the purpose of breeding, boarding, training, show grooming, or sale and where profit or reward is the intended end purpose. Uses that do not involve outdoor facilities for housing, boarding, training or exercise are exempt from this definition. (Amended 5/15/2000)

The applicant is proposing to construct an addition to the rear of his existing animal hospital. The parcel is adjoined by commercial use and a single family dwelling on the right side property line.

The ordinance requires a Class five (5) buffer yard along any side or rear lot line when an animal hospital or kennel is developed next to existing single family dwellings.

The request is to first reduce the building set back along the right side lot line from the required fifteen (15) feet to eight and one half (8.5) feet a variance of six one half (6.5) feet, and secondly to reduce the required Class five (5) buffer yard to a Class two (2) buffer yard.

The Board asked Mr. Lee for a site plan of the property.

Albert Lee presented a slide show presentation to the Board.

Gerald Lawson opened the public hearing.

Jerome Hall, representing Inman Animal Hospital was sworn in. He stated that the building was constructed prior to the ordinance and that there was already an existing setback. The new addition to the rear would not be any closer than the existing side setback line. He stated that they would not board any animals outside the building after hours. He stated that the outside kennels were temporary and would be moved along with the addition from the back of the building. The homes to the rear have been notified of the addition and did not have any issues. He stated that the existing outside kennels was attached to the back of the building and the addition would only be a 25' X 40' addition. He presented a drawing to the Board which was entered into the record as Exhibit #1. In addition, he stated that the parking lot will not move due to the addition.

There was no one present to speak against the variance request.

Gerald Lawson closed the public hearing.

The Board asked Mr. Lee for a site plan of the property. Mr. Lee stated that he did not have a site plan of the property.

The Board discussed whether they should vote on the public hearing without a site plan.

Ray Morris made a motion to carry the public hearing over until the November with a site plan. David Long seconded the motion. The vote carried unanimously to carry over until the November meeting.

Childrens Play School - Albert Lee, Land Use Inspector, still under oath. He presented the background information to the Board:

Mrs. Cynthia Seagle, applicant, is requesting a variance from the Unified Land Management Ordinance Section 2.02-2 Table 4 (Buffer yards) and Section 4.04 Conversion of Residential Property.

The applicant is proposing to convert the use of a lot from single family residential to an office on the parcel addressed as 340 Blalock Road, Boiling Springs, SC. The parcel is adjoined on the right and rear property lines by single family dwellings.

The ordinance requires, “when conversion of a house to commercial use is proposed, the house shall be made to meet all applicable codes for commercial building....All parking, landscaping, buffering, and other requirements of this Ordinance for the commercial use of the property shall be met.”

The applicant is asking for variances to reduce the following:

1. The required Class four (4) buffer yards along the right and rear property lines to Class one (1) buffer yards.
2. The proposed office is an existing single family dwelling and will not meet the required side setback of fifteen (15) feet. The existing single family dwelling is five (5) feet from the right side property line. The applicant will need the right side set-back reduced from the required fifteen (15) feet to five (5) feet, a variance of ten (10) feet.

Albert Lee presented a slide show presentation to the Board. He stated that the home sits on two separate lots.

Gerald Lawson opened the public hearing.

Cynthia Seagle, applicant, was sworn in. She stated that her company had existed for six years in a rented building located on Highway 9. She stated that this was a State Reimbursement Program for children with disabilities where staff would meet and file papers. Mr. Seagle stated that they purchased the property at 340 Blalock Road in order to save money on rent. She stated that they purchased lots one and two for plenty of room for parking for staff. The only traffic entering and exiting the property would be from the office staff.

There was no one present to speak against the variance request.

Gerald Lawson closed the public hearing.

Jackie Moss made a motion to go into executive session with the County Attorney to get legal advice on the variance request. Craig Sims seconded the motion. The vote carried unanimously.

Les Green made a motion to come out of executive session. Craig Sims seconded the motion. The vote carried unanimously.

Gerald Lawson stated that no decision was made during the executive session with the County Attorney. Mr. Lawson explained that they did receive legal advice from the County Attorney on the variance request.

Gerald Noe stated that there appeared to be room for a class 4 buffer yard and he suggested relocating the drive way.

Gerald Noe made a motion to deny the variance request. David Long seconded the motion. The vote was unanimous.

Gerald Lawson recommended for the Board to make a motion to amend the agenda and move Michael Varner next on the agenda.

Craig Sims made a motion to amend the agenda and move Michael Varner to next on the agenda. David Long seconded the motion. The vote carried unanimously.

Michael Varner – Laurie Horton, Land Use Inspector, still under oath. She presented the background information to the Board:

Brain Evans, representing Michael Varner, is proposing to build mini-warehouses at 170 Denali Street, Inman.

The *Unified Land Management Ordinance, Section 2.02-2 Table 4 Bufferyard Requirements*, requires a class 5 buffer yard when high intensity commercial use adjoins residential use.

The applicant is requesting a reduction of the required buffer-yard from a class 5 down to a class 2a with 48” tall Leyland Cypress.

Gerald Lawson opened the public hearing.

Brian Evans, applicant, was sworn in. He stated that Mike Varner owned a rental home and two barns and he would like to plant Leland Cypress all down the property line on the right and rear property lines. Mr. Evans stated that they were asking for a reduction of the buffer yard area in order to make room to add another mini warehouse on the property in the future.

Gerald Lawson explained to Mr. Evans that their request was not reasonable. They were asking for a variance request based on saving more space for a buffer yard area.

Barbara Allen, 107 Denali Street, was sworn in. She stated that the only access road to the mini warehouses were Denali Street. She stated that their deed restrictions stated that there would be no commercial property off of Denali Street. She stated that the other commercial properties in the area access their businesses off of Asheville Highway. She stated that she had a petition from the adjoining property owners stating that they did not want commercial activity off of Denali Street which was entered into the record as Exhibit #1.

Allen Bowman, 109 Denali Street, was sworn in. He stated that he was concerned with more commercial development in the area. He stated that this was a quiet neighborhood and was concerned with increased traffic off Denali Street.

Billy McCarter, 108 Denali Street, was sworn in. He stated that he lived across from the proposed storage building site and was concerned with people hanging out around the warehouses after hours.

Gerald Lawson explained to the public that the Board was only present to vote the variance request up or down. He stated that they could not stop the development from coming into the area if they met the requirements of the Unified Land Management Ordinance.

Brian Evans stated that Earth Works and Mike Campbell were currently using Denali Street to enter and exit their property. Mr. Evans stated that the water runoff issue had been addressed. He stated that they had a proposal from Hyder to grade the lot off and address the water runoff issue. In addition, there will not be any power to the

storage buildings for people to hang out in after hours. Mr. Evans presented to the Board a plat of the subdivision which was entered into the record as Exhibit #2. He also presented several photos to the Board which was entered into the record as Exhibit #3.

Gerald Lawson closed the public hearing.

Jackie Moss made a motion to deny the variance request. She stated that there were not extraordinary and exceptional conditions pertaining to this particular piece of property. In addition, by denying this variance it would not prohibit or restrict the utilization of this property. David Long seconded the motion. The vote carried unanimously.

Home Source Funding Group – Albert Lee recommended for the Board to table this variance request until the November meeting with a site plan.

David Long made a motion to table until the November meeting with a site plan. Jackie Moss seconded the motion. The vote carried unanimously.

Thompsons Small Engine - Albert Lee, Land Use Inspector, still under oath. He presented the background information to the Board:

Mr. & Mrs. Thompson, applicants, are requesting a variance from the Unified Land Management Ordinance Section 2.02-2 Table 4 (Buffer yards).

The applicants are proposing to construct a small engine repair shop on the parcel addressed as 4800 Chesnee Highway, Chesnee. The parcel is adjoined on the right, and rear sides by single family dwellings.

The ordinance requires a Class five (5) buffer yard along any side or rear lot line when a small engine repair is developed next to existing single family dwellings.

The request is to reduce the Class five (5) buffer yard to a Class two (2) buffer yard along the left and part of the rear property line and a reduction of the required buffer Class five (5) to a Class three (3) on the remaining rear property lines.

Albert Lee presented a slide show presentation to the Board.

Gerald Lawson opened the public hearing.

Clint Thompson, applicant, was sworn in. He stated that he would like to create a drive way that would go from one road to another so that customers entering the

business can come in off Double Branch Road. He stated that this would be much safer than trying to stop off Hwy 221 at a Red Light and turn in. Mr. Thompson stated that he could not move the buffer yard any further due to the steep elevation change on the property and he would have to bring in truck loads of dirt to fill in.

There was no one else present to speak against the variance request.

Gerald Lawson closed the public hearing.

David Long made a motion to deny the variance as requested. Gerald Noe seconded the motion.

There was discussion after the vote.

The Board discussed the elevation change on the property. Craig Sims stated that there was not enough room for a class 5 buffer yard due to the elevation change on the left side property line and he did not agree with the motion.

The vote was five to one against the variance request. The members in favor of the motion to deny the variance were David Long, Gerald Noe, Jackie Moss, Les Green and Ray Morris. The member against the motion to deny the variance request was Craig Sims.

Dave Edwards Toyota - Albert Lee informed the Board that the person representing Dave Edwards was not present at the meeting.

Craig Sims made a motion to carry Dave Edwards Toyota over until the November meeting. David Long seconded the motion. The vote carried unanimously.

Profile Heating & Air - Albert Lee, Land Use Inspector, still under oath. He presented the background information to the Board:

Mr. Harold Brown and Mr. Lee Pitts, applicants, are requesting a variance from the Unified Land Management Ordinance Section 2.02-2 Table 4 (Buffer yards).

Mr. Brown and Mr. Pitts appeared before the Board on September 25, 2007 requesting a reduction in bufferyards. They have found that the requirement resulting from that meeting will not allow delivery trucks into their business. Also, since the parcel was not yet drawn in GIS, there was some misunderstanding about the flag portion of Mrs. Brown's property on behalf of staff, who understood that the flag portion of the parcel belonged to Mr. Brown and Mr. Pitts. There are installing the Class 4 bufferyard adjacent to the Coal Creek Subdivision.

The applicants have constructed an office use building on the parcel addressed as 681 Double Bridge Road, Boiling Springs. The parcel is adjoined and the right, rear and left side property lines by single family dwellings.

The ordinance requires a Class four (4) buffer yard along any side or rear lot lines when office use is developed next to single family dwellings. The right and rear buffer yard issues were dealt with during the applicants' last appearance before the Board.

The request is to reduce the required Class four (4) buffer yard on the left side, adjacent to Mrs. Sue Brown's flag lot, to a Class one (1a).

Albert Lee presented a slide show presentation to the Board. He showed the property line on the slideshow. Mr. Lee stated that there was a 25' flag lot against Mr. Brown's property which belongs to his mother. Mr. Brown is requesting to place the buffer yard on his mothers property with the existing trees.

Gerald Lawson stated that the Board has never allowed an applicant to place a buffer yard on someone else's property.

Gerald Lawson opened the public hearing.

Lee Pitts and Harold Brown, applicant and owner, were sworn in. If they place the buffer yard where they are required, then they will block his mother and not have the clearance to turn the trucks. Mr. Brown stated that his mother had given him a 25' easement for the drive way so that they could use it for their business. If they place a buffer yard on the right hand side of the drive way they will not have the turning radius for the delivery trucks.

The Board discussed if they could grant a variance for the owner to place a buffer yard on someone else's property that had deeded a drive to them for a 25' easement.

Jim Ray, adjoining property owner, was sworn in. He stated that he was in agreement with the owner to place 8' Leyland Cypress on the left side of the property.

Edwin Haskell, County Attorney, stated that the Board could not grant a variance for someone to place a buffer yard on someone else's property. There have been specific situations where the easement has run with the land such as drainage. Edwin Haskell recommended for the owners to sit down and work out a conditional proposal with staff to keep them from coming back again.

Harold Brown asked the Board to withdraw his variance request.

Craig Sims made a motion to withdraw Profile Heating and Air from the Land Use Board of Appeals. David Long seconded the motion. The motion carried unanimously.

5. Other Business

None

6. Adjourn

Ray Morris made a motion to adjourn. Les Green seconded the motion. The meeting adjourned at 6:20 p.m.

