

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, April 19th, 2016. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Jeff Yeaw, Vice Chairman; Mr. Ronny Prevatte, Ms. Julia Hillegass, and Mr. Chris Torre. Mr. Gary Hess and Mr. Russell Parrish were absent. Staff members present were Mr. William G. Saunders, IV; Planning and Zoning Administrator and Mr. William H. Riddick III, Town Attorney. There were eight (8) citizens present. The media was not represented.

Chairman Gwaltney – Ladies and gentlemen, I would like to welcome you here tonight. I will call this meeting of the Board of Historic and Architectural Review to order. The first item is the Planning and Zoning Administrator's Report.

Planning and Zoning Administrator – Thank you, Chairman. I have one item tonight. I will reiterate the upcoming Preservation Virginia/Department of Historic Resources training opportunity on June 1st in Virginia Beach. If anybody else would like to register for that event, let me know as soon as possible and I will get you signed up. We can potentially carpool down there. Thank you.

Chairman Gwaltney – Thank you. Our next item on the agenda is Upcoming Meetings and Activities. They are listed on the agenda. The next item is Public Comments. Are there any comments?

Planning and Zoning Administrator – There was one signup, Mr. Mark Gay.

Mr. Gay – Thank you, Mr. Chairman. I live at 110 Goose Hill Way. I thought it appropriate, given tonight's agenda, to bring you up to date on where we are at with the establishment of Preserve Smithfield which is nonprofit. We apprised Town Council in early January of our intent to forum. We had an interim Board of Officers. We now have appointed five directors to that Board. We have filed all of the requisite paperwork with the state of Virginia. We are waiting for the come back from that. We met two weeks ago with the past president of Preservation Virginia in Richmond. He is coming down in two weeks with the current president and other officials from the Department of Historical Resources. As with anything, it takes time, effort, and resources to move forward. Our vision, as we have tried to explain to people, is long term. Our intent remains, as we conveyed to the Delk family some months ago, once we are formed and funded to make an acceptable and fair offer for the property, to rehabilitate the house and the barns, and to establish a phased agricultural and horticultural experimentation

effort. It will be in keeping with the heritage of the Joseph Cobb land grant from circa 1635. We now know that Mr. Cobb came over in 1613. We have been gifted here in this town with some of the last acreage of a piece of land that is every bit as important to our colonial history as the Jamestown settlement. Mr. Cobb was wise enough to bring his farming tools with him so he fared quite a bit better than his contemporaries on the north side of the James River. Part of that phased agricultural and horticultural effort will include an offer to the Smithfield Winery for acreage for additional grapes. We have already spoken with them. They are very pleased at the prospect, when and if we can get this up and running to bring it all together with the intent and vision being that Pierceville is the first of a number of historical properties here in Isle of Wight County and Smithfield that our nonprofit will take on in the spirit of what they have done in Savannah, Georgia and Charlestown, South Carolina. The intent would be to preserve our history; not to develop economic development opportunities for short term gain. We will continue to keep you updated as we go. Again, we understand fully that vision without resources is hallucination. There is certainly nobody hallucinating. It is just tough, hard work. The intent is to go not just statewide, but nationwide. The Board of Advisors that we had nominated to us includes people who have those contacts and that access. Hopefully, they can write those kinds of checks to make this all happen. It is our intent to work in cooperation with the town, with the officials, and with the Delk family to make this a long term win/win where Smithfield becomes what it is already starting now to become which is a fifth day of a Williamsburg visit. We are very much the cradle of the colonial farmland. Thank you very much.

Chairman Gwaltney – Thank you. Our next item is Board Member Comments. I would just like to thank Mr. Gay for the update. It is a valiant effort that you all have undertaken. It sounds like a great idea. We certainly wish you the best with it. Any future updates would be greatly appreciated as well. Our next item on the agenda is Proposed Exterior Renovation – 203 Riverview Avenue – Non-Contributing – Russell Hill, applicant. Is anyone present to speak on behalf of this?

Mr. Russel Hill – I have provided you all with a detailed drawing of 203 Riverview Avenue. I have done two houses on Washington Street. People that have been on this Board for a long time will know that it will be just like the other houses that I have done.

Chairman Gwaltney – Mr. Hill, I rode by and looked at this. I think I had the right house because I do not know if the number was exactly on it. It was formerly the residence of a Mrs. Tynes, I believe.

Mr. Hill – Yes.

Chairman Gwaltney – Are you reconfiguring the roof lines? They are rather chopped up now as you go back to the house. On the drawing, it looks like they are kind of straight.

Mr. Hill – Yes. I am actually going to cut the entire roof off of it from one end to the other. I am going to change the porch and make it open. Right now, the porch is closed and has a shed roof on it. It is just not appealing from the road view. I have approached the town about taking the cedar tree down in the front yard. The power company has hacked it to pieces. Basically, it will be a twenty four foot wide house by sixty five feet long. The reason I am taking the roof off of it is because it only has seven foot ceilings in the house. The way they framed the house it has two by sixes spanning from one side to the other. It has a lot of sag in it. I am going to put a truss system back on it. It will have basically the same pitch. It might be a little bit taller pitch wise. It will have Hardie board exterior. All of the trim will be white PVC. The front of the porch will have the board and batten look. I did it on the last house also. I just like the way it looks. It breaks up the monotony of the siding running from side to side.

Chairman Gwaltney – Will that also be Hardie board material.

Mr. Hill – Yes. Everything is Hardie board or PVC.

Mr. Prevatte – On this soffit, are you using Azek?

Mr. Hill – Yes, on all of the trim.

Chairman Gwaltney – Does the Planning and Zoning Administrator have anything to add?

Planning and Zoning Administrator – I do not. You have covered everything that I would have said.

Chairman Gwaltney – Are there any other comments from the Board? Hearing none, I will entertain a motion.

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

Mr. Prevatte – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, five members were present. Chairman Gwaltney voted aye, Vice Chairman Yeaw voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Chris Torre voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Thank you, Mr. Hill. Our next item on the agenda is Maintenance Violation – Demolition by Neglect – 502 Grace Street – Landmark – Mary Delk Crocker, applicant. Is there anyone here to speak on behalf of this?

Mr. Al Jones – I am an attorney here in town representing Mary Crocker. I am here on her behalf as is Nancy Lynn Delk. We are here in response to the letter from Mr. Saunders on your behalf dated January 21st, 2016 which is identifying what you, apparently, think needs to be repaired on Mrs. Crocker's house. We have a great deal of thoughts about the efficacy of your ordinance. Instead of getting into that, we are willing to meet with a committee of you or your staff, whomever you choose, to see if we can reach an agreement as to exactly how much work needs to be done, what the cost of that work would be, and the manner in which it would be repaid. We would do that preserving our right to appeal the actions taken by your notice of violation which would eventually lead to litigation. It would be expensive for Mrs. Crocker. I believe it would be expensive for the town as well. We are willing to see if there is any middle ground. I would note that the estimate of what you suggest needs to be done is some seventy two thousand dollars. Some of that is to remove the debris that is in the house. We think there are several items in the scope of the work that are beyond what is necessary. We are willing to see if we can reach an agreement on that to avoid any litigation.

Planning and Zoning Administrator – Mr. Chairman, could I add a little bit to that for the Board's information?

Chairman Gwaltney – Certainly.

Planning and Zoning Administrator – As an exhibit to the letter that was provided to the Delks, the town had gotten a third party consultant to put together a potential scope of work and a cost estimate on what it would take to mothball the structure. It was provided to Mrs. Crocker as an exhibit to that letter as an example of the type of things that would be required to get the house back into a condition so that it would be

protected from the elements. It would be able to be further investigated to determine exactly what would be required to do a full restoration on it. Some of the items that were listed in that exhibit were not necessarily things that Mrs. Crocker would have to do to satisfy this Board as far as securing it from the elements, particularly what he just mentioned as far as removing debris in the house. It was one of the things that related to being able to fully inspect and determine further what a full restoration would cost. We provided that for their benefit but, as he mentions, not everything in that list would be required to satisfy all the violations that are mentioned in the letter.

Chairman Gwaltney – Thank you. Is there any other discussion?

Town Attorney – Mr. Chairman and members of the Board, this matter has been pending since 2009. We are seven years down the road. I would submit that another month is not going to cause any great injury to the process. If the property owner is willing to meet with us to explore a possible solution to this then I am all in favor of that. I think it is a reasonable thing to do. Mr. Jones is right. There may be things that do not need to be done but the fact that they are willing to come to the table and discuss some things that can be done to preserve the property is a good first step. I think we would benefit from meeting with him. Mr. Jones, would you all be willing to meet within the next thirty days so that we can go ahead and get this thing processed?

Mr. Jones – Certainly. I do not know how much time it is going to take. I would not think it would take a great deal of time. I think we will be able to make a decision as to whether we can reach an agreement or not within thirty days. We can certainly make every effort to. If we need additional time, we will ask for it. If we don't, we won't. I would think an agreement could be struck in thirty days.

Town Attorney – The first step would be to find a mutually agreeable time and date where we can get together and decide who needs to be there. We can go ahead and take that first step and come up with a consensus. That would be the basis of any agreement.

Mr. Jones – We can do that within the next week.

Town Attorney – Just to explain the process, we sent the notice. Mr. Jones represents Mrs. Crocker. She has the opportunity, under the ordinance, to appear before the Board. We had some discussion and he asked that it be deferred to tonight and that is why they are here. The ninety days is tolled up until now. If you choose not

to accept his offer, the ninety days starts to run. He has the right to appeal it which is a whole other course of action that we would probably prefer not to go down if we do not have to. If we agree to what Mr. Jones is proposing, the ninety day clock does not start running yet. We would hopefully come up with a solution to this by agreement with the property owner. If not, we are back where we are right now and the clock would start running. We could potentially go down a litigation avenue. Once again, that is not the goal. The goal is to find some way to stabilize this property and preserve it. You can either accept his offer or you do not.

Chairman Gwaltney – I suppose what we have to gain is getting further along to the goal of something happening with the property. What we have to lose is another thirty days.

Town Attorney – Right. It has been seven years. You have to put things in perspective.

Chairman Gwaltney – Exactly. Do we have to vote on this?

Town Attorney – Yes. You can agree to defer action and agree to meet with the property owner and her attorney for the purpose of exploring a possible agreed solution. It is always better to find something everyone can agree on.

Ms. Hillegass – Do we need a motion to that effect?

Town Attorney – You might want to hear from everyone else to see if they have any thoughts about this.

Ms. Hillegass – There are a couple of things that I am intrigued by and the long term plan that is in play as well. As Mr. Riddick said, another thirty days is not going to make or break this project at this point. I would be in favor of having these discussions perhaps with a subcommittee of this group if that is agreeable to everybody.

Town Attorney – Mr. Torre has some contracting experience, I believe.

Mr. Torre – I do. I am kind of opposed to any kind of extension of time however. I do not know whether I am for sure or not but I think I am because this has been going on since 2009. Nobody has done anything. It has just been a series of things. Everybody knows what has been going on. I am afraid that this is just another in a long series of those and we will not accomplish anything by granting another thirty days. We will not be able to come to a resolution. That thing is falling down right in front of our eyes and nobody has done anything about it since November 10th, 2009. What makes

us think that anybody is going to do anything now? I need to ask Mr. Riddick a question.

What happens if we let the ninety day clock start ticking now? What happens on the ninety first day?

Town Attorney – It would be up to us to enforce the ordinance. We have done this on three separate occasions. What is required is that the town has to file an injunctive action to enforce its ordinance. It is an action in Circuit Court. It is litigation and it takes a long time. The first case, ever, that was brought under this statute was under the Virginia Enabling Legislation. As I understand it, Smithfield was the first one to litigate that for the Ray Parker house which is on Main Street here in Smithfield. The town was successful and Dr. Parker had to fix up his house. I think Mr. Jones represented him.

Mr. Jones – I did.

Town Attorney – It took many months, I think. I have read the case file. I have no idea how long the whole process took.

Mr. Jones – The whole process probably took two years. Not all of that was in litigation. It was probably about a year of litigation.

Town Attorney – So that is what you are looking at. We might end up there but litigation is not the first alternative. Lawyers who say you should come out of the box and sue somebody are hasty, I think. Seven years are not hasty but there have been a lot of things that have transpired over that time period. There was a long period where nothing happened because the whole process was taken out of the control and jurisdiction of the Town of Smithfield. It was under the purview of the county Building Official. He deemed it to be an issue concerning her health and safety. That trumps historic concerns so there was quite a while where that was on the table. Then, of course, the rezoning came along and that kind of postponed things as well because there was some potential that it might result in a third party fixing up the house. It is over and done with now so we are back to square one again. Is it frustrating? Yes sir, it is.

Mr. Torre – Can you tell us what the extent of the restoration would be? There is a seventy two thousand dollar estimate out there. What seems reasonable to you folks? Or is it too preliminary to tell?

Mr. Jones – Your letter is not seeking restoration. It is alleging that there is demolition by neglect. You have sought to require that she pay to prevent further

deterioration. We are nowhere near restoration. We are discussing the issue of what needs to be done to prevent further deterioration.

Mr. Torre – Let me change my words then. I will not use the word restoration. I will use the word deterioration. How far do you think you are willing to go to stop the deterioration?

Mr. Jones – It is what this conversation would be about. I am not in the position to tell you. The town has looked at the building site and so did Mr. Darden. Those are the only two people who have looked at it with an idea towards preventing further deterioration. Mrs. Crocker was born there. She is eighty five years old. She has lived there for all but fourteen years of her life until she was run out of it. Your ordinance was on the books since the early 1980's or maybe earlier than that. No one turned their guns on her until a few years ago. We are here to say that we agree that we will try to develop an idea about what is reasonable to prevent the roof from further leaking and if there is any active termites right now. We do not believe there needs to be removal of the items in the home. There are a number of things on this letter, as Mr. Saunders suggests, that we do not think is necessary to achieve what your ordinance is seeking to have her do. It is to prevent future deterioration. We can let you know something within thirty days. I am not in a position to say whether it is five thousand, twenty five thousand, or fifty thousand. The other thing we have to deal with is how it is going to be repaid. Will it be paid by lien or by contract? Is it going to generate interest? The town may choose to pay the expenses. All of those things are going to have to be evaluated and agreed upon before she is going to be willing to accept that responsibility. As I understand the procedure, Mr. Riddick can correct me if I am wrong, if you put your ninety day clock on and we appeal it to the Town of Smithfield's Town Council then we would appeal it into the Circuit Court of Isle of Wight County. We think there are real reservations about your ability to require maintenance on a home. It forces us to go find out whether you have that authority or not. We will have to evaluate what we are going to do. In the meantime, we are willing to see if we can reach an agreement as to what is necessary to prevent further deterioration of the home. I hope that responds to your question.

Vice Chairman Yeaw – First off, Mr. Riddick, did you say there is precedent with the Ray Parker home.

Town Attorney – Yes.

Vice Chairman Yeaw – Secondly, I would like to echo what Mr. Torre said. As we look at this litany which I am sure is not all inclusive of all the steps that were taken, but merely outlines the major steps, over the last seven years. To me, this sounds like just another delay in the process. As you said Mr. Riddick, litigation is not the first thing we want to go to but certainly the town has shown great patience in this process. Whether or not we decide to grant an additional thirty days of discussion, I just want to echo the concern that this is just another delay in this process.

Chairman Gwaltney – Are there any other comments on this? Do we take a vote on this now?

Town Attorney – Yes. You have an option to accept his proposal or not. If you choose not to, he can appeal your decision which then goes to Town Council. They will make a decision as to whether they accept his proposal or not.

Chairman Gwaltney – So it will be another thirty days after that.

Town Attorney – It will be May at the earliest. It would be at least twenty days. I understand your concerns. To explain Mr. Yeaw, never in the Town of Smithfield have we ever spent a nickel on somebody else's property. In the case of Mr. Parker, we got an injunction and the court ordered him to fix the property. He had the means to do it. I think they have maintained all along that Mrs. Crocker does not have the money. I do not know her financial situation but I have heard that representation be made. The Town Council has considered, not agreed, to explore the possibility of spending town funds on this. They are very reluctant to do that because it is not a good precedent. People should have to maintain their own properties. What I heard Mr. Jones say was that they are willing to explore the possibility of fixing up the house. How it will be paid for is something we do not know because they have not made a representation about that. It is information that will be necessary for us to make a decision as to which way we are to go with the Board of Historic and Architectural Review and the Town Council. Is it frustrating? Absolutely. We are beyond frustrated but the circumstances are the way they are. If you want to know the truth about the matter, this has lasted a very long time because for the most part nobody knew how badly the house had deteriorated because you cannot see it from the road. It is overgrown. Mrs. Crocker was very adamant that people were not to come upon her property so we did not. We do not have the right to

go on the property. We had to get a court order to be permitted to go on there. I met with Mr. Jones out there. This was several years ago. Former Chairman, Roger Ealy, was present along with Bill Hopkins and William Saunders. It is not something that has been readily apparent to everybody while riding down the highway. It has not been an easy situation to deal with. Have there been mistakes? Absolutely. Are we seeking corrective action? Yes, that is why we are doing this. I cannot honestly tell you that I think delaying it thirty days is going to jeopardize the process any more than it already has been.

Mr. Torre – I would like to ask one more question, Mr. Riddick. If the Town of Smithfield undertakes the repair and they spend several hundred thousand dollars to stop the deterioration, they will file a lien on the property. Ultimately, when the property is conveyed and the lien has to get satisfied or the title will not transfer then the money comes back to the Town of Smithfield. Do I have that right?

Town Attorney – Yes, you have that exactly right except for the part about spending several hundred thousand dollars. I do not think they have any intention of spending that kind of money.

Mr. Torre – Of course, they do not but I walked out there and I had a look on a couple of different occasions this past summer. My evaluation as to what is necessary to stop the deterioration is different than the seventy two thousand dollar number that I have heard.

Town Attorney – As we told Mr. Jones, this was an estimate by a single individual. There would be nothing to preclude us from getting competitive bids if we chose to do it. We would need to make sure that we were getting the best price. I would hope that Mr. Jones would seek out somebody in that field. It would be helpful to have a contractor of his choosing if he is willing.

Mr. Jones – Certainly.

Town Attorney – I think we would probably invite Mr. Ealy to come if he would. He knows more about this than anybody. With the exception of perhaps you, Mr. Torre, and Mr. Prevatte to some degree, the rest of us are neophytes when it comes to the nuts and bolts of that kind of work. We would have to rely on others.

Chairman Gwaltney – I would like to say that it would have been nice if someone had handled all of this thirty years ago and we would not be here tonight dealing with

this. I hate to wait another thirty days for something else to happen. If we do not accept this, I am not sure that we will get much further ahead in thirty days than where we would be if we do accept it. I agree it is another thirty days in another list of seven years of thirty days. If you look back at the history of everything that has been done, which may not be one hundred percent accurate, I am not seeing a lot of entries here where it was proposed to come to the table with a meeting of the two sides to figure out the next step together. I will say that I am glad to hear that instead of another entry from one side or the other about 'you must do this, we challenge you to do this, I am not going to do this.' I am glad that is not what is before us tonight. I personally think it is a step forward to get the two sides to come to a table and discuss what can be done so we can move forward with the project. The project, in this case and correct me if I am wrong, is discontinuing the demolition or disintegration of the building. We are not trying to restore it. We are not trying to find another use for it. We are just trying to preserve it as it is as crazy as that might sound. Preserve it as it is so that it does not continue to deteriorate. Is that right?

Town Attorney – That is correct.

Chairman Gwaltney – So I am thinking that in thirty days we can hopefully come to an agreeable decision about what the owner and the town can, will, and is able to do to stop the deterioration. Frankly, I think thirty days is a doable time frame to get that done. It is a short time to wait on top of seven years of challenges back and forth. To me, it is actually an attempt to make something happen.

Mr. Prevatte – How do you stop deterioration?

Chairman Gwaltney – I guess that is what the people who know more than we do will tell us.

Town Attorney – I think the objective is to preserve it against the weather.

Mr. Prevatte – To what extent?

Chairman Gwaltney – I think Mr. Jones has said that the roof, termites, and obvious things that are quickly deteriorating.

Mr. Prevatte – I can see right here that there is asbestos shingles on it.

Town Attorney – Mr. Prevatte, that has nothing to do with that. It is not within the scope of anybody's idea of preservation of further decay. That would be an issue that would be dealt with in the event that somebody was to restore it.

Mr. Prevatte – My question was how do you stop deterioration?

Town Attorney – Chairman Gwaltney was entirely correct. It is probably a series of questions to be answered by the people who are in that field. One of the first things out of Mr. Jones mouth was the roof. It is abundantly clear to anybody looking at the pictures that it would probably be one of the first things to be addressed. There is a tree growing in the roof. There is probably a solution for that.

Vice Chairman Yeaw – I have one other thing for Mr. Jones. Why is the owner willing to come to the table now after all of this time?

Mr. Jones – Why now?

Vice Chairman Yeaw – Yes.

Mr. Jones – Frankly because it is either litigate or find a solution. That is it in a nutshell. We do not think you have the authority to do what you are doing but we do not want to spend the money to find out. We will if we have to.

Vice Chairman Yeaw – But we have already discussed that we have done this before.

Mr. Jones – I understand that you have.

Town Attorney – Mr. Yeaw, just because you get an answer one time in court does not mean you will get the same answer the next time. Any lawyer who tells you otherwise is not a very good lawyer. That is just the way it is. There are different judges and human beings who perceive things in different ways. They can apply the law in a different manner. Mr. Jones did this the first time with Judge Delk who happened to be the Town Attorney at one time. I have done this with the William's house which is across the street from Chairman Gwaltney. We have been down this road several times. The answer is at the end of a long road.

Mr. Jones – And the answer is that it is at significant expense. At the end of the road, you do not know what you are going to get to. We are going to see, if you all choose to do it, if we can reach an agreement. Both of us do not have to but both of us are going to spend a lot of money if we do not. We are willing to sit and try.

Vice Chairman Yeaw – Roll the dice.

Mr. Jones – I think we are suggesting more than rolling dice. We can sit down and talk and see if we can reach an agreement.

Town Attorney – Let me put it this way, if Mr. Jones had come in here tonight and said that he does not think we can do this and we are ready to go find out if you can or not then he makes the decision for you but that is not what he said.

Mr. Torre – How are we going to set a date between now and thirty days from now when such a meeting would transpire?

Town Attorney – We can talk about it tomorrow. Mr. Chairman, you decide who it is that is going to be there. You have to appoint a committee. We will talk with Mr. Jones and find a convenient time.

Mr. Jones – I would suggest that we determine who is going to be there within a week. We will meet two weeks after that. It is just a suggestion. We are not here to dictate a time frame. We are here to be there when you want to meet.

Ms. Hillegass – Mr. Chairman, I would suggest that you appoint a subcommittee of this group to explore a conversation with the applicant to reach a mutually agreeable solution.

Town Attorney – I think it should say which includes a visit on site with representatives of the property owner.

Ms. Hillegass – With qualified individuals also.

Town Attorney – They can bring whoever they want to. We are going to bring whoever we want to bring.

Chairman Gwaltney – We have a motion on the table that within less than thirty days to set up a time, date, and place for a meeting with the property owner to include a visit to the property.

Town Attorney – And to report back to this Board at its next regularly scheduled meeting. Mr. Jones, are you willing to come back to the next meeting?

Mr. Jones – Sure.

Chairman Gwaltney – So there is our motion on the table. Do I have anyone to second that?

Mr. Prevatte – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, five members were present. Chairman Gwaltney voted aye, Vice Chairman Yeaw voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte

voted aye, and Mr. Chris Torre voted nay. There was one vote against the motion. The motion passed.

Chairman Gwaltney – The motion carries. We will be in touch with Mr. Jones to organize all of this. We will hopefully get that done within the next week or so.

Mr. Jones – Thank you.

Chairman Gwaltney – Our next item is Approval of the March 15th, 2016 Meeting Minutes.

Town Attorney – Mr. Chairman, I have reviewed the minutes and would recommend they be approved as presented.

Vice Chairman Yeaw – So moved.

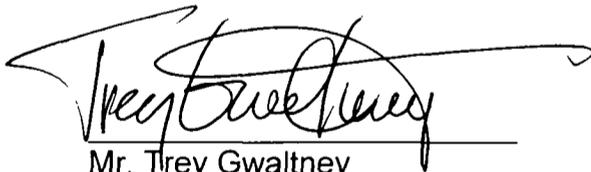
Mr. Prevatte – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, five members were present. Chairman Gwaltney voted aye, Vice Chairman Yeaw voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Chris Torre voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Is there any other business or discussion? Hearing none, we are adjourned. Thank you all very much.

The meeting adjourned at 7:15 p.m.



Mr. Trey Gwaltney
Chairman



Mr. William G. Saunders IV
Planning and Zoning Administrator