

DRAFT
Smithfield Planning Board Minutes
Thursday, May 1, 2014
6:00 P.M., Town Hall, Council Room

Members Present:

Chairman-Eddie Foy
Vice-Chairman Stephen Upton
Daniel Sanders
Gerald Joyner
Mark Lane
Teresa Daughtry
Jack Matthews

Members Absent:

Gerald Joyner

Staff Present:

Mark Helmer, Senior Planner
Veronica Hardaway, Administrative Support Specialist

Staff Absent:

CALL TO ORDER

APPROVAL OF MINUTES FROM APRIL 3, 2014.

Stephen Upton made a motion, seconded by Jack Matthews to approve the minutes as written. Unanimous.

Public Hearings:

After all persons giving testimony were duly sworn, Mr. Foy opened the public hearing.

CUP-14-03 Nitro Solar LLC:

Ashley Spain recused himself for this case.

Mr. Helmer stated the applicant is requesting a conditional use permit to operate a solar farm on a portion of an 87.37 acre tract of land located within an R-20A (Residential-Agricultural) zoning district. The property considered for approval is located on the east side of Yelverton Grove Road approximately 1500 feet south of its intersection with Ray Drive and further identified as Johnston County Tax ID# 15L11034.

Mr. Helmer stated the installation would include a 5 mega-watt, fixed tilt, photovoltaic solar farm with electrical power inverters, electrical transformers and buried conduit. The proposed facility will tie into Duke Energy power grid. There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use Permit to include flood plains or designated wetlands. The existing facility appears to be exempt from storm water retention and nitrogen offset payments at this time.

Mr. Helmer stated the proposed solar facility is considered a utility and permitted in all zoning districts with a Town of Smithfield Council approved Conditional Use Permit. The entire facility will be fenced and gated and a fifty foot landscape buffer outside of the fence line. Access to the site will be from Yelverton Grove Road. NCDOT driveway permits will be required. The property will be served by private well and septic if needed. The Strategic Growth Plan has identified this area as being suitable for low density residential and agricultural land uses. Public Utilities type uses are permitted in all zoning districts with an approved conditional use permit and will be subject to any reasonable condition that may be placed on the project. The existing and surrounding land uses are low density residential and agricultural in nature. It is unlikely that negative impacts on existing and future surroundings uses will occur providing the site is properly buffered in accordance with the Town of Smithfield Unified Development Regulations. Sign requirements will be minimal for the requested use. Duke Energy Progress will provide electric and the Town of Smithfield will provide fire protection.

Mr. Helmer stated the Planning Department recommends approval of the Conditional Use Permit for a solar farm providing a fifty foot landscape buffer with security fence is installed in accordance with any approved site plan prior to operation of the facility.

Mr. Foy asked the Planning Board if they had any questions for Mark Helmer.

Mark Lane asked if Mr. Helmer has received any opposition phone calls regarding this case.

Mr. Helmer stated he has received a few calls, but the Board should hear testimony of any opposition.

Daniel Sanders asked if there were any wetlands around the proposed area.

Mr. Helmer stated he was not aware of any wetlands.

Mr. Foy asked what the buffer will look like and if it will be adequate to protect surrounding properties.

Mr. Helmer stated that the 50ft landscape buffer around the security fence will be adequate to limit any negative impacts on adjacent properties.

Mr. Foy asked if anyone wanted to speak for or against the proposal.

Keith Colson, 4215 E. McDowell Rd, Mesa, Arizona, a representative with Sunlight Partners, LLC stated this is a 5 megawatt facility with interconnection approval from Duke Energy Progress. Our company is always looking to be good neighbors. The facility will not be able to be seen, heard, or emit an odor. The inverters on the solar panels have fans that make noise but the only way to hear that noise is when you are standing right next to it. Based on the noise table and distance factors, the nearest house is approximately in excess of 450ft which means you would have a very hard time hearing the fan. The inverters range from 72-85 decibels next to the exhaust which dissipates the farther away you are.

Teresa Daughtry asked if the solar farm will be utilizing all 87.37 acres of land.

Mr. Colson stated that they would only be leasing the portion inside the fence area which is approximately 21 acres.

Teresa Daughtry asked if the company will be looking to expand in the future.

Mr. Colson stated no they are not looking to expand. The reason they are not looking to expand is because there's a couple of rules that apply with NCUC and Duke Energy Progress and one of them is how much available capacity there is on the line. We as a company put in for 5 megawatts and the line can sustain 5 megawatts. The other thing is that if we were to go and do another one we would have to have another interconnection point and if it's the same owner, the next interconnection point would have to be ½ mile away. We as a company have no intention on expanding this whatsoever.

Teresa Daughtry stated there are three houses on the side and two houses on the corner of the projected solar farm and wanted to know approximately how close they were to the project.

Mr. Helmer stated that from the map the closest house is approximately 900ft from the northern most inverter.

Teresa Daughtry asked if the owners of those properties were sitting in their backyard, would they be able to hear the fans.

Mr. Colson stated they would not be able to hear anything and if they did they would install additional screening. He stated they have never had a complaint about inverter noise.

Teresa Daughtry asked the representative how the solar farm will affect the values of the surrounding properties as there is no comparison to Durham and Gilford Counties to Johnston County.

Mr. Foy asked Teresa Daughtry if she was referring to the land itself or to the neighbors.

Teresa responded she was asking in general because there is no way the surrounding land values can be compared to Durham and Gilford Counties.

Mr. Colson stated he would be happy to have an appraiser look specifically at this property and come back with the findings and how he felt the solar sight would affect the neighboring lands. The base logic is if there's a solar farm that we've already done work on it wasn't showing that there was depreciation in property value because of so much where it was located but more because of the external obsolescence factors involved with the solar farm in the absence of those. They are looking for smell, sound, and visual ugliness.

Mr. Foy stated it's understandable there are reasons why it could adversely affect property such as odor, noise, and appearance. However, if you can't see it, smell it, or hear it than there's not really a downside, but wants to make sure a good buffer is in place.

Mr. Colson stated the company is willing to fully comply with the ordinance and buffer requirements and are also willing to go beyond to make it so it's acceptable.

Teresa Daughtry asked if there is a maintenance contract for the facility.

Mr. Colson stated the entire facility will have an O&M, operations & maintenance, for both inside the facility and also the buffer.

Teresa Daughtry asked if the company will be using goats inside or any other animals.

Mr. Colson stated some people have tried that, they have not done that yet but are looking into it.

Teresa Daughtry asked how high the panels would be.

Mr. Colson stated the panels would not be higher than 12ft.

Teresa Daughtry asked what happens in the future if that land becomes part of the town.

Mr. Helmer stated that the land would be part of the town and the tax base.

Daniel Sanders asked if the facility would be maintained 24/7.

Mr. Colson stated there will be security system monitoring the site and from a maintenance stand point it will be maintained about twice per month.

Teresa Daughtry asked if the applicant were to have a lease for 20 years and at the end of the 20 years there's new technology, would the applicant be required to come back before the Board again.

Mr. Helmer stated any new changes to the site plan would require the applicant approval for a new conditional use permit.

Teresa Daughtry asked if the lease is not renewed what would the process be from the solar company.

Mr. Colson stated the company de-commissions the solar farm which includes digging up buried cables, pull plugs, and remove pads. This process is a money-making process due to all the scrap, wires, and panels.

Theresa Creech Parker stated her mother, Audrey Creech, owns property to the west of the solar farm project and would like to know who would be contracted for maintenance and how easy would it be to access them in case of emergencies.

Mr. Colson stated the maintenance is setup with a company called Sundurance, they are also the ones that will be installing the panels. They make themselves known to the surrounding neighbors.

Ms. Parker asked how many transformers will be in place.

Mr. Colson stated there will be three Cooper transformers.

Mr. Foy asked if the transformers make noise.

Mr. Colson stated they do not make noise.

Teresa Daughtry asked if the transformers were low or high power.

Mr. Colson stated they are responsible for increasing the voltage that's going to the lines on the street.

Ms. Parker asked if there will be any visible cables.

Mr. Colson stated that most of everything will be buried within the fence. Outside of the fence there will be three poles at the street going back toward the system.

Ms. Parker asked if there will be any visible lighting coming from the panels at night.

Mr. Colson stated no light will be emanated at night.

Teresa Daughtry asked how much affect has there been on property value in other states they have implemented the solar farm.

Mr. Colson stated they've never seen a decrease.

Mark Lane stated that since they are putting power back into the power grid, what happens when the power goes out.

Mr. Colson stated the line will be hot until Duke shuts it down but there's a lot of protection in there.

Teresa Daughtry asked if something were to be wrong with the power if it will affect the neighboring properties.

Mr. Colson stated that there would not be a problem and there are many tests that are conducted.

Mr. Foy stated many of these systems that have been put in North Carolina have been regulated through the state and Duke and that this project will meet the requirements.

Teresa Daughtry asked if there was a time limit on the tax credit.

Mr. Colson stated the tax credit goes until the end of 2015.

Richard Arthur, Pine Level, asked how much energy the solar farm will put out.

Mr. Colson stated that a 5 megawatt facility would run about 4500 homes.

Mr. Foy closed the public meeting for CUP-14-03 and asked for a motion.

Stephen Upton made a motion, seconded by Mark Lane, to move to the Finding of Fact.

The Planning Board is requested to review the petition for a Conditional Use Permit to allow for the construction and operation of a solar farm on property located within a R-20A (Residential-Agricultural) zoning district and make a recommendation to the Town Council in accordance with the finding of fact for a Conditional Use Permit.

The Smithfield Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.

- 1. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.***

The proposed solar farm will not materially endanger the public health safety or general welfare; the panels are low profile, will be screened from view, do not produce sound, do not move and have no emissions. They are completely safe and will be installed following all local electrical and building codes. They will be designed to withstand wind loads and will be fenced in and buffered for safety purposes. They are monitored electronically on a 24 hour basis. There are no lights, so neighbors will not be visually disturbed. ***All members agreed.***

- 2. Based on the evidence and testimony presented it is the finding of Planning Board that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified***

Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.

The solar farm will be in complete compliance with local ordinances and; meets required conditions and specifications. The project will be prepared by licensed North Carolina Engineers and constructed by licensed North Carolina Contractors and Electricians. ***All members agreed.***

- 3. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.***

The solar farm will not adversely affect the use or any physical attribute of adjoining or abutting property. It will be completely screened by a landscape buffer, it will be fenced in and locked so there is no debris or emission coming from the site, and dependable, renewable energy along with creation of new jobs is a benefit to the public. ***All members agreed.***

- 4. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.***

The screen buffer will be in complete harmony with the area, it will feature large, medium, and small trees and bushes, the solar panels will not be seen from neighboring sites and will not generate any noise or emissions. There are no impacts generated by the solar farm, it does not require sewer or water services, creates no traffic on the roads, does not impact school populations and requires no town services such as police or fire. ***All members agreed.***

Based upon satisfactory compliance with the above four stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative;

Stephen Upton made a motion, seconded by Jack Matthews, to recommend approval to construct and operate a solar farm on a portion of an 87.37 acre tract of land located within an R-20A (Residential-Agricultural) zoning district. Unanimous.

CUP-14-04 Elizabeth Solar LLC:

Ashley Spain recused himself for this case.

Mr. Helmer stated the applicant is requesting a conditional use permit to operate a solar farm on a portion of a 34.22 acre tract of land located within an R-20A (Residential-Agricultural) and B-3 (Business) zoning district. The property considered for approval is located on the south side of US 70 Business Highway East approximately 850 feet east of its intersection with Hill Road and further identified as Johnston County Tax ID# 15M12032B.

Mr. Helmer stated the installation will include a 4 mega-watt, fixed tilt, photovoltaic solar farm with electrical power inverters, electrical transformers and buried conduit. The proposed facility will tie into Duke Energy power grid. There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use Permit to include flood plains or designated wetlands. The existing facility appears to be exempt from storm water retention and nitrogen offset payments at this time.

Mr. Helmer stated the proposed solar facility is considered a utility and permitted in all zoning districts with a Town of Smithfield Town Council approved Conditional Use Permit. The entire facility will be fenced and gated and a fifty foot landscape buffer outside of the fence line. Access to the site will be from a private driveway off US 70 Business Highway East. NCDOT driveway permits will be required. The property will be served by private well and septic if needed. The Strategic Growth Plan has identified this area as being suitable for low density residential and agricultural land uses. Public Utilities type uses are permitted in all zoning districts with an approved conditional use permit and will be subject to any reasonable condition that may be placed on the project. The existing and surrounding land uses are low density residential and agricultural in nature. It is unlikely that negative impacts on existing and future surroundings uses will occur providing the site is properly buffered in accordance with the Town of Smithfield Unified Development Regulations. Sign requirements will be minimal for the requested use. Pine Level will provide fire protection and Duke Energy will provide electric.

Mr. Foy asked if anyone wanted to speak for or against the proposal.

Mr. Foy asked how many acres this solar farm project will be.

Mr. Colson stated it will be 24.64 due to the irregular shape of the land.

Eugene Foxworth, 201 Hill Road, stated his house borders two sides of the proposed project. He stated he is opposed to this project as he does not want this project in his backyard. He believes this is the entrance area to the business district of Smithfield off of US Highway 70 and that this land can be utilized more appropriate. He also voiced his concern with abandonment of the facility and stated there was no specific use of a solar farm in the ordinance.

Mr. Helmer stated a solar farm is considered a public utility.

Mr. Foxworth stated he went on Purdue University's website which states that 80 decibels is equivalent to the sound of a diesel freight train going 45mph at 100ft away. He voiced that there is no data to substantiate what kind of impact it would have on neighboring properties or what affects it would have raising small children around it.

Mark Lane asked if Mr. Foxworth owned his property.

Mr. Foxworth stated he did own his property.

Mr. Helmer stated that looking at the most recent map it shows the developer increased the buffer from 50ft to 100ft.

Richard Arthur voiced his concern about whether or not the solar farm outweighs the risk of future commercial or residential development.

Al Peedin, 2316 Hodge Road Knightdale, is the land owner and stated he did not see a problem with this project. If you can't see, smell, or hear it then there shouldn't be an issue.

Terry Arthur, Pine Level, asked if there was a benefit to the Town of Smithfield or Johnston County with this solar farm.

Mr. Helmer stated it was unclear but in theory there should be.

Ms. Arthur asked if the solar farm would pay taxes to the town or county or would that be the land owner.

Mr. Helmer stated the amount of tax is assessed through the value, once the value goes up taxes will be increased but that would be through the county since it's out of city limits. As far as who will be paying the tax that would be between the land owner and the solar farm.

Ms. Arthur asked if there were any wetlands around the area.

Mr. Helmer stated he was not aware of any.

Ms. Arthur asked how long the lease was for.

Mr. Colson stated the agreement is a 15 year lease with two 5 year options.

Ms. Arthur asked if this project would devalue property around the solar farm.

Mr. Colson stated that it would not.

Mr. Foy closed the public meeting for CUP-14-04 and asked for a motion.

Stephen Upton made a motion, seconded by Mark Lane, to move to the Finding of Fact.

The Planning Board is requested to review the petition for a Conditional Use Permit to allow for the construction and operation of a solar farm on property located within a R-20A (Residential-Agricultural) zoning district and make a recommendation to the Town Council in accordance with the finding of fact for a Conditional Use Permit.

The Smithfield Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.

- 1. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.***

The proposed solar farm will be detrimental to the adjacent land uses due to the type size and intensity of the project. Adjacent land and residential use will suffer from reduce land values due to loss in desirability of their land that is in close proximity to a major utility. ***Teresa Daughtry, Daniel Sanders, Mark Lane, and Eddie Foy agreed. Jack Matthews, and Stephen Upton opposed.***

Based upon failure to meet finding of fact number one and for reasons herein the Planning Board recommends denial of the proposed Conditional Use Permit.

Teresa Daughtry made a motion, seconded by Stephen Upton, to recommend denial based on finding of fact number one to construct and operate a solar farm on a portion of a 34.22 acre tract of land located within an R-20A (Residential-Agricultural) and B-3 (Business) zoning district. ***4 voted to recommend denial, 2 voted to recommend approval.***

ZA-14-03 Steve R Hargis:

Mr. Helmer stated the applicant is requesting to amend the Town of Smithfield Unified Development Ordinance, Article 10, Section 10-1, Table of Permitted Uses/Conditional Use Districts to allow for parks and recreation areas within the LI (Light Industrial) zoning district.

Mr. Helmer stated the proposed ordinance amendment is designed to allow for parks and recreational areas within the LI (Light Industrial) zoning district with a conditional use permit that will be subject to the Town of Smithfield Unified Development Ordinance standards, Planning Board recommendations and the Town Council approval. Town Council approved a similar request in November 2013 to allow for parks and recreational uses with the HI (Heavy Industrial) zoning district.

Mr. Helmer stated the Town of Smithfield Planning Department recommends approval of the request to amend the Town of Smithfield Unified Development Ordinance, Article 10, Section

10-1, Table of Permitted Uses/Conditional Use Districts to allow for parks and recreation areas within the LI (Light Industrial) zoning district. The Town of Smithfield Planning Board is requested to review the proposed zoning ordinance amendment and make a recommendation to the Town Council.

Mr. Foy asked if anyone wanted to speak for or against the proposal. There were none.

Mr. Foy closed the public meeting for ZA-14-03 and asked for a motion.

Stephen Upton made a motion, seconded by Jack Matthews to recommend approval to amend the Town of Smithfield Unified Development Ordinance, Article 10-1, Table of Permitted Uses/Conditional Use Districts to allow for parks and recreation areas within the LI (Light Industrial) zoning district. Unanimous.

CUP-14-05 Steve R. Hargis:

Mr. Helmer stated the applicant is requesting a conditional use permit to operate a warehouse and recreational facilities on properties located within a LI (Light Industrial) zoning district. The properties considered for approval are located on the east side of US 70 Business Highway West approximately 1000 feet north of its intersection with Cloverdale Drive and further identified as Johnston County Tax ID# 17J08001 and 17J08001C.

Mr. Helmer stated the proposed use of the facility would include an indoor recreation facility with basketball courts, locker rooms, apparel sales, and concession stand. There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use Permit to include flood plains or designated wetlands. The existing facility is exempt from storm water retention and nitrogen offset payments at this time.

Mr. Helmer stated the proposed recreational facility is a permitted use within the LI (Light Industrial) zoning district with a Town Council approved Conditional Use Permit. The applicant has provided a site plan as part of a complete application showing approximately thirty thousand square feet of a sixty thousand square foot warehouse facility being used towards the requested use. The building will house four basketball courts, restrooms, apparel shop, and concession stand. The site currently contains approximately 64 lighted and paved parking spaces. Overflow parking is located in the rear of the facility and should be required to be constructed to Town standards if future needs dictate. The site is generally in compliance with what was originally approved by Johnston County in 1995 except for some missing and dead plant material should be replaced prior to operation.

Mr. Helmer stated the recreational facility is inconsistent with the recommendations of the Comprehensive Growth Management Plan which calls for low density residential uses along US 70 Business Highway West. It should be noted that the property in question is only partially within the very edges of the Growth Management Plan study area. A recreational facility is a permitted use within LI (Light Industrial) zoning district with a valid conditional use permit. The site has adequate parking and the proposed landscape improvements will meet minimum development standards. A recreational facility at this location should not pose a compatibility

issue with surrounding land uses given the existing facility is designed so as to easily accommodate the type size and intensity of the proposed use. There is an existing free standing ground sign that may be refaced. Any changes beyond refacing the existing sign cabinet will require the entire sign to come into compliance with current development regulations. Water and sewer will be provided by Johnston County, Wilson's Mills will provide fire protection and Duke Energy Progress will provide electric.

Mr. Helmer stated the Planning Department recommends approval of the Conditional Use Permit for a recreational facility providing the site is landscaped in accordance with the site plan approved by Johnston County in 1995. The Planning Board is requested to review the petition for a Conditional Use Permit to allow for a recreational facility on property located with a LI (Light Industrial) zoning district and make a decision in accordance with the Finding of Fact for a Conditional Use Permit.

Mr. Foy asked if anyone wanted to speak for or against the proposal.

Steve Hargis, 1199 Crantock Road, Smithfield, is the owner of the proposed project.

Mr. Upton asked if there would be any security at the facility.

Mr. Hargis stated security will be provided through the tenant and are researching this at the present time.

Mr. Foy closed the public meeting for CUP-14-05 and asked for a motion.

Stephen Upton made a motion, seconded by Teresa Daughtry, to move to the Finding of Fact.

The Planning Board is requested to review the petition for a Conditional Use Permit to allow for a recreational facility on property located with a LI (Light Industrial) zoning district and make a decision in accordance with the Finding of Fact for a Conditional Use Permit.

The Smithfield Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.

- 1. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.***

The proposed development will not endanger the public providing the plan meets all minimum required development regulations as found in the Town of Smithfield Unified

Development Ordinance to include parking, landscaping, storm water, lighting, pedestrian circulation and all applicable fire and building codes. **All members agreed.**

- 2. Based on the evidence and testimony presented it is the finding of Planning Board that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.**

The applicant has provided a detailed site plan that meets all minimum development standards to include access, storm water, landscaping, buffers, and parking and all other regulations to include fire and building codes and that all required improvements will be constructed prior to issuance of a zoning land use permit, and certificate of occupancy. **All members agreed.**

- 3. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.**

The proposed development will not substantially injure adjacent property values providing all minimum standards of the Town of Smithfield Unified Development Ordinance are met. **All members agreed.**

- 4. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.**

The development proposal will not adversely affect the adopted plans and policies of the Town of Smithfield because the applicant has made clear his intent to meet or exceed all minimum development standards. In the event additional parking is needed beyond the first 80 spaces, the field behind the facility will be used as overflow parking. **All member agreed.**

Based upon satisfactory compliance with the above four stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative;

Mark Lane made a motion, seconded by Stephen Upton, to recommend approval to operate a recreational facility on properties located within a LI (Light Industrial) zoning district. Unanimous.

Old Business:

No Report.

New Business:

No Report.

Stephen Upton made a motion to adjourn, seconded by Jack Matthews. Unanimous.

Submitted this 1st day of May, 2014.

Veronica Hardaway
Administrative Support Specialist
Planning Department