

NOTICE OF MEETING

AMHERST COUNTY BOARD OF ZONING APPEALS

The Amherst County Board of Zoning Appeals will hold a public hearing on Thursday, October 11, 2012, in the Amherst County Administration Building, 153 Washington Street, Amherst, VA, at 7:00 PM on the following request. Information pertaining to the request is on file and available for public review at the Planning Department in the Amherst County Administration Building weekdays, between 8:30 AM and 5:00 PM. Accommodations for persons with a sight, speaking or hearing disability will be made by this office if notified a minimum of four working days prior to the hearing date. Telephone 434-946-9303, TDD 434-946-9335.

2012A-03 Request by Stacey Glenn Tyree, for approval of a variance from Sections 913.03 (1) and 804 of the Zoning & Subdivision Ordinance to reduce the front property line setback from one-hundred (100) feet to approximately sixty-five (65) feet and to reduce the rear property line setback from thirty-five (35) feet to approximately thirty-three (33) feet to allow for an addition to an existing single-family dwelling. The request is referenced by a drawing submitted by the applicant. The property is located at 1527 Elon Road in Madison Heights, VA, and is further identified as being tax map parcel number 136-A-65.



Amherst County
Department of Planning and Zoning
Jeremy S. Bryant, Director of Planning/Zoning

Variance Review
Staff Report
October 11, 2012

RE: Case #: 2012A-03
Tax Parcel #: 136 – A – 65
Magisterial District: Elon
Lot Size: 2.80Acres
Zoning: R-1 Limited Residential District

Applicant:
Stacey Glenn Tyree
1527 Elon Road
Madison Heights, VA 24572

Property Owner:
Same as Applicant

Request:
Request by Stacey Glenn Tyree, for approval of a variance from Sections 913.03 (1) and 804 of the Zoning & Subdivision Ordinance to reduce the front property line setback from one-hundred (100) feet to approximately sixty-five (65) feet and to reduce the rear property line setback from thirty-five (35) feet to approximately thirty-three (33) feet to allow for an addition to an existing single-family dwelling. The request is referenced by a drawing submitted by the applicant. The property is located at 1527 Elon Road in Madison Heights, VA, and is further identified as being tax map parcel number 136-A-65.

Summary:

In accordance with Section 1006 of the Zoning & Subdivision Ordinance of Amherst County, Stacey Glenn Tyree, has submitted a request for a variance from Sections 804 and 913.03 (1) of the Ordinance. The variance request is to decrease the minimum permitted front property line setback from the Route 130 Corridor Overlay regulation of one-hundred (100) feet to approximately sixty-five (65) feet and to decrease the minimum permitted rear property line

setback from thirty-five (35) feet to approximately thirty-three (33) feet, in order to construct an addition to an existing single-family dwelling located on property within the R-1 Limited Residential District.

Recent Board of Zoning Appeals History (Additions to Existing Buildings):

Rising Sun Baptist Church – Case #2011A-04

The Amherst County Board of Zoning Appeals considered a request by Rising Sun Baptist Church for approval of a variance from Sections 804 and 601.02.2 of the Ordinance. The variance request was to decrease the minimum permitted front property line setback from fifty (50) feet to approximately twenty-eight and one-half (28.4) feet and to allow the existing non-conforming structure to be enlarged in excess of fifty (50) percent of its original floor area through a non-conforming addition, in order to construct a new sanctuary for the existing church located on property within the A-1 Agricultural Residential District. The property line separating lots “15” and “13” was vacated (reconfiguration plat approved by Staff on 11/21/2011 and recorded on the same day) resulting in a reconfigured “Lot 13”, consisting of 3.092 acres; removing the conflict of constructing the proposed addition over the mentioned property line. After discussion, the Board approved the request 4-0, based upon the rationales: the size, shape and terrain of the lot is a hardship for the church and the request is in harmony and spirit of the Zoning & Subdivision Ordinance.

Oronoco Brethren Church – Case #2009A-001

The Amherst County Board of Zoning Appeals considered a request by Oronoco Brethren Church for approval of a variance from the required minimum setback from the National Forest. The request was for 102 feet of the required 200-foot setback from the National Forest, such that the proposed structure would encroach to within 98 feet of the National Forest setback. According to the Board in the given case, the church was an existing use prior to the adoption of the Zoning & Subdivision Ordinance and the National Forest setback. In addition, the Board heard numerous comments from the church and its agent regarding the need for additional bathrooms, ADA accessibility, and potential religious worship restrictions by not having the addition for class space. The church and their agent provided examples of church members who would benefit directly from the project; the meetings minutes state that the pastor gave several names of those individuals who were disabled (as defined by the ADA) and how the improvements would benefit them. After discussion, the Board approved the request 4-1, based upon the rationales: That Federal ADA requirements should “trump” local zoning code requirements; the church use existed prior to the Zoning & Subdivision Ordinance; the setback hardship reasonably restricts the property; ADA ramps and accessibility are a necessity, and the request is in harmony and spirit of the Zoning & Subdivision Ordinance.

Procedure for Review:

Under §15.2-2309 of the Code of Virginia, 1950, as amended, and Sec. 1402.03 (b.) of the County Code, no variance shall be authorized by the Board unless it finds:

- a. That the strict application of the ordinance would produce undue hardship.

The property is occupied by a single-family dwelling which is a permitted use within the A-1 Agricultural Residential District. The owner of the dwelling would like to construct an addition that would include: master bedroom, master bathroom, and walk in closet, laundry room and an office. The approximate size of the addition is 750 square feet. The entire dwelling falls within the Route 130 corridor overlay district of one hundred (100) foot setback, therefore, any addition to the existing dwelling requires a variance.

- b. That the hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The dwelling was constructed in 1939 and according to the applicant the road was located further northeast away from the dwelling at the time of construction. The applicant also discovered that in a deed from 1940, approximately one half acre was taken from this property to "straighten" Route 130. In essence, the road was moved closer to the existing dwelling, shortening the front yard. In 1990, the County created the Route 130 Corridor Overlay District that requires all structures on this portion of the road to be one hundred (100) feet from the property line.

- c. That the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The property is located on Route 130. The dwelling is adjacent to a vacant field (TM# 136-A-64, 67, 68) and is very difficult to see from the public road. The proposed addition is intended to be constructed away from Route 130 and will not encroach closer than the existing front portion of the dwelling. The addition will be adjacent to a vacant field. The southeastern portion of this lot is wooded and the adjacent property (TM# 136-A-66) will not be able to see the proposed addition. The addition will not result in any additional traffic or change of use of the property. Finally, staff notes that other structures on Route 130 are similar in size and use as the proposed addition to the existing dwelling. Staff believes that the granting of the variance request will not change the character of the district, since the single-family dwelling has existed since 1939 and will not be of a substantial detriment to adjacent properties.

Additional Considerations:

It is important to note, that § 15.2-2309 of the Code of Virginia, 1950, as amended, also declares that the requesting property owner must have "*acquired the property in good faith*";

The dwelling has existed on the property since 1939 (according to the applicant). The existing structure has served as a single-family dwelling since its construction; however the family is in need of additional space. The applicant purchased the property in July of 1996 and has lived in the dwelling

with the same footprint since that time. Since both, the proposed area does not contain an outstanding violation and the variance request is not for an existing structure in violation, the property must be considered to have been acquired in good faith. (Per *Zoning Law for the Virginia Zoning Official*; Zoning Officials Certification Test Preparation Program; written by Greg Kamptner, Deputy County Attorney, County of Albemarle; July 29, 2010)

In addition, no variance shall be authorized unless the board finds that the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of general regulation to be adopted as an amendment to the ordinance.

In authorizing a variance the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

Should the Board of Zoning Appeals approve this request; Staff recommends the following conditions:

1. The variance is granted for Tax Map Parcel No. 136 – A – 65 to reduce the front property line setback from one-hundred (100) feet to approximately sixty-five (65) feet and to reduce the rear property line setback from thirty-five (35) feet to approximately thirty-three (33) feet to allow the existing non-conforming structure to be enlarged.
2. The single-family addition shall be located as shown on the “Site Plan” that was included with the application.
3. The granting of this variance shall not be construed to vest in the applicant a right to the variance until all necessary local, State and Federal plan application, review and approval processes have been completed.
4. This approval may be revoked by the County of Amherst or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State or local regulations.

Attached:
Notice to Adjacent Property Owners
Tax Parcel Map
Plat
Variance Request Application

ZONING PUBLIC NOTIFICATION

Case: 2012A-03

Board/Commission: Board of Zoning Appeals

Public Hearing Dates: October 11, 2012 - Board of Zoning Appeals

Applicant: Stacey Glenn Tyree
 1527 Elon Rd
 Madison Heights, VA 24572

Property Owner
 Stacey Glenn Tyree
 1527 Elon Rd
 Madison Heights, VA 24572

Tax Map Number: 136-A-65

Adjoining Property Owners:

Tax Map # 136-A-64,67,68	Tax Map # 136-3-4	
Garland Taylor	Judy & Larry McCauley	
1387 Elon Rd	1466 Elon Rd	
Madison Heights, VA 24572	Madison Heights, VA 24572	
Tax Map # 136-A-70		
Warren Wright		
140 Foster Ln		
Madison Heights, VA 24572		
Tax Map # 136-A-116		
Amherst County Service Authority		
POB 100		
Madison Heights, VA 24572		

I hereby make affidavit that the notices of public hearing for this case as required by Section 15.2-2204 of the Code of Virginia, 1950, as amending, have been sent by first class mail to the last known address of the owners of abutting property as shown on the current real estate tax assessment books.

Stacey Sturtevant
Administration Assistant
10-4-12

(Signature)
 (Title)
 (Date)



2012 A-03

Procedures Variance/Map Interpretation/Appeal

WHAT IS A VARIANCE?

A Variance is a request to vary certain requirements of the Zoning and Subdivision Ordinance where, due to special conditions of the property, strict enforcement of the Ordinance would, among other standards, effectively prohibit or unreasonably restrict all reasonable use of the property. Examples include, but are not limited to: Requests to permit construction of a structure closer to a lot line than allowed by the Zoning and Subdivision Ordinance (variance to minimum yard requirement) or requests to permit a subdivision of a lot which would result in new lots that do not meet minimum lot width requirements (variance to minimum lot width).

BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is a quasi-judicial body comprised of Amherst County citizens who are appointed by the Circuit Court. There are five members, with each member serving in an at-large capacity for a term of five years. The BZA has the authority, among other powers, to approve variances of the Zoning and Subdivision Ordinance and rule on appeals of the Zoning Administrator's decision(s). The powers of the BZA are defined by the Zoning Ordinance and the State enabling legislation.

WHO CAN FILE A REQUEST FOR A VARIANCE?

A variance can be filed by a property owner, tenant, or a designated authorized agent, a government official, a department, a board or a bureau. An agent cannot be an applicant but can be authorized to act on the applicant's behalf. If the applicant is not the owner of the property, evidence must be submitted showing that the applicant will have the right to use the property as proposed.

SUBMISSION REQUIREMENTS

A variance application must meet submission requirements as specified in the Zoning and Subdivision Ordinance. A synopsis of the submission requirements is presented on pages 2 and 3 of this publication to provide a convenient way to ensure that all required portions of the application package are submitted.

BOARD OF ZONING APPEALS DECISION

The BZA may approve, deny, or approve-in-part, a variance request. The BZA may approve a variance only upon a finding that the request meets **all of the required standards for a variance** as outlined in the Zoning Ordinance. These Standards are based upon the Code of Virginia Section 15.2309 – Powers and Duties of the BZA.

ASSISTANCE

For clarification of these instructions, to obtain other information related to the application process, or to request help in filing your application, please call the Amherst County

Planning/Zoning Department at (434) 946-9303, or visit the web site at www.countyofamherst.com.

HOW LONG DOES IT TAKE?

The process takes approximately 4-6 weeks once an application is filed. However the Planning Commission (PC) and BZA can delay the process if desired.

HOW MUCH WILL IT COST?

A decision by the BZA requires a public hearing; all public hearings are subject to a \$300.00 dollar fee.

WHAT IS THE PROCESS?

A variance/map interpretation/appeal follows the same general process.

1. Pre-application conference with Planning/Zoning Department;
2. Completing and filing the application;
3. Staff review and public notice;
4. PC recommendation; and
5. BZA public hearing.

PRE-APPLICATION CONFERENCE

Applicants should schedule a pre-application conference with staff prior to submittal of the variance/map interpretation/appeal application package. *Staff recommends a pre-application conference.* Please schedule a conference with staff by calling (434) 946-9303. Staff will review submitted applications to ensure all required materials and information is provided. If the application is not complete, the required information must be provided prior to formal staff review and acceptance of the application.

Applicants are strongly encouraged to discuss the proposed variance with owners of neighboring properties prior to filing an application.

APPLICATION REQUIREMENTS

An application filed to the BZA consists of three parts:

1. Variance/Map Interpretation/Appeal application form;
 2. Public Hearing Fee, \$300.00;
 3. Site plan; and
1. **Variance / Map Interpretation / Appeal Application Form:** The application is available in the Planning/Zoning Department and may also be found on the department's website at www.countyofamherst.com. It must be signed by all owners of the property. If a legal representative signs for a property owner, a copy of the executed power of attorney is required.
 2. **Public Hearing Fee:** All applications are required to be advertised in accordance with the requirements of the Virginia State Code, § 15.2-2204. The Amherst County public hearing fee is \$300.00.
 3. **Site Plan:** An acceptable site plan is required per Article XI, Site Plan Review Requirements, of the Amherst County Code.

POST FILING INFORMATION

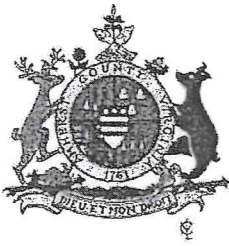
4. **Staff Review and Public Notices:** Once staff has accepted the complete application and filing fees have been paid, adjoining property owners are notified that a variance/map interpretation/appeal has been filed and of the time and date of the public hearing. Notice of public hearing is published as a legal advertisement, and the subject property is posted with a notice for public hearing. Staff prepares a report for the PC and BZA.
5. **Public Hearing:** At the public hearing, the staff presents the report; the applicant may also present the request. The BZA takes public comment and discusses the request and makes a final decision.

FILING/FEES/DEADLINES

Variations/Map Interpretations/Appeal applications; and accompanying fees, are filed with the:

Department of Planning/Zoning
P.O. Box 390
Amherst, VA. 24521
(434)946-9303

2012A-03



APPLICATION FOR VARIANCE/
MAP INTERPRETATION/APPEAL
Amherst County, Virginia

The undersigned applicant wishes to petition Amherst County Board of Zoning Appeals for a Variance/Map Interpretation/Appeal. Please refer to Section 1006 and 1402 of the zoning ordinance regarding the proper procedure. Please call the Department of Planning and Zoning at 434-946-9303 if you have any questions regarding the County Board of Zoning Appeals duties.

Applicant / Property Owner Information

Stacey Glenn Tyree
Applicant Name

1527 Elon Rd. Madison Heights VA 24572
Applicant Address City/Town State Zip Code

434-907-1419 onehootowl@netzere.com
Applicant phone number Applicant fax number Applicant E-Mail

You are the property owner; () agent for the property owner.

If you are the agent for the property owner, do you have consent of the owner attached? Please circle one: Yes/No

Stacey Glenn Tyree
Property Owner Name

Property Owner Mailing Address City/Town State Zip Code

Property owner telephone number Property owner fax number Property owner E-Mail

Location of Property

1527 Elon Rd Madison Heights 136-A#65
Street Address Tax parcel ID number

General Description of Property

2.80 acres with a one bedroom house. 1/2 acre of yard and 1.80 acres of sloped woods down to creek

When and how did you acquire the property?

Bought from James P. Bryant in July of 1996

Current Use(s) of Property

Home built in 1939. RT 130 was moved closer to house after it was built. The RT 130 corridor overlay District was put in effect in 1990

Proposed Use(s) of Property

Addition to our single family dwelling. The addition will include master bed room, master bath, walk in closet, laundry room, office. Approx. size of addition is 750 sq. feet

Total Acreage: 2.80

Check all categories that apply:

Public water Private wells _____
 Public sewer _____ On-site septic systems Mass drainfield(s) _____

Current Zoning:

(Please circle all that apply)

P-1 A-1 (R-1) R-2 R-3 V-1 B-2 M-1 FH WS
130 Overlay District Other _____

Request for variance in order to: _____

Fill in only the line(s) that apply to your request	Code Section	Applicant has	Code requires	Variance requested
Total area:				
Lot width:				
Front yard setback:	913.03#1	65'	100'	35'
Side yard setback:				
Rear yard setback:	804	33'	35'	2'
Public street frontage:				
Other (write in):				

Section 15.2-2309 of the Code of Virginia requires the Board of Zoning Appeals to make the following findings before a variance can be granted. Please read the factors listed below carefully and in your own words, describe how your request meets each factor. If additional space is needed, use an additional sheet of paper. Justification shall be based on the following three (3) criteria:

1. That the strict application of this ordinance would produce undue hardship.

My house was built in 1939. Road was moved after house
was built. The RT 130 corridor setback went into effect in 1990.
Current house is 49.8' from front property line, Proposed addition will
be 65' from front property line, and there fore will not encroach,
farther than the existing dwelling. The addition will not be visable from RT13

2. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

House was built in 1939 and is unique to the
zoning districts.

3. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The adjacent property is
vacant and addition will not be visable from RT 130.

Has the BZA heard a request for this property within twelve (12) months of the date of this application? Yes/ No

Proffers and Conditions

List any proffers or conditions currently associated with this property.

None

Application fee and other requirements

A \$300.00 application fee must be paid to the County of Amherst upon submission of this application for the cost of advertising and for expenses of notifying the adjacent property owners and incidental to reviewing, publishing, and processing the application (Section 1009, Administrative Fee Structure).

A survey plat of the property by a certified land surveyor must accompany this application. The scale should be 1"=100'.

Signatures

The undersigned Applicant hereby affirms that all information contained herein is accurate to the best of his/her knowledge and confirms that he/she has read the Application and its Instructions and has paid all fees currently due and is aware of costs which may be assessed to Applicant related to this Application process. The undersigned Applicant (and Landowner, if applicable) also authorizes entry onto the subject property by the Zoning Administrator, Planning Director and/or PC or BZA during the normal discharge of their duties regarding the above Applicant.

Stacy D. Joyce 9-13-12

Property Owner Signature Date

Property Owner Signature Date

Agent Signature Date

Agent Signature Date

*****DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY*****

For use by the County of Amherst Department of Planning and Zoning

Case No. 2012 A - 03

Actions Taken:

Quincy Bryant
County Official Receiving Application

9-13-12
Date

Stacey Stinnett
Public Hearing fee received by

9-13-12
Date

Application returned for correction/additional information

Date

Amended application received by
News Via Progress

Date
9-27-12 ^{or} 10-4-12

Public Hearing advertised in
Stacey Stinnett

Date(s)
10-4-12

Adjacent property owner(s) notified by mail

Date

Action by Planning Commission (if applicable)

Date

Action by Board of Zoning Appeals

Date

136-A-65

AMHERST COUNTY



SECTION 136

ELON DISTRICT



ES-136-136-136



Planning & Zoning

MEMORANDUM

TO: Board of Zoning Appeals

FROM: Stacey Stinnett

DATE: 09/20/12

Re: Case: 2012A-03 Tyree, Stacey Glenn
1527 Elon Rd in Madison Heights, VA 24572

Propose a new addition to existing house that does not currently meet setbacks.

There will be a meeting on Thursday October 11, 2012. The meeting will be held in the Amherst County Board of Supervisors Meeting Room at 7:00 p.m. A packet will be mailed to you soon. If you have any questions please feel free to contact the office.

Thank you

Distribution:

George Banton, Chairperson, BZA Member
George Wise, Vice-Chairperson, BZA Member
Barbara Woody, BZA Member
Joyce Coleman, BZA Member
Harry Stinnett, Jr., BZA Member
Ellen Bowyer, County Attorney
Jeremy Bryant, Director of Planning & Zoning
Matt Rowe, Assistant Zoning Administrator and Planner



Fw: Plat 1527 Elon Rd.
Jeremy S Bryant to: Stacey G Stinnett

10/02/2012 03:48 PM

From: Jeremy S Bryant/Amherst
To: Stacey G Stinnett/Amherst@Amherst

Stacey,
Plat for the BZA packet.

Jeremy S. Bryant, Director
Amherst County Planning/Zoning Department
P.O. Box 390
Amherst, VA 24521
434-946-9418 - O
434-946-9370 - F

----- Forwarded by Jeremy S Bryant/Amherst on 10/02/2012 03:52 PM -----

From: Glen Tyree <Glen.Tyree@Munters.com>
To: jsbryant@countyofamherst.com
Date: 10/02/2012 10:36 AM
Subject: Plat 1527 Elon Rd.

Glen Tyree
Design Engineer
Business Area Air Treatment

Munters Corporation
225 S. Magnolia Ave Buena Vista VA 24416 USA
Tel: 1-540-264-1068, Tel dir: 1-540-264-1068 ext 1068,
Fax: , E-mail: Glen.Tyree@Munters.com, Web: <http://www.munters.com>



----- Forwarded by Glen Tyree/DH/USA-VA/Munters on 10/02/2012 10:39 AM -----

VAScanner@munters.com

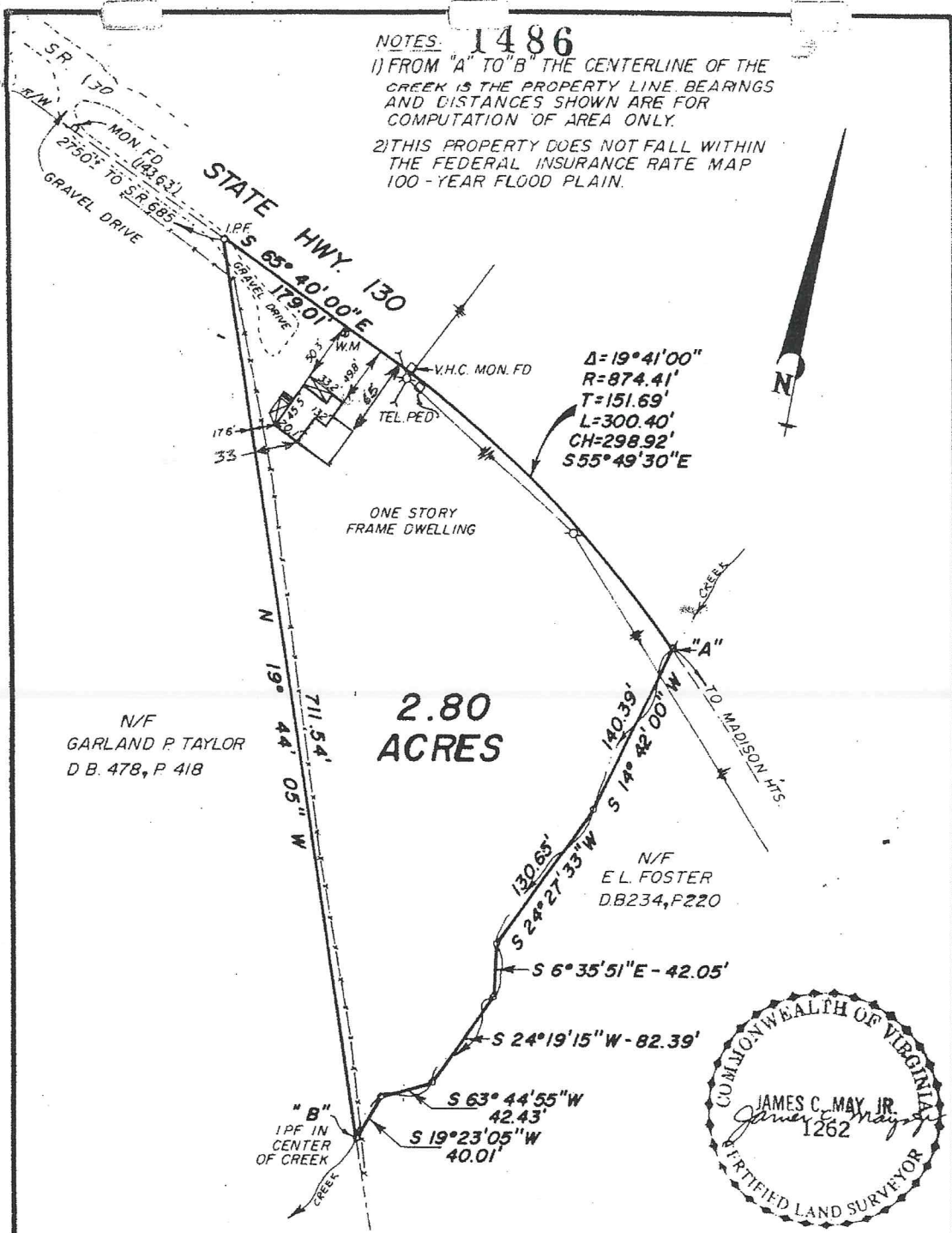
To Glen.Tyree@munters.com,
cc
Subject

10/02/2012 10:37 AM

USROAPR03
Munters - Des Champs Products

NOTES: 1486

- 1) FROM "A" TO "B" THE CENTERLINE OF THE CREEK IS THE PROPERTY LINE BEARINGS AND DISTANCES SHOWN ARE FOR COMPUTATION OF AREA ONLY.
- 2) THIS PROPERTY DOES NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP 100-YEAR FLOOD PLAIN.



N/F
GARLAND P. TAYLOR
D.B. 478, P. 418

**2.80
ACRES**

N/F
E.L. FOSTER
DB234, P220



SOURCE OF TITLE:
DEED DATED NOV. 23, 1977 FROM JAMES W. AND CORINNE B. DAVIS TO MARK M. LLOYD AS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF AMHERST COUNTY, VIRGINIA IN D.B. 399, P. 224.

SURVEYORS CERTIFICATE
I Hereby Certify That This Boundary Survey, To The Best Of My Knowledge And Belief Is Correct And Complies With The Minimum Procedures And Standards Established By The Virginia State Board Of APELSCLA. Dated: 7/9 1985
James C. May, Jr.
James C. May, Jr., CLS

JAMES C. MAY & ASSOCIATES Engineers — Surveyors — Planners LYNCHBURG, VIRGINIA		PLAT OF SURVEY AND HOUSE LOCATION 2.80 ACRE PARCEL FOR JAMES P. BRYANT ELUV DIST AMHERST CO, VA	
SCALE: 1" = 100'	DATE: 7, 9/85	COMM. NO. S 85136 L	F. B. REF. 85-3

**BOARD OF ZONING APPEALS
MINUTES
SEPTEMBER 13, 2012**

VIRGINIA

A public hearing of the Board of Zoning Appeals for Amherst County Virginia was held at 7:00 PM, on Thursday, September 13, 2012 in the Board of Supervisors Room located in the Amherst Administrative Building on 153 Washington Street, Amherst, Virginia.

MEMBERS PRESENT: George Banton, Chariman
George Wise, Vice Chairman
Joyce Coleman

MEMBERS ABSENT: Harry Stinnett, Jr.
Barbara Woody

STAFF PRESENT: Jeremy Bryant, Director of Planning /Zoning Administrator
Stacey Stinnett, Planning/Zoning Administrative Assistant

IN RE: CALL TO ORDER

Chairman Banton called the meeting to order at 7:27 PM with a quorum present to conduct business.

IN RE: APPROVAL OF AGENDA

The agenda was approved as submitted.

Motion: Wise I make a motion to approve the agenda.

Second: Coleman

The motion was carried by a 3-0 vote.

IN RE: OLD/NEW BUSINESS:

There was none.

IN RE: APPROVAL OF MINUTES FOR JULY 12, 2012

Several changes were made to the minutes.

Motion: Wise Motion to approve the minutes for July 12,
2012.

Second: Coleman

The motion was carried by a 3-0 vote

IN RE: ADJOURNMENT

Motion: Wise Motion to adjourn the meeting.

Second: Coleman

The motion was carried by a 3-0 vote.

There being no further business to discuss, the meeting was adjourned at 7:35 pm.

Chairman

/ss/9.14.12