
A public hearing of the Planning Commission was held on Tuesday, June 7, 2022, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Randy Graham, Duane Christopher, Carl Dicks,
Shelley Goodner, Jonathan Nazeer, Justin Smith, Darrell Watts

STAFF PRESENT Dennis Fields, Eric Hawkins, Shana Marshburn, Donna Welch,
Leah Youngblood

1. Recognition of Gladys Robinson for her 11 years of service on the Planning Commission.

Dennis Fields, Planner III, made a special recognition to Mrs. Gladys Robinson who has served on the Planning Commission for more than a decade and has recently resigned from the Planning Commission. A plaque in recognition, with a special thank you, will be delivered to Mrs. Robinson. Mr. Fields relayed a message from Mrs. Robinson that she is humbled and honored to have served with the Planning Commission and City Council.

Chair Randy Graham introduced three new members: Mr. Carl Dicks, Mr. Jonathan Nazeer and Mr. Darrell Watts. Mr. Graham expressed his appreciation to the new members for their service.

2. Approval of minutes of the May 3, 2022, meeting.

Mr. Duane Christopher made a motion to approve the minutes from the May 3, 2022, meeting. Mr. Justin Smith seconded, and the motion passed unanimously by a vote of 7-0.

PUBLIC HEARING ITEMS

3. Hold public hearing and consider a recommendation to City Council on petition M-2022-08 by Old Dominion Freight Line Inc. to rezone approximately 27.2 acres at 326 Interconnect Drive and adjacent right-of-way from Urban Development (UD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 674-00-00-024.

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher asked if there is going to be a potential collector's road through this property. Mr. Fields responded not through the property, however, potentially along the right-hand side of the parcel where there is already right-of-way dedicated.

Mr. Christopher stated he liked the idea but there is nothing that shows connecting all the other properties. Mr. Fields informed Mr. Christopher that the next agenda item included a map that would show the potential street network for the overall area.

Chair Graham opened the floor to the applicant.

Mr. Kyle Hoyt, 396 Evian Way, Mt. Pleasant, SC, stated that he is looking forward to working with Mr. Fields and staff for a successful project and would be happy to answer any questions.

Mr. Justin Smith asked for clarification of non-jurisdictional wetlands to be filled. Mr. Hoyt stated this is not under jurisdiction of Army Corp. Permit filling of wetlands through SCDHEC.

Chair Graham asked if the plan is for a trucking terminal. Mr. Hoyt stated Old Dominion Freight is different than a warehousing facility; they do not store goods on site. Basically, moving freight.

Chair Graham opened the floor for public comment.

Mr. BC Hardister, 2790 Faile Road, stated that this is the first step to industrialization to this area. He feels that the collector road will eventually lead to the Faile Road area which is where he lives. He also stated that as a community, he feels that the city is coming to take all the green space that they have. Mr. Hardister feels that everyone in the community should be considered. Mr. Hardister asked how many of the Planning Commission members would like this in their backyard.

Mr. Scott McCarter, 2707 Faile Road, does object to this project. Does not want streams disrupted. Mr. McCarter is against the annexation as it will not benefit them; will just raise taxes which will make neighbors upset and will move. He will not be able to enjoy what country living brings.

Ms. Amanda Faile, 2756 Faile Road, state that as a parent with school age children, having to deal with 18 wheelers while taking children to school is very concerning. She is currently dealing with concrete company dump trucks and large vehicles and traffic very concerning. Ms. Faile stated that she objects to this annexation.

Mr. Justin Smith asked if there is a connection to Oak Pond. Mr. Fields reviewed the collector street concept plan for larger area. Mr. Fields stated that the City would not support road connecting to Faile road. There would be some east west connectivity along with limited connections north to Fire Tower Road, as there are three schools on or near Fire Tower Road. He pointed out that the goal is to bring trucks back to the interstate without passing schools and neighborhoods, adding that Mt. Holly elementary school is south on Porter Road. Mr. Fields stated that the City would never support a connection to residential street, and that the request will not annex any other property other than what is being requested by private developer.

Mr. Smith asked if the connections would be to Interconnect Drive and possibly two connections to Oak Pond Road. Mr. Fields replied correct.

Mr. Darrell Watts asked where Faile Road is on the presented sketch. Mr. Fields pointed out where Faile Road is located on sketch and reiterated that the City is not in favor in making any connection to residential streets.

Mr. Carl Dicks asked if they must come through this development to get back to interstate 77. Mr. Fields stated that all truck traffic is purposely funneled back to Porter Road.

Chair Graham reminded the audience that the plan shown was a conceptual plan. Planning Commission is deciding the appropriate zoning district for the property, should the City Council annex the property. Mr. Fields stated this most likely will come back to the Planning Commission as major site plan.

Mr. Christopher asked if the existing Industry General properties were part of group that was annexed a couple months ago. Mr. Fields stated yes; last Fall; October/November timeframe.

Ms. Cindy Helms, 2276 Williford Road, commented looking at it as a whole industrial park, it would be better for the community if they stayed off Oak Pond Road since that is travelled so heavily. If they could go to Interconnect Drive and keep all industrial traffic inside the industrial park and exit on Porter Road where the interstate is right there, would be a huge safety thing. Also, Ms. Helms is concerned about covering up wetlands.

Mr. Christopher made a motion to approve the rezoning application. The motion was seconded by Mr. Smith.

Mr. Smith asked for clarification of Ms. Helms accessibility to voice concerns in the future. Mr. Fields stated a public hearing with rezoning is required, however Major site plans are technical reviews, and are not public hearings. He added that people are able to sign up to be on the Planning Commission's monthly distribution list to see what is on agenda, but there will be no notifications.

Mr. Smith asked if there is any requirement for the developer to meet with surrounding properties. Mr. Fields stated there is not.

Mr. Christopher asked why this was not brought in the first time (last November). Mr. Fields stated there had been no response from the property owner at that time.

Chair Graham stated that there will need to be approval to cover wetlands from other agencies and it is not part of the City's discretion.

As there was no further discussion, Chair Graham called for the vote and the motion pass unanimously by a vote of 7-0.

4. Hold public hearing and consider a recommendation to City Council on petition M-2022-10 by Strategic Capital Partners (Richard Horn) to rezone approximately 50 acres at an unaddressed parcel located southwest of 2707& 2715 Faile Road from Rural Development (RUD) in York County to Industry General (IG) and Design Overlay District (DOD). Tax Parcel 675-00-00-063(portion)

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher asked if the 50 acres and other properties will be under one ownership. Mr. Fields stated correct.

Mr. Christopher asked if this was connected to the previous application. Mr. Fields

stated it was not; however, they may have to work together on the collector road.

Chair Graham asked it was currently under separate ownership. Mr. Fields stated that it was.

Mr. Christopher asked if it was over 200 acres. Mr. Fields was unsure but thought it was close to 200 acres.

Chair Graham opened the floor to the applicant.

Dan Ballou, 417 Windsor Terrace, an attorney representing the applicant, Strategic Capital Partners, stated that we cannot deny the change in this part of city. Adjacent properties have already gone through this rezoning. Clearly the intent is to create an industrial park and have access to the interstate and create jobs. There is no intention to connect to Faile Road as it doesn't work for site and doesn't make sense. Regarding wetlands, Mr. Ballou wants to assure the neighbors and city that this development will comply strictly with all environmental regulations. The plan is to work around stream. No intent to annex or use this to get more into more of the Faile Road community; purely to finish off several parcels and then to recombine them in a way that makes sense. The plan makes good economic sense for City. Mr. Ballou asked for favorable recommendation as it goes forward to City Council.

Mr. Darrell Watts asked about manufacturing as Mr. Fields stated it was not for manufacturing. Mr. Fields clarified that IG zoning allows for manufacturing uses which are wholly inside the building. Limited opportunities may be permitted for some minor outdoor storage; operational aspect of the business would be fully enclosed the walls of the building.

Mr. Jonathan Nazeer reiterated that this is just for zoning purposes and asked if this would come back to Planning Commission. Mr. Fields stated a major site plan and preliminary plat would come to Planning Commission later. Mr. Fields also wanted to make note that both properties include the Design Overlay District as part of the rezoning recommendation.

Mr. Smith asked if the traffic impact analysis be required. Mr. Fields stated yes in both situations. Mr. Smith asked Mr. Ballou if he knew of a general timeline for his client. Mr. Ballou stated no, but he believes his client is hoping to close in the next 6 months on the property.

Mr. Watts ask the stream buffer size. Mr. Fields stated 50-75 feet depending on classification of stream.

Chair Graham asked if City setback is in addition to stream buffer. Mr. Fields stated that they can overlap, but the stream buffer in this case would increase the space between residential lot and where they could start clearing trees.

Chair Graham opened the floor for public comment.

Mr. McCarter, 2707 Faile Road, stated that he feels there is contradiction regarding filling the stream. He works for inside manufacturing and knows its not clean. He stated that the have crossed his property illegally to survey streams. Mr. McCarter also stated that he can hear construction from his house and that him and his wife have already discussed moving as this will interfere with the way they want to live.

Mr. McCarter understands the need for business but does not want it that close to him.

Mr. Christopher asked about construction happening on his property. Mr. McCarter says he has video of construction. Mr. McCarter stated that bulldozers have cleared a 20-foot path. Mr. Fields stated that he believes they are doing soil testing and other tests and that no one should be on Mr. McCarter's property.

Mr. Hardister, 2790 Faile Road, stated his concern about traffic that this is going to generate. He is up and down the road several times a day with grandkids. Already getting logging trucks and tons of dump trucks. Becoming a cut through for a lot of different areas. He understands we need to move forward but asked to please consider the safety of the neighbors. Need some sort of control for the roads

Mr. Smith stated that anything that goes forward is way better. Things will improve. Streams and wetlands – might make them better. Standards that we build too today are way better as standards are higher.

Mr. Hardister understand progress – this is just good for the city. What about us; we have no true influence. We don't need our area to become Springdale Road. We have rights.

Mr. Smith reminded Mr. Hardister that this is a private request. Mr. Hardister wanted to remind the Planning Commission that they have rights too.

Ms. Alexandria Williams, 2848 Faile Road stated that her and her husband wanted to settle outside of the city limits. Her fear is that the annexation will intrude more further into county property. Another concern is the wetlands. She is concerned that once this is done the community has no voice. Ms. Williams asked if there is anyway the stream that bumps up to Faile Road could be granted into York County Greenway. Mr. Fields stated that would be a conversation with the applicant to potentially create a conservation easement or something similar, but that the City could not require the developer to do that. Ms. Williams also stated that 18-wheelers pulling out to Oak Pond Road where curve is located is just dangerous.

Ms. Jamie Shallenberger, 2707 Faile Road, stated that she thought the Greenway idea was a great idea. She stated that it is very important to have an unpolluted stream to help honeybees. She is not opposed to growing but is concerned about the stream and asked that Planning Commission take stream pollution and other thing that would disrupt honeybees into consideration.

Ms. Amanda Faile, 2756 Faile Road, stated that she had a nice conversation with Mr. Fields. She grew up in Rock Hill and when growing up Rock Hill had a hometown feel. Ms. Faile asked to please consider how big these issues are to the residents and to think about generations that were here before us.

Mr. Ballou stated that they have not had any discussions in protecting the stream. Mr. Ballou will discuss this with his client and will be happy to explore the possibility of protecting the stream. Mr. Ballou assured that there is no construction happening on the site as the property has not been purchased yet and that it could have possibly been surveyors on site.

Chair Graham noted the difference between the first two items; before a motion is made, stating that he believes that this is further away from the interstate and as you

get further away from the interstate, industrial development no longer makes sense.

Mr. Christopher feels it could go as a single piece of property and would not be able to fill in stream as long developer meets with neighbors. Mr. Christopher asked about top left NW corner. Mr. Fields stated there is a house on at the property and that the homeowners are not willing to sell.

Ms. Shelley Goodner asked to reiterate where the property is truly developable based on all setbacks. Mr. Fields stated there would be a 100-foot setback from residential property owner's land, and either 50-75 feet from the top of bank of regulated streams.

Mr. Hardister asked what is the road that leads to the house in the donut hole and what is the connecting road. Mr. Fields stated Taylor's Creek Road which goes up to Firetower Road.

Mr. Christopher made a motion to make a recommendation to City Council that this property be recommended for IG and DOD. The motion was seconded by Mr. Smith.

Mr. Smith feels like we are pushing to do what they didn't want to do by getting closer to residential properties and that a 100-foot buffer is not a lot.

Mr. Watts asked if we could ask developer if they could reduce the amount of property.

Mr. Nazeer is overly concerned for residents who will try to homestead.

Chair Graham stated there is a substantial industrial component. Chair Graham is concerned about the intrusion of additional land and how it could change the impact of Faile Road.

Mr. Christopher had a question for Mr. McCarter as to the depth of his property. Mr. McCarter said that his property was approximately 1,200 feet long x 300 feet wide feet. Mr. Christopher feels this is a reasonable boundary for Industry General. Mr. Christophe asked if the Planning Commission denies Industry General, if the parcel can be another zoning district.

Ms. Leah Youngblood stated that it would be up to City Council. City Council could decide if a portion can be rezoned differently if applicant agrees.

Chair Graham stated that depending on result of vote, if this were not to go industrial and went residential, most likely the buffer would be minimal, but we can't just say it can't be developed.

Chair Graham stated that there is a motion in place for the approval of the recommended zoning of IG with the DOD and a second.

Mr. Christopher asked if they could add a 400-foot buffer to the west side.

Ms. Youngblood reminded Planning Commission that this meeting is about zoning. Notes will be provided to City Council.

Chair Graham called for the vote and the motion failed 1-6.

Chair Graham stated for purposes of what has been done tonight, the Planning Commission has recommended denial of the proposed zoning. The next step is that this will go to City Council on June 27, and they will reconsider this. They can accept or overrule our recommendation, or they can provide a different zoning

recommendation. From our standpoint Planning Commission has recommended that this is not the appropriate zoning.

5. Hold public hearing and consider a recommendation to City Council on petition M-2022-11 by Charlton Whisonant to rezone approximately 0.33 acres at 124 Wood Street and adjacent right-of-way from Limited Commercial (LC) to Industry General (IG). Tax Parcel 626-04-01-026.

Dennis Fields, Planner III, presented the staff report.

Mr. Watts asked if they would have to provide a buffer. Mr. Fields stated that once it is determined how the building is to be used, the new use will determine if a buffer is required.

Mr. Christopher asked if the parking was up to code. Mr. Fields stated that is a newly created parking lot and should be up to code.

Mr. Smith asked if this location has been vacant for some time. Mr. Fields stated yes.

Vice-Chair Christopher opened the floor to the applicant.

Mr. Charlton Whisonant, 2067 West End Road, Chester stated that he is trying to rezone to allow for more variety of businesses that are interested in the property.

Mr. Dicks asked what the other business are in the area. Mr. Whisonant state there is a transmission shop, repair shop, auto parts store, and residential property. The driveway from the road to back of building is a City of Rock Hill right-of-way.

Mr. Smith made a motion to recommend approval of the proposed IG zoning. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (Graham recused).

6. Hold public hearing and consider a recommendation to City Council on petition T-2022-01 by City Council to amend the Zoning Ordinance affecting Chapter 2: Administration, Chapter 3: Zoning Districts, Chapter 4: Land Use: Primary Uses, Chapter 5: Accessory and Temporary Uses, Chapter 6: Community Development Standards, Chapter 7: Construction Standards for Subdivisions, Public Improvement and Site Infrastructure, Chapter 8: Development Standards, Chapter 9: Site and Building Design Standards, and the Design Overlay District (DOD) Manual in relation to single-family detached and single-family attached development standards, and creation of a rural zoning district.*

Mrs. Leah Youngblood, Planning & Development Director, presented the staff report.

Chair Graham asked if the 50-foot buffer requirement between neighborhoods across the board regardless of lot size. Ms. Youngblood state that it is.

Mr. Smith asked to review City-wide map and asked to be walked through the approval process. Ms. Youngblood stated it is the same process; it is still up to City Council discretion.

Mr. Smith feels this is reactionary to some of the things that are happening. Ms. Youngblood stated general feedback is what seemed to make sense for boundaries.

There were projects grasping straws and the system would work better with guidance.

Mr. Smith stated that this is unfriendly to the developers that he doesn't like it and has a general problem with a City saying what does and doesn't look good. Mr. Smith feels this is a bit much.

Mr. Watts asked for further explanation to raise the floor elevations to 18 inches. Mr. Watts feels this makes it challenging for senior living. Ms. Youngblood clarified what is required. Ms. Youngblood explained and stated that there is an exception for senior living and handicap accommodations.

Mr. Smith asked if there is another municipality that has 18-inch standard. Ms. Youngblood stated that she has never heard of another one.

Mr. Smith stated that he feels this a swath of rules and that he was shocked that a home for \$250,00 or less is considered affordable.

Chair Graham opened for public discussion.

Ms. Cindy Helms, 2276 Williford Road stated that she owns and operates a family farm and is one of many people in the community that owns a farm. Her concern is that this is only for Edge Management. Ms. Helms is asking that instead of being a district that this be for five or more acres as you would get an agricultural tax break. She has 32 acres that she will not be able to farm if it stays the way it is. She would like protection for those having generational farms. Ms. Youngblood stated that they could add "or 5 acres"; wording can be changed to address the concerns.

Mr. Christopher ask if there was agricultural zoning years ago that was canceled. Ms. Youngblood stated yes but there was not needed around 3 or 4 years ago.

Ms. Goodner mentioned that in City Workshop they discussed that a motion would be tough; it would be hard to make a motion because of the number of items.

Mr. Graham stated he struggles on how to get an effective motion because if he's not good with certain points, and someone is not good with different points as this is so broad sweeping.

Mr. Smith asked if there is another process. Ms. Youngblood stated there is not another process and because of moratorium they are trying to do it completely and in one package.

Mr. Dicks asked if the development must be a certain number of houses. Ms. Youngblood stated it does not. Mr. Dicks also asked for more clarification of Edge Management. Mr. Christopher stated Edge Management is an interface between the City and County.

Chair Graham stated that a motion could be made the following ways: as submitted, with conditions, defer, or vote against.

Ms. Youngblood would not advise deferral. She would rather concerns are explained. Deferring with delay moratorium.

Chair Graham stated that his concern is that the expiration of the moratorium is forcing the decision. He also has concerns of has this been vetted out in the

development community; that the people that this will affect have not been included. Ms. Youngblood stated that specific feedback has not been solicited.

Mr. Nazeer asked if there is a way to meet the moratorium deadline but give more range to dig in more. Chair Graham stated that would be a deferral.

Chair Graham stated he is leaning to deny; he feels this is being pushed through to beat the deadline on the moratorium. He does not feel it's a ready to approve document.

Mr. Nazeer feel as there are three new board members that this is a lot of information and is all for deferring.

Chair Graham does not feel its fair to the new board member to make this decision.

Ms. Youngblood asked instead of deferring it, deny it and explain that you would like more time so it can be moved on so City Council can extend the moratorium.

Ms. Goodner ask for further explanation of extending the moratorium. Ms. Youngblood explained the process.

Ms. Goodner feels this is has significantly improved but really would like feedback from developers. Ms. Youngblood stated it is very difficult to get feedback from developers.

Mr. Christopher made the motion to accept the proposed changes with a change to the 18-inch elevation requirement. Motion failed due to lack of a second.

Mr. Smith made the motion to deny proposed changes. The motion was seconded by Mr. Nazeer and was denied by a vote of 5-2.

Mr. Smith stated that there are good things in proposed changes. He would like to send a message to City Council that there is more work to be done.

7. Hold public hearing and consider a recommendation to City Council on petition T-2022-03 by City Council to amend the Zoning Ordinance affecting Chapter 2: Administration, Chapter 7: Construction Standards for Subdivisions, Public Improvement and Site Infrastructure, and Chapter 8: Development Standards in relation to performance and warranty bond standards.

Mrs. Leah Youngblood, Planning & Development Director, presented the staff report.

Ms. Goodner asked if there were no annual requirements. Ms. Youngblood stated no.

Mr. Smith asked what triggers the performance bond. Ms. Youngblood stated that if it's on this list of items. If amenities are done up front this does not have to be done.

Mr. Watts asked what the percentage of cost and how is it established. Ms. Youngblood stated it is set by state law. Private engineer working on behalf of developer gives a City an estimate. The City has their engineer to verify list is accurate and collect and is dictated by state law at 125%.

Mr. Smith asked for further clarification on temporary Certificate of Occupancy. Ms. Youngblood stated that this will allow people to go into buildings before the site is done if there are no safety issues. This will allow them to move in and we will hold money

as an assurance that the work will be completed.

Mr. Christopher made a motion to approve the amendment as present by staff. Mr. Dicks seconded the motion and was approved by a vote of 7-0.

NEW BUSINESS

8. Consideration of a request by Hoyt + Berenyi, LLC (Kyle Hoyt) for Major Site Plan approval for The Herald Site 132 W Main Street (Plan # 20221064)

Shana Marshburn, Planner II, presented the staff report.

Mr. Watts asked about the proposed height for the multi-family units. Ms. Marshburn stated that she believed the multi-family building would be three stories tall.

Mr. Watts asked if the access to White and Main streets are they at a proper distance from the intersections. Ms. Marshburn stated that there is a transportation planner on staff that looks at these things and no concerns have been indicated.

Mr. Smith asked if the existing sidewalk on Dave Lyle Boulevard side will be going away. Mr. Smith would like to see that maintained.

Chair Graham asked how many units are planned for the smaller development on White Street in front of the post office. Ms. Marshburn stated less than 100.

Chair Graham asked if staff feels good with traffic with that much density. Chair Graham also asked if a traffic study was required. Staff stated that a traffic study was not done. Mr. Fields stated that road improvements are done when needed.

Mr. Watts asked if there was only one access out. Mr. Watts also stated that it would ease congestion to come out of at a secondary road.

Chair Graham opened the floor to the applicant.

Mr. Kyle Hoyt, 396 Evian Lane, Mt. Pleasant, stated that access was something coordinated with City staff. Access points on Main Street are a little more rigid given the development.

Mr. Watts asked what the status is of the access road. Chair Graham said it is a cut-through to help when the train is blocking access to Dave Lyle Boulevard.

Mr. Hoyt stated regarding the sidewalk on railroad side that they are maintaining pedestrian connectivity up alongside of the parking garage. There will be a lot of amenities, open space where people will come to meet and there has been a discussion for city plaza.

Chair Graham asked if the parking is based on assumption of office or retail. Mr. Hoyt said there is more parking than required for the development. Mr. Fields stated that additional parking helps give flexibility for future uses, should a restaurant go in, there would be no concern about parking.

Mr. Smith asked Mr. Hoyt to verify the number of stories for the multi-family building. Mr. Hoyt stated that the multi-family units will be four stories.

Mr. Watts asked how many units. Mr. Hoyt stated 300 units.

Mr. Dicks asked if there would be enough parking. Mr. Hoyt stated the current tabulation is 560 spaces for what is needed. Mr. Hoyt also stated that on-street parking will be removed on White Street.

Mr. Hoyt stated they have been working with the City for a long time. There is a full utility plan, grading plan and stormwater sized. That this project is further along than it appears.

Chair Graham asked what the timeline was. Mr. Hoyt stated as quickly as possible.

Mr. Watts stated his concern regarding traffic. Mr. Hoyt stated there will be 3 points of access.

Mr. Christopher asked about the number of parking spaces for the apartments. Mr. Hoyt stated the assumption is 1.5 cars per unit.

Chair Graham asked if they changed the size of the multi-family units, would this come back to Planning Commission regarding parking spaces. Ms. Youngblood stated no.

Mr. Smith made a motion to approve the site plan subject to staff comments. The motion was seconded by Mr. Watts and was approved by a vote of 7-0.

9. Consideration of a request by ESP Associates (Ben Miskelly) for Preliminary Plan approval for Cornerstone Terraces at 1790 W Main Street, 1227 & 1279 Heckle Blvd. (Plan #20211688)

Dennis Fields, Planner III, presented the staff report.

Mr. Smith asked if there was always a connection to Dairy Drive. Mr. Fields stated yes.

Mathew Ray, 1586 Huntmoor Drive made a statement about the dumpster at the location and had concerns about sewer lines.

Mr. Smith asked why the dumpster is so close. Mr. Fields stated that the site shouldn't need a dumpster since townhomes receive roll out carts for garbage, the same as single-family detached homes. Mr. Fields added that the easement adjacent to the development is strictly for sanitary sewer connections.

Mr. Smith made a motion to approve the preliminary plan subject to staff comments. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (Watts recused)

10. Other Business.

a. Election of Officers

Currently, Mr. Graham is Chair and Mr. Christopher is Vice-Chair.

Mr. Smith made a motion that Mr. Graham remain as Chair and Mr. Christopher remain as Vice-Chair. The motion was seconded by Mr. Nazeer and approved by a vote of 7-0.

11. Adjourn.

There being no further business, the meeting adjourned at 9:34 p.m.