

VIRGINIA: MINUTES FOR THE ORGANIZATIONAL AND REGULAR MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE BOARD MEETING ROOM OF THE PAMPLIN ADMINISTRATION BUILDING ON THE 10<sup>th</sup> DAY OF JANUARY 2018 AT 7:00 P.M.

PRESENT:	SAMUEL W. HAYES	AT-LARGE
	BUTCH CUNNINGHAM	DIST #4
	EVERETTE PROSISE	DIST #1
	EDWARD TITMUS	CHAIRMAN DIST #2
	JOHN HARVELL	VICE CHAIRMAN DIST #3
	THOMAS TUCKER	AT-LARGE

ABSENT: ANTHONY SIMMONS DIST #5

OTHER:	MARK BASSETT	PLANNING DIRECTOR
	JAMIE SHERRY	ZONING ADMINISTRATOR
	TYLER SOUTHALL	COUNTY ATTORNEY

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**IN RE: CALL TO ORDER**

The Chairman called the meeting to order at 7:00 p.m.

**IN RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

The Chairman asked everyone to stand for the pledge of allegiance and a moment of silence.

**IN RE: ROLL CALL**

The Chairman asked for the roll to be called and Mr. Simmons was the only member not present.

**IN RE: APPROVAL OF AGENDA**

The Chairman asked if there were any additions or corrections to the agenda. He said since there are none he would entertain a motion to accept the agenda as presented.

Mr. Cunningham made a motion that the agenda be accepted as presented. It was seconded by Mr. Tucker and with Mr. Hayes, Mr. Prosise, Mr. Cunningham, Mr. Tucker, Mr. Harvell and Mr. Titmus voting "AYE" the agenda was accepted as presented.

**IN RE: MINUTES**

The Chairman said the members have before them the minutes for the November 8, 2017 Regular meeting and he asked if there were any corrections. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Cunningham made a motion that the minutes be accepted as presented. It was seconded by Mr. Harvell and with Mr. Tucker, Mr. Cunningham, Mr. Hayes, Mr. Prosise, Mr. Harvell and Mr. Titmus voting "AYE" the minutes were accepted as presented.

The Chairman said the members have before them the minutes for the December 13, 2017 Workshop meeting and he asked if there were any corrections. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Cunningham made a motion that the minutes be accepted as presented. It was seconded by Mr. Harvell and with Mr. Prosis, Mr. Cunningham, Mr. Hayes, Mr. Tucker, Mr. Harvell, and Mr. Titmus voting "AYE" the minutes were accepted as presented.

**IN RE: ELECTION OF CHAIRMAN FOR 2018**

The Chairman turned the meeting over to Mr. Bassett.

Mr. Bassett asked if there were any nominations for 2018 Planning Commission Chairman.

Mr. Tucker made a motion and read the following: **BE IT RESOLVED**, by the Planning Commission of Dinwiddie County, Virginia that **Mr. John Harvell** shall be appointed as the Chairman of the Planning Commission of Dinwiddie County, Virginia for the year 2018, or until he resigns, or is unable to hold office, or until a successor assumes office. It was seconded by Mr. Titmus and with Mr. Hayes, Mr. Tucker, Mr. Prosis, Mr. Cunningham, Mr. Harvell, and Mr. Titmus voting "AYE" Mr. Harvell became the Planning Commission's 2018 Chairman.

Mr. Bassett said he was turning the meeting back over to the new Chairman, Mr. Harvell.

**IN RE: ELECTION OF VICE CHAIRMAN FOR 2018**

Mr. Harvell opened the nomination for Vice Chairman of the Planning Commission.

Mr. Titmus made a motion and read the following: **BE IT RESOLVED**, by the Planning Commission of Dinwiddie County, Virginia that **Mr. Anthony Simmons** shall be appointed as the Vice Chairman of the Planning Commission of Dinwiddie County, Virginia for the year 2018, or until he resigns, or is unable to hold office, or until a successor assumes office. It was seconded by Mr. Tucker and with Mr. Titmus, Mr. Hayes, Mr. Tucker, Mr. Cunningham, Mr. Prosis and Mr. Harvell voting "AYE" Mr. Simmons became the Planning Commission's 2018 Vice Chairman.

**IN RE: DETERMINATION OF MEETING SCHEDULE FOR 2018**

The Chairman said the next item on the agenda is the determination of the meeting schedule for 2018. He said if there are no objections he would accept a motion to approve the 2018 Planning Commission meeting schedule.

Mr. Prosis made a motion and read the following: **WHEREAS**, the Planning Commission of Dinwiddie County, Virginia is required by the Virginia Code to adopt a regular meeting schedule,

**NOW THEREFORE BE IT RESOLVED** by the Planning Commission of Dinwiddie County, Virginia, that the following rules shall apply for the year 2018:

1. Regular Meetings of the Planning Commission shall be held every month, on the second Wednesday of the month, as shown on the attached 2018 calendar, in the Board Meeting Room in the Pamplin Administration Building, 14016 Boydton Plank Road, Dinwiddie, Virginia. The Regular Meeting time shall be 7:00 PM unless otherwise noted.

2. Should it be necessary to cancel a regular and/or an advertised Planning Commission meeting due to weather or other conditions, the meeting shall be continued for 7 days to the same time and place. The regular meetings dates are as follows:

January 10, 2018	February 14, 2018	March 14, 2018	April 11, 2018
May 9, 2018	June 13, 2018	July 11, 2018	August 8, 2018
September 12, 2018	October 10, 2018	November 14, 2018	December 12, 2018

The organizational meeting for the calendar year 2018 will be held on January 9, 2019 at 7:00 p.m.

It was seconded by Mr. Titmus and with Mr. Cunningham, Mr. Tucker, Mr. Titmus, Mr. Hayes, Mr. Prorise, and Mr. Harvell voting "AYE" the 2018 meeting schedule was adopted.

**RE: CITIZEN COMMENTS**

The Chairman opened the citizen comment portion of the meeting and asked if anyone had signed up to speak. He said since there is no one he was closing the citizen comments portion of the meeting. The Chairman said he was turning the meeting over to Mr. Bassett for the listed public hearing items.

**RE: PUBLIC HEARING**

**To: Dinwiddie County Planning Commission**  
**From: Mark Bassett, Planning Director**  
**Date: January 5, 2018**  
**Subject: Proposed ordinance amendment concerning adding laydown yard and hauling facility with a conditional use permit to Sec. 22-71, Permitted uses for the Agricultural, General, District A-2 zoning district.**

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**Proposed Zoning Ordinance Amendment**

As provided for in Zoning Ordinance Sec. 22-5, Amendments to chapter, and as provided for under § 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended, any property owner may initiate by petition to amend the Zoning Ordinance, and as such the applicant, Ogburn & Ogburn Trucking, LLC, and their agent, Hampton Gordon, are requesting to amend the Dinwiddie County Zoning Ordinance by amending Section 22-71 by adding "Laydown yard and hauling with a conditional use permit" as a use permitted upon receiving a conditional use permit in Zoning District, A-2.

**Staff Recommendation**

Staff recommends approval of the Zoning Ordinance amendment as submitted.

**Planning Commission Action**

**WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286, the Dinwiddie County Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following Zoning Ordinance amendment:**

**NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend (approval or disapproval) of the Zoning Ordinance amendment as presented to the Board of Supervisors.**

The Chairman asked if there were any questions for Mr. Bassett.

Mr. Prorise asked if this case was going to grandfather in anyone else in the County who wanted to do a laydown yard.

Mr. Bassett said it would not grandfather them in. They wouldn't have to ask for an amendment to the ordinance, but they would have to apply for a conditional use permit.

Mr. Titmus asked why the applicant didn't apply for a rezoning instead of adding to an already large number of items in the A-2 Zoning district. Doesn't M-1 provide for having a laydown yard with trucking?

Mr. Bassett said yes M-1 does allow for a laydown yard and trucking. There are two parts to your question of why. The first is the applicant initiated the request and staff through our recommendation agrees with that. Also, we feel at the staff level that in A-2 this is an appropriate use of the property and with a conditional use permit it would be appropriate in other areas of the County as well. Staff feels that going through this process now would alleviate having to do this at a later time, so when other citizens who may want to request a conditional use permit can do so.

Mr. Titmus asked how is M-1 treated any different than A-2 with a conditional use permit other than we can place conditions on the permit when it is in A-2.

Mr. Bassett said in M-1 it is more restrictive because the uses are supposed to fit in with residential uses; where as in A-2 it is less restrictive.

Mr. Prorise asked what the cost was to an applicant when they asked for this kind of conditional use permit versus asking for a rezoning.

Mr. Bassett said it is still \$1,500.00.

Mr. Cunningham asked how many permitted uses are there in M-1 as opposed to A-2, whether by right or with a conditional use permit. Also, do you know how much M-1 zoning we have in the County?

Mr. Bassett said there are about 30 thirty uses in M-1 compared to the 74 uses in A-2 and there is less than one percent of the County zoned M-1.

Mr. Tucker asked if adding this language to the existing zoning ordinance alters the use in A-2. He also asked if the conditional use permit is reviewed every two years.

Mr. Bassett said the existing zoning is not altered and yes conditional use permits are reviewed every two years.

Mr. Prorise asked what happens when the property owner sells the property and the business.

Mr. Bassett said the conditional use permit stays with the property. It does not follow the property owner.

The Chairman asked if there are any more questions for Mr. Bassett. He said if not he was opening the public hearing for the cases. He asked if anyone had signed up. He said since there was no one he closing it. He said he would entertain a motion.

Mr. Cunningham made a motion and read the following: WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286, the Dinwiddie County Planning Commission is of the opinion that the public

necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following Zoning Ordinance amendment:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend approval of the Zoning Ordinance amendment as presented to the Board of Supervisors. Mr. Tucker seconded it and with Mr. Prosise, Mr. Tucker, Mr. Cunningham, Mr. Hayes, Mr. Titmus and Mr. Harvell voting “AYE” the amendment was approved.

The Chairman asked Ms. Sherry to come forward and present case C-18-1.

**RE: PUBLIC HEARING**

**Planning Commission Staff Report**

File #:	C-18-1
Applicant:	Ogburn & Ogburn Trucking, LLC
CUP Request:	To operate a laydown yard and hauling facility
Property Location:	9502 Zion Road
Tax Map Parcel #:	28-36
Property Size: approx.	11.01 acres
Current Zoning:	Agricultural, General, A-2
Magisterial District:	Darvills
Planning Commission Mtg.:	January 10, 2018

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**CUP REQUEST**

The applicant, Ogburn & Ogburn Trucking, LLC, and their agent, Hampton Gordon, are seeking a conditional use permit to operate a laydown yard and hauling facility with welding, on the following described property containing approximately 11.01 acres. The property is located at 9502 Zion Rd. Ford, VA, and is further designated as Tax Map No. 28-36. The property is zoned A-2, Agricultural General, which may be changed to allow such use upon receiving a conditional use permit. The County’s Comprehensive Land Use Plan places this property within the Rural Conservation Area which allows limited commercial, service development at the Ordinance defined density.

**RELATED ATTACHMENTS**

- CUP Application
- Location Map

**OVERVIEW OF PROPOSED LAYDOWN YARD AND HAULING FACILITY**

The applicant has been operating Ogburn & Ogburn Trucking, LLC on the subject property since it purchased the property in 2015. Ogburn & Ogburn Trucking, LLC’s primary client is Gerdau Ameristeel of Dinwiddie County. The business activities include hauling steel products to the subject property with some light assembling and welding of the steel before the products are transported off site.

This request is being made in conjunction with a request for a text amendment to the Dinwiddie County Zoning Ordinance, Article IV, Division 3 – Agricultural, General, District A-2, Section 22-71 – Permitted uses. The applicant, Ogburn & Ogburn Trucking, LLC, and their agent, Hampton Gordon, are requesting to amend the Dinwiddie County Zoning Ordinance by amending Section 22-71 by adding

“Laydown yard and hauling with a conditional use permit” as a use permitted upon receiving a conditional use permit in Zoning District A-2. If Case A-18-1 is recommended for approval by the Planning Commission, Case C-18-1 for a conditional use permit to operate a laydown yard and hauling facility can then be considered at the public hearing for a recommendation by the Planning Commission to the Board of Supervisors.

The request for the text amendment and for the subsequent conditional use permit is the result of staff learning that the business was out of compliance with Chapter 22 of the Dinwiddie County Code. The conditional use permit for a laydown yard and hauling facility, if approved, will be located on Tax Map Parcel No. 28-36, addressed as 9502 Zion Road, Ford, VA. The applicant already operates a laydown yard and hauling facility at this location, but is applying for this conditional use permit in order to be in compliance with the Dinwiddie County Zoning Ordinance.

### **ZONING ANALYSIS**

The adjacent properties to the west and south are zoned Agricultural, General, A-2. The adjacent properties to the north and west are zoned Business, limited, B-1 and are owned by the Norfolk and Western Railway Company. With the exception of rail line to the north and west, the surrounding properties consist of a church, single-family dwellings, and large farmland and forestal land uses.

As designated by the Comprehensive Land Use Plan, the subject property is within the Rural Conservation Area. As such, the Comprehensive Plan states that this general area is expected to develop as low density residential, agricultural, and natural conservations areas.

### **OVERVIEW OF IMPACTS**

This request is not expected to cause any new impacts to the surrounding properties as it has been in operation for at least two years without any noise or traffic complaints.

#### *Public Utilities, School System, & Public Safety Impacts*

The existing utilities are handled on-site and there is no expected impact to the school system, as related to the laydown yard and hauling facility. Any public safety or community issues related with the proposed use are minimized by the proposed conditions associated with this permit.

#### *Transportation Impacts*

VDOT has reviewed the request and there do not appear to be any new impacts on the transportation network. Condition #3 requires the applicant meet all VDOT standards for vehicle access.

### **SITE AND USE ANALYSIS**

Staff feels that the request to operate a laydown yard and hauling facility on the subject property is an appropriate use of the property, and given the configuration of the surrounding land uses and given the surrounding zoning pattern the use is appropriately located. Also, the close proximity of the rail line and subsequent rail line spur adjacent to the subject property presents a unique economic development opportunity.

This request does not represent an intensification of the use on the subject property, as this business has already been operational on this site. Additionally, the County has not received any noise or traffic complaints associated with this business.

As designated by the Comprehensive Land Use Plan, the subject property is within the Rural Conservation Area. As such, the Comprehensive Plan states that this general area is expected to develop as low density residential, agricultural, and natural conservation areas.

Although the Comprehensive Land Use Plan does not specially recommend commercial activities within the Rural Conservation Area, staff believes that the impacts of operating a laydown yard and hauling facility on the subject property will be minimized based on adherence to the proposed conditions.

**Planning Staff Recommendation:**

Planning staff reviewed the request for the conditional use permit and is satisfied that the impacts of operating a laydown yard and hauling facility on the subject property will be minimized based on adherence to the proposed conditions.

Staff's recommendation of APPROVAL of the conditional use permit to operate a laydown yard and hauling facility is subject to the following conditions:

**C-18-1 Conditions:**

1. Any buildings constructed as part of the laydown yard and hauling facility shall meet the applicable Fire Code as set forth in the Fire Code as amended and Building Code requirements as set forth in the Building Code as amended;
2. Any site lighting installed shall be directed downward and inward to the site to preserve the night sky and shall not directly cast light onto the adjoining properties;
3. All vehicle access to the subject property shall meet Virginia Department of Transportation standards;
4. The property shall meet minimum standards for fire and rescue apparatus access;
5. The property shall meet all required development standards for this type of business as required by Chapter 22 of the Dinwiddie County Code;
6. All outdoor activities associated with the laydown yard and hauling facility shall be conducted between the hours of 7:00 AM and 10:00 PM with no outdoor activities associated with the laydown yard and hauling facility on Easter Sunday, Thanksgiving Day and Christmas Day;
7. All assembling and welding activities associated with the laydown yard and hauling facility will be conducted indoors;
8. Any existing trees within 50 feet of the western property line and the portion of the southern boundary of the property that abuts Route 460/Cox Road shall not be removed. Any existing or new laydown areas shall be screened from the Route 460/Cox Road and the Route 608/Zion Road public-right-of-ways and from the western property line with opaque fencing or with landscaping to be approved by the Dinwiddie County Planning Director;
9. All activities associated with the laydown yard and hauling facility shall comply with all applicable federal, state, and local codes;
10. This conditional use permit is subject to be reviewed by the Zoning Administrator of Dinwiddie County on an annual basis from the date of issuance of the conditional use permit. Failure to abide by these conditions may result in legal action; and
11. The uses shall be limited to the laydown yard and hauling facility with welding as identified in the Land Use Amendment Application.

**PLANNING COMMISSION RECOMMENDATION**

Since this is a zoning matter, the standard statement regarding the Planning Commission recommendation on this zoning matter must be read. In order to assist, staff prepared the following statement:

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that conditional use permit, C-18-1, as presented to operate a laydown yard and hauling facility with welding be recommended for (approval, approval with conditions, OR disapproval) to the Board of Supervisors.**

The Chairman asked the members if they had any questions for Ms. Sherry. He said since there are none at this time would the applicant come forward and add or answer any questions the Commissioners might have.

Mr. Hampton Gordon, 14100 Boydton Plank Road, Dinwiddie VA, the agent for the applicant, said Mr. Bassett and Ms. Sherry have done a fine job presenting the proposed amendment and conditional use permit request. I just have a couple of things I want to address involving the conditions. I would like for the hours of operation under condition six to be removed. It isn't a problem now, but with the rail spur that accesses this property opening up great opportunities, I don't want the hours of operation being a problem in the future. If a train car comes in before 7 a.m. and after 9 p.m. the owner will need to off load it. I am okay with the laydown yard having no activity on the holidays listed. As for condition seven, I would like to eliminate it all together.

The Chairman asked the members if they had any questions for Mr. Gordon.

Mr. Cunningham asked if the applicant came up with the conditions.

Mr. Gordon said they worked with staff on the conditions and some of the conditions are direct from the ordinance.

Mr. Prosize asked if the property between the site and Route 460 is residential property.

Mr. Gordon said there is one residence near the intersection, but for the most part it is all wooded area.

Mr. Cunningham asked if the normal loading and unloading of materials will be done inside or outside of the fence.

Mr. Timothy Ogburn, 16308 Wilkerson Road, Dinwiddie VA said the material sitting outside the fence in the photograph on the screen is material I've cut holes in so it can be shipped out. I staged it there while I moved other things around in the laydown yard. The material is not being loaded onto a truck from that location.

Mr. Cunningham asked Mr. Ogburn who does the cutting of the material.

Mr. Ogburn said he and his company does it.

Mr. Titmus asked Mr. Ogburn what is the percentage of stored material that gets ordered.

Mr. Ogburn said about 35 percent of the stored material gets ordered.

After discussion from Mr. Cunningham and Mr. Prosize concerning screening the welding areas from employees and the public and also screening the overall site from the public and adjoining property:

The Chairman asked the members if they had any more questions for the applicant or his agent. He said if not he was opening the public hearing for the cases. He asked if anyone had signed up. He said since there was no one signed up to speak he is closing the public hearing. He said he would entertain a motion.

Mr. Prorise made a motion and read the following: BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that conditional use permit, C-18-1, with the removal of the hours of operation under condition 6 and the elimination of condition 7, to operate a laydown yard and hauling facility with welding be recommended for approval with conditions to the Board of Supervisors. Mr. Tucker seconded it and with Mr. Titmus, Mr. Tucker, Hayes, Mr. Prorise, Mr. Cunningham and Mr. Harvell voting "AYE" the conditional use permit was approved.

**RE: NEW BUSINESS**

The Planning Commission asked Planning & Legal staff to draft comments to change how the Code of Ethics is reviewed at the Organizational meeting each year.

The Chairman said it looks like all we are wanting to change is number fourteen (14) in the Code of Ethics. He said because we have mentioned that tonight we could possibly, at our February meeting, adopt a change to item (14) fourteen in the Code of Ethics.

Mr. Southall mentioned to the Chairman that he could direct staff to send him an amended written copy of the Code of Ethics via email. He said if it is done tomorrow, then there is a chance it could be voted on at the February 14<sup>th</sup> Planning Commission meeting. The notice of change has to be done thirty (30) days prior to the next meeting.

Mr. Southall read the Code of Ethics out loud.

**CODE OF ETHICS AND STANDARDS OF CONDUCT FOR MEMBERS OF THE  
DINWIDDIE COUNTY PLANNING COMMISSION**

Recognizing that persons who hold public office have been given a public trust and that the stewardship of such office demands the highest levels of ethical and moral conduct, any person serving on the Dinwiddie County Planning Commission should adhere to the following Code of Ethics:

1. Uphold the Constitution, laws and regulations of the United States and of all governments therein and never knowingly be a part to their evasion.
2. Put loyalty to the highest moral principles and to the County as a whole above loyalty to individuals, districts, or particular groups.
3. Give a full measure of effort and service to the position of trust for which stewardship has been granted; giving earnest effort and best thought to the performance of duties.
4. Seek to find and use the most equitable, efficient, effective, and economical means for getting tasks accomplished.
5. Adopt policies and programs that support the rights and recognize the needs of all citizens regardless of race, sex, age, religion, creed, country of origin, or handicapping condition. Avoid adopting policies, supporting programs or engaging in activities that discriminate against or offend individuals because of race, sex, age, religion, creed, country of origin or handicapping condition.
6. Ensure the integrity of the actions of the Planning Commissioners by avoiding discrimination through the dispensing of special favors or unfair privileges to anyone, whether for remuneration or not.

A member should never accept for himself/herself or for family members, favors or benefits under any circumstances, which might be construed by reasonable persons as influencing the performance of Planning Commissioners duties.

7. Make no private promises of any kind binding upon the duties of any office, since a public servant has no private word, which can be binding on public duty.

8. Engage in no business with the county government, or the school system, either directly or indirectly, which is inconsistent with the conscientious performance of the Planning Commissioners' duties except as may be consistent with the conflict of interest statutes in the Code of Virginia.

9. Never use any information gained confidentially in the performance of the Planning Commissioners duties as a means of making private profit.

10. Expose, through appropriate means and channels, corruption, misconduct, or neglect of duty whenever discovered.

11. Adhere to the principle that the public's business should be conducted in the public view by observing and following the letter and spirit of the Freedom of Information Act using closed sessions only to deal with sensitive personnel, legal or contractual matters as provided by the Code of Virginia.

12. Avoid using the position of public trust to gain access to the media for the purposes of criticizing colleagues or citizens, impugning their integrity or vilifying their personal beliefs.

13. Make sure, when responding to the media, that a clear distinction is made between personal opinion or belief and a decision made by the Commission.

14. Review orally and in public session, at the annual organizational meeting, each of these principles.

15. Pledge to honor and uphold these principles, ever conscious that public office is a public trust.

Mr. Southall turned the meeting back over to the Chairman. The Chairman asked the Commissioners if they had any comments.

#### **IN RE: COMMISSIONERS' COMMENTS**

Mr. Tucker said he wanted to thank Mr. Harvell for accepting the position of Chairman.

Mr. Cunningham thanked Mr. Titmus for service as Chairman in 2017. He thanked Mr. Harvell for accepting the position of Chairman, and he said he's looking forward to working with him.

Mr. Titmus thanked the Planning Commission for giving him the opportunity to be the Chairman for 2017, and he thanked Mr. He for accepting the position of Chairman for 2018.

Mr. Prorise said what we did tonight was good and the system worked very well. I would like to thank Mr. Titmus for his service as Chairman in 2017 and his work on the corridor overlays design guideline standards. He told Mr. Harvell he could expect the same support from this Commission that he received when he was Chairman. They were very supportive of me and will be to you as well.

#### **IN RE: PLANNING DIRECTOR'S COMMENTS**

Mr. Bassett said he wanted the Commissioners to know that there is one definite public hearing for February. Ms. Sherry has been working with individuals who have what we call a request for a conditional use permit for a commercial kennel. They are breeding dogs and by the Zoning Ordinance they have to request a conditional use permit to operate a commercial kennel to breed dogs for commercial gain.

**IN RE: ADJOURNMENT**

The Chairman said if there is nothing else he would entertain a motion for adjournment. Mr. Cunningham made a motion to adjourn the meeting and Mr. Titmus seconded it and with all members in agreement the meeting adjourned at 9:58 p.m.

Respectfully submitted,

Mark Bassett  
Planning Director

Signed: \_\_\_\_\_  
Planning Commission Chairman

Dated: \_\_\_\_\_