

1 **MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF**
2 **HENRICO COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING IN THE**
3 **GOVERNMENT CENTER AT PARHAM AND HUNGARY SPRING ROADS, ON**
4 **THURSDAY OCTOBER 24, 2019 AT 9:00 A.M., NOTICE HAVING BEEN PUBLISHED**
5 **IN THE *RICHMOND TIMES-DISPATCH* OCTOBER 7, 2019 AND OCTOBER 14, 2019.**
6

7 Members Present: Gentry Bell, Chair
8 Terone B. Green, Vice-Chair
9 Walter L. Johnson, Jr.
10 Terrell A. Pollard
11 James W. Reid
12

13 Also Present: Jean M. Moore, Assistant Director of Planning
14 Benjamin Blankinship, Secretary
15 Paul M. Gidley, County Planner
16 R. Miguel Madrigal, County Planner
17 Kuronda Powell, Account Clerk
18
19

20 **[Recitation of the Pledge of Allegiance]**
21

22 Mr. Bell - Thank you. Mr. Blankinship now will read our rules.
23

24 Mr. Blankinship - Yes. Good morning, Mr. Chair, members of the board, ladies
25 and -- madame and gentlemen. The rules for this meeting are as follows: I will announce
26 your case and at that time I will ask you to stand and be sworn in, and then a member of
27 the staff will give a brief introduction to your case, and then we will ask you to speak.
28 After you've spoken everyone else in the audience will have a chance to speak, but then
29 you would have an opportunity for rebuttal if anybody did speak. The meeting is being
30 recorded, so we'll ask you to speak directly into the microphone on the podium. State
31 your name, and assuming that your last name is Lee we already have the spelling in the
32 record, so we don't need you to do that.
33

34 Mr. Chair, we do have two withdrawals on this morning's agenda. The first is VAR2019-
35 00024 24, Cava Company's request from 20 Kambis Drive. That was withdrawn just the
36 other day. And VAR2019-00028 was withdrawn after the advertisements but before the
37 agenda was printed, so you have that noted as withdrawn on your agenda. And with that,
38 Mr. Chair, we are ready to begin.
39

40 Mr. Bell - Let's start with **VAR2019-00024** that's been withdrawn. Do I
41 have a motion that we accept this withdrawal?
42

43 Mr. Green - So moved.
44

45 Mr. Bell - Do I have a second?
46

47 Mr. Reid - Second.
48
49 Mr. Bell - Any discussion? All those in favor say aye. All those
50 opposed. Motion carries.

51
52
53 Affirmative: Bell, Green, Johnson, Pollard, Reid 5
54 Negative: 0
55 Absent: 0

56
57
58 Motion carries. We have a second withdrawal, which is the **VAR2019-00028**. Do I have
59 a motion that we withdraw?

60
61 Mr. Johnson - So moved.

62
63 Mr. Bell - Do I hear a second?

64
65 Mr. Pollard - Second.

66
67 Mr. Bell - Is there any discussion? All those in favor say aye. All those
68 opposed say -- I hear no opposed, so the motion's been carried

69
70
71 Affirmative: Bell, Green, Johnson, Pollard, Reid 5
72 Negative: 0
73 Absent: 0

74
75
76 Mr. Bell - Ben, let's go on to the next one.

77
78 Mr. Blankinship - Yes, sir. Variance 2019 number 29.

79
80
81 **VAR2019-00029** **CHARITA LEE** requests a variance from Section 24-94 of the
82 County Code to build an addition at 3916 Battersea Place (FAIRFIELD WOODS) (Parcel
83 808-724-5554) zoned One-Family Residence District (R-3AC) (Varina). The rear yard
84 setback is not met. The applicant proposes 26 feet rear yard setback, where the Code
85 requires 35 feet rear yard setback. The applicant requests a variance of 9 feet rear yard
86 setback.

87
88 Mr. Blankinship - Would everyone who intends to speak to this case please
89 stand and be sworn in? Do you swear the testimony you're about to give is the truth, the
90 whole truth, and nothing but the truth, so help you God?

91
92 Ms. Can - I do.

93
94 Mr. Blankinship - Thank you. All right, you can be seated while Mr. Gidley
95 introduces your case.

96
97 Mr. Gidley - Thank you, Mr. Secretary and good morning, Mr. Chair,
98 members of the board. The subject property is located in the Fairfield Woods subdivision.
99 This is just east of Dabbs House Rd. As you can see here it contains a 1,518-square-
100 foot home that has been owned by the applicant since its construction in 2002.

101
102 This is the plot plan here of the existing home. The applicant wishes to construct a roughly
103 452-square-foot addition onto the rear of her home that would include a bathroom, a
104 bedroom, along with a wider kitchen. This would extend a total of 5 feet into the rear-yard
105 setback. Finally, there would be a 4- by 8-foot mechanical room that would extend an
106 additional 4 feet into the rear-yard setback.

107
108 In evaluating this request, the Code of Virginia allows for reasonable modification to
109 alleviate a hardship faced by a person with a disability, specifically so they use and enjoy
110 their house. In this case the applicant suffers from chronic kidney disease and is on home
111 hemodialysis and this commonly leads to shortness of breath and tiredness. To avoid
112 climbing her stairs as often as she does now, she would like to have a first-floor master
113 bedroom and master bathroom that you can see right here. So long as she can provide
114 documentation of her disability and the need for these improvements staff believe she
115 qualifies for a modification under this section of code.

116
117 As noted in your staff report, staff believes all five of the required subtests are met. To
118 briefly focus on detrimental impact, which is number two. As you can see on the aerial
119 here the applicant has common space for the neighborhood to her side here and to the
120 rear. Only real neighbor impacted by this is the side property, and the proposed addition
121 wouldn't meet regular setbacks, so staff -- I mean, when I say it wouldn't meet regular
122 setbacks, it would meet those setbacks from the side property there.

123
124 Mr. Blankinship - Side.

125
126 Mr. Gidley - They need a variance for the rear-yard setback, but as far as
127 the side property, the side-setbacks would be met. So, staff doesn't see a substantial
128 detrimental impact if this case were granted. And, as noted, the other subtests also
129 appear to be met.

130
131 In conclusion, the applicant again has a chronic kidney disease and is on hemodialysis.
132 Because such individuals must contend with weakness and tiredness, the applicant's
133 desire to have the first-floor bedroom and bathroom to limit use of her steps is
134 understandable and would appear to meet the requirements for a variance. The five
135 subtests are also met. Therefore, staff can recommend approval of this case subject to
136 the conditions in your staff report. This concludes my presentation and I will be happy to
137 answer any questions you might have. Thank you.

138

139 Mr. Bell - Are there any questions? Thank you, sir.
140
141 Mr. Gidley - Thank you, Mr. Chair.
142
143 Ms. Cannon - Hi. My name is Charita Lee Cannon. I am married now but it
144 is still going to give you the Charita Lee, so --
145
146 Mr. Blankinship - Okay.
147
148 Ms. Cannon - We are requesting, as Mr. Gidley said, I do have chronic
149 kidney disease and my upstairs, I have to do everything with the steps now. And the
150 reason also for requiring this is because I have large equipment. Also, I have to have a
151 reclining chair to do my dialysis, and it also must have the water lines hooked up right at
152 the site of dialysis. So right now, I am doing it upstairs, but it's, again, it's a hardship for
153 me. I have my laundry upstairs that I either have to haul down, which is a hardship for
154 me. In fact, I have my husband haul it down for me and carrying it back upstairs.
155
156 I get shortness of breath most of the time, so once I'm downstairs I stay downstairs until
157 I have to go back upstairs to go to bed. And it's just a lot, because I could do a lot more
158 if I had the comforts with me downstairs. And, again, laundry room. I also have anywhere
159 from 40 to 60 boxes coming in a month for my supplies, and so I have to have additional
160 storage space for that which I've currently used it in upstairs as well.
161
162 So, we would have to make space for that. So I just was diagnosed with this about two
163 years ago and the more I'm going -- I am on a transplant list, but I have no idea when
164 that's going to occur, and until then I really do need to do additional to make the comfort
165 of my home and make me a lot more comfortable than what I am right now.
166
167 Mr. Bell - Are there any questions? I do notice that I think what's
168 required for a disability, which this is obviously a disability, building to keep everything in
169 line I believe the doctor has to first...
170
171 Mr. Blankinship - We do normally have some sort of evidence from a physician.
172 Is that not... oh, okay, it's one of the conditions. Okay.
173
174 Mr. Bell - It is one of the conditions?
175
176 Mr. Blankinship - That's what Mr. Gidley says.
177
178 Mr. Johnson - Has a doctor given a report on that, or written anything about
179 that?
180
181 Ms. Cannon - I did call before today to see if I needed that and they told me
182 I did not need that until building permit.
183
184 Mr. Johnson - Okay.

185
186 Ms. Cannon - But that would be no problem. I see my doctor on a monthly
187 basis.
188
189 Mr. Blankinship - Okay.
190
191 Mr. Bell - Yeah. So, we believe that it was just a procedure that
192 normally has to be followed though to make sure that it was there.
193
194 Mr. Blankinship - Do you want to add that as a condition, Mr. Chair? It is not in
195 the conditions.
196
197 Mr. Bell - It's not in the conditions?
198
199 Mr. Blankinship - It is not in the conditions.
200
201 Mr. Johnson - I've been out there to look at the facility, and it is a quiet place.
202 I noticed some deer out there, so it kind of makes it nice. But I noticed that you do have
203 some space to have that addition out there. And especially in the back you have the other
204 houses that back up to you from the other subdivision over there -- you have some space
205 back there as well.
206
207 Ms. Cannon - Yes.
208
209 Mr. Johnson - Also with the conditional approval. And as I said about the
210 house in the back, back there, the utility shed.
211
212 Ms. Cannon - Yes.
213
214 Mr. Johnson - You agree with all of that? With the condition of the use?
215
216 Ms. Cannon - Yes. Yes, sir we did. No that has to be moved. Yes.
217
218 Mr. Johnson - Yes, okay.
219
220 Ms. Cannon - Yes.
221
222 Mr. Blankinship - We figured you would have a contractor on site anyway, so
223 it'll be an easy matter for them to relocate that.
224
225 Ms. Cannon - Right, right.
226
227 Mr. Blankinship - It doesn't look like it's on, you know, bolted to a concrete
228 foundation.
229
230 Ms. Cannon - No, it's not.

231
232 Mr. Johnson - Okay.
233
234 Mr. Bell - Any other questions? Thank you, ma'am. Is there anyone
235 who would like to address this? Hearing no one speak let's go on with the voting. Do I
236 hear a motion?
237
238 Mr. Johnson - Mr. Chairman, I move that we approve the variance subject to
239 condition recommended by staff. And a request for the variance is a reasonable
240 accommodation for the person with the disability. And the hardship was not created by
241 the applicant, and there should be no detrimental impact on nearby property because the
242 house backs up to common area. And the other tests are met as stated within the staff
243 report. Recommend approval.
244
245 Mr. Bell - Approval's been recommended by Mr. Johnson. Do I hear a
246 second?
247
248 Mr. Green - Second.
249
250 Mr. Bell - Second approval by Mr. Green. Any discussion?
251
252 Mr. Blankinship - Just a note that we're adding condition number five requesting
253 the provision of a certification of some sort from a physician.
254
255 Mr. Johnson - Yes.
256
257 Mr. Blankinship - No. I don't think it needs to be separate as long as it's in the
258 record.
259
260 Mr. Bell - Any other discussion? Hearing none. All those in favor of the
261 motion say aye. All those opposed. Hearing no opposed the motion has been carried
262 and the applicant's request is approved.
263
264 After an advertised public hearing and on a motion by Mr. Johnson, seconded by Mr.
265 Green, the Board **approved** application **VAR2019-00029 CHARITA LEE** requests a
266 variance from Section 24-94 of the County Code to build an addition at 3916 Battersea
267 Place (FAIRFIELD WOODS) (Parcel 808-724-5554) zoned One-Family Residence
268 District (R-3AC) (Varina). The Board approved this request subject to the following
269 conditions:
270
271 1. This variance applies only to the rear yard setback requirement for the addition shown
272 on the drawings submitted with the application. All other applicable regulations of the
273 County Code shall remain in force. Any additional improvements shall comply with the
274 applicable regulations of the County Code. Any substantial changes or additions to the
275 design or location of the improvements will require a new variance.
276

277 2. The new construction shall match the existing building as nearly as practical in colors
278 and materials.

279
280 3. No later than April 24, 2020, the detached storage building along the rear property line
281 shall be moved to a location that complies with the zoning regulations.

282
283 4. A building permit must be approved by October 25, 2021, or this variance will expire.
284 If the building permit is cancelled or revoked because construction was not diligently
285 pursued, this variance will expire at that time.

286
287 5. At the time of building permit application the applicant shall provide evidence from a
288 licensed physician that the accommodation is necessary due to the disability.

289
290
291 Affirmative: Bell, Green, Johnson, Pollard, Reid 5
292 Negative: 0
293 Absent: 0

294
295
296 Mr. Bell - Now we can go on to the last one, which is variance 2019-
297 00031.

298
299
300 **VAR2019-00031 GREEN MEADOWS LAND COMPANY, LLC** requests a
301 variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at
302 201 Sandston Avenue (SEVEN PINES VILLA SITES) (Parcels 830-714-7127 and 830-
303 714-7426) zoned One-Family Residence District (R-4) (Varina). The lot width requirement
304 is not met. The applicant proposes 47.5 feet lot width, where the Code requires 50 feet
305 lot width. The applicant requests a variance of 2.5 feet lot width.

306
307 Mr. Blankinship - Would everyone who intends to speak to this case please
308 stand and be sworn in. Raise your right hands, please. Do you swear the testimony
309 you're about to give is the truth, the whole truth, and nothing but the truth, so help you
310 God? Thank you. Mr. Madrigal.

311
312 Mr. Madrigal - Thank you, Mr. Secretary. Mr. Chair, members of the board,
313 good morning. Before you is a request to build a one-family dwelling on an R-4 zoned
314 property.

315
316 The subject property consists of two 25-foot-wide lots at the southwest corner of Piedmont
317 and Sandston Avenues in the Seven Pines Vila Sites subdivision. The property fronts on
318 Piedmont Avenue, which is a paper street, and backs onto the rear of the developed lot.
319 The subject property is unimproved, heavily wooded, and is relatively flat. Each lot that
320 comprises the property is independently owned, and the applicant is a contract purchaser
321 of both lots. The property is subject to the exception standards which require 6,000-
322 square-feet of lot area and 50 feet of lot width to have a buildable lot.

323
324 Taking both lots into consideration the property is 7,250-square-feet in area and has 50
325 feet of lot width. Because the right of way along the eastern line of property is only 45
326 feet in width the county will require a dedication of 2 1/2 feet on each side of the roadway
327 for street-widening purposes upon the development of the property. The dedication will
328 reduce the lot area to 6,887-square-feet, and the lot width to 47 1/2 feet. The applicant
329 is requesting a variance for the lot width for 2 1/2 feet.
330

331 With respect to the threshold question, the subject property in its current configuration is
332 a developable lot measuring 50 feet in width and 145 feet in depth. Because the county
333 will require a 2 1/2-foot street-widening dedication the lot width will be reduced to 47 1/2
334 feet which will render the lot undevelopable. This governmental act will unreasonably
335 restrict the utilization of the property creating a significant hardship for the applicant
336 contrary to the intent of the zoning ordinance. Absent of variance the lot cannot be
337 developed, which would be tantamount to a government taking.
338

339 Relative to the five subtests: Item number one, good faith acquisition, the applicant is
340 under contract for the purchase of both lots and he wishes to combine them in order to
341 build the one-family dwelling. The applicant is purchasing the property in good faith and
342 is not responsible for the hardship situation affecting the property.
343

344 Item number two, substantial detriment, the property is part of a one-family residential
345 neighborhood composed of properties ranging in width from 50 to 100 feet. There are
346 over 20 lots fronting in Piedmont Avenue that have yet to be developed due to the
347 unimproved roadway. The applicant is purchasing the two lots and combining them to
348 create a developable corner lot with access from Sandston Avenue. The home will be
349 oriented towards Piedmont Avenue so that it's properly oriented once the street is
350 ultimately improved. Granting the variance should not result in any detrimental impacts
351 to adjacent or nearby property.
352

353 Item number three, general recurring nature, the property is part of a very old subdivision
354 that predates the county zoning ordinance. The property is a corner lot that fronts on an
355 unimproved street and abuts into an improved right-of-way on the side. The improved
356 right-of-way is slightly undersized at 45 feet in width and will be required to be widened
357 to 50 feet in ultimate width.
358

359 The specific circumstances surrounding the property are unique to it and do not justify a
360 code amendment to address this issue. The applicant is exercising his best recourse in
361 this instance. Items four and five are satisfied as outlined in the staff report.
362

363 In conclusion, a one-family dwelling is a permitted principal use consistent with both the
364 zoning and comprehensive plan designations of the property. The applicant is combining
365 two 25-foot wide lots in order to develop the property for residential use. The development
366 of the site triggers Public Works improvements that require street-widening dedication of
367 2 1/2 feet unintentionally rendering the lot undevelopable and resulting in a situation
368 contrary to the intent of the ordinance. Absent of variance the lot is unreasonably

369 restricted and undevelopable. Based on the facts of the case staff recommends approval
370 subject to conditions. This concludes my presentation. I'll be happy to answer any
371 questions.

372

373 Mr. Bell - Are there any questions?

374

375 Mr. Johnson - The lot you were saying that 2 1/2 feet. Is that the road on
376 Sandston Avenue?

377

378 Mr. Madrigal - Yes, sir. From property line to property line the roadway
379 width, or the right-of-way there, is 45 feet in width. Ultimately Public Works wants it to be
380 50 feet in width, so they'll require 2 1/2 feet from each side of each property. So, it's the
381 2 1/2 dedication on the central property.

382

383 Mr. Johnson - Oh, okay.

384

385 Mr. Bell - Any other questions?

386

387 Mr. Johnson - It's okay.

388

389 Mr. Bell - Thank you.

390

391 Mr. Madrigal - Thank you.

392

393 Mr. Bell - Good morning.

394

395 Mr. Rempe - Morning.

396

397 Mr. Bell - Have you been sworn in?

398

399 Mr. Rempe - Yes.

400

401 Mr. Blankinship - Yes.

402

403 Mr. Rempe - Good morning Mr. Chairman, board members, staff. My name
404 is Mark Rempe, and we concur with staff's finding. I believe all the tests are met, and we
405 asked for the Board to move forward with the variance.

406

407 Mr. Bell - Any questions? Hearing none, I thank you --

408

409 Mr. Rempe - You know there's one condition that talks about curb and
410 gutter. I'd like to put the words in roadside ditch and culverts, because that kind of
411 matches what's out there, even though there is going to be dedication, on the whole street
412 there's ditches and culverts.

413

414 Mr. Blankinship - Do we not have a recommendation from Public Works on
415 that? Oh, okay. All right.
416
417 Mr. Johnson - You said you were putting in culverts -- for the entrance onto
418 the facility?
419
420 Mr. Rempe - Going down that street, next block going all the way to
421 Williamsburg Road there's roadside ditches and culverts. I just ask that on condition five,
422 we add the words road-side ditch and culverts for curb and gutter unless there's --
423
424 Mr. Johnson - Yes. Because I know that is somewhat deep.
425
426 Mr. Rempe - Yes sir, right. There are well-defined ditches going down that
427 road, sir.
428
429 Mr. Johnson - Right. I agree with that. It's to the left of that, yes.
430
431 Mr. Bell - Are we going to go ahead and add that to this?
432
433 Mr. Rempe - Thank you.
434
435 Mr. Bell - All right, any other questions? Thank you, sir. Anyone here
436 who would like to speak for it or against it? Hearing no response, we'll go on to the vote.
437 Do I hear a motion?
438
439 Mr. Johnson - I move that we approve the variance subject to conditions
440 recommended by staff. Taken together, the two lots will be large enough to support the
441 development, however, because of the county requirement for dedication of land for
442 widening the street it will fall short by 2 1/2 feet. This is an unreasonable hardship which
443 was not created by the applicant. And there will be no detrimental impacts on the nearby
444 property, because the adjoining lots are also 50-foot wide and is not developed. The other
445 tests are as stated in the staff report. Again, I recommend approval.
446
447 Mr. Bell - Mr. Johnson has recommended approval. Do I hear a
448 second?
449
450 Mr. Pollard - Second.
451
452 Mr. Bell - Do I hear any discussion? I would just like to mention that we
453 did add to number five on the condition of approval what should be done, that the ditch
454 lining and all that's required to incorporate that with the street that they will be doing at
455 the corner of this lot and will be taken care of as well.
456
457 Let's go ahead and vote. All those in favor of approving the application say aye. All those
458 who do not approve, say nay. Hearing no nays, it's been approved.
459

460 After an advertised public hearing and on a motion by Mr. Johnson, seconded by Mr.
461 Pollard, the Board **approved** application **VAR2019-00031 GREEN MEADOWS**
462 **LAND COMPANY, LLC** requests a variance from Section 24-95(b)(6) of the County Code
463 to build a one-family dwelling at 201 Sandston Avenue (SEVEN PINES VILLA SITES)
464 (Parcels 830-714-7127 and 830-714-7426) zoned One-Family Residence District (R-4)
465 (Varina). The Board approved this request subject to the following conditions:

466
467 1. This variance applies only to the lot width requirement for one dwelling only. All other
468 applicable regulations of the County Code shall remain in force.

469
470 2. Only the improvements shown on the plot plan and building design filed with the
471 application may be constructed pursuant to this approval. Any additional improvements
472 shall comply with the applicable regulations of the County Code. Any substantial changes
473 or additions to the design or location of the improvements will require a new variance.

474
475 3. Clearing, grading, or other land disturbing activity shall not begin until the applicant has
476 submitted, and the Department of Public Works has approved, an environmental
477 compliance plan.

478
479 4. Any dwelling on the property shall be served by public water and sewer.

480
481 5. Curb and gutter or roadside ditches and necessary storm drainage as requested by the
482 Department of Public Works shall be constructed along Sandston Avenue.

483
484 6. The applicant shall provide a minimum 10-foot street side setback from the ultimate
485 right-of-way of Sandston Avenue to the new dwelling.

486
487 7. A building permit must be approved by October 25, 2021, or this variance will expire.
488 If the building permit is cancelled or revoked because construction was not diligently
489 pursued, this variance will expire at that time.

490
491
492 Affirmative: Bell, Green, Johnson, Pollard, Reid 5
493 Negative: 0
494 Absent: 0

495
496
497 Mr. Bell - And now that seems to be all the applications at this time. We
498 will go ahead and approve the minutes of last week, or last month, which was the
499 September 26th meeting. Do I hear a motion?

500
501 Mr. Johnson - Mr. Chair.

502
503 Mr. Bell - Yes, sir.
504

505 Mr. Johnson - I have page 26, line 1167, it mentioned 2000 -- it was 2004, it
506 should be 2014. That's on line 1167, and so...

507
508 Mr. Bell - In page 26?

509
510 Mr. Johnson - 26, yes.

511
512 Mr. Bell - And line 1167?

513
514 Mr. Johnson - Yes. It says, "notice we had two approvals" and it says "2004".
515 It should be 2014.

516
517 Mr. Bell - Okay. All right. Any other corrections or discussion?

518
519 Mr. Johnson - No.

520
521 Mr. Bell - Hearing no more corrections or discussions we'll go ahead
522 and vote on the minutes of the last meeting, which was September 26th.

523
524 Mr. Johnson - I move that we approve it.

525
526 Mr. Bell - I'm hearing Mr. Johnson move that we approve it. Do I hear
527 a second?

528
529 Mr. Reid - Second.

530
531 Mr. Bell - Got a motion of a second that we approve it. Any discussion?
532 No discussion. All those in favor of approving the minutes say aye. Opposed say nay.
533 Hearing no nays, the motion is carried.

534
535 After a motion by Mr. Johnson, seconded by Mr. Reid, the Board **approved the minutes**
536 **of the September 26, 2019 meeting** of the Board of Zoning Appeals.

537
538
539 Affirmative: Bell, Green, Johnson, Pollard, Reid 5
540 Negative: 0
541 Absent: 0

542
543
544 Mr. Bell - And then we have a couple things under new business.

545
546 Mr. Blankinship - Yes sir. We are not 100 percent certain of that date yet.
547 Everyone is supposed to be confirming on their calendars and we're working out a, you
548 know, the contractual agreement to provide the training. But as far as we know everything
549 is on schedule for November 21st, next month's meeting date. And as of now there are
550 only two -- well the application period is closed, so there are only two variances on the

551 agenda, and they don't look any more complicated than the two that were on this
552 morning's agenda. Now of course you never know. As soon as I say that there'll be 600
553 people to speak on one of them. But as far as I know we should be able to start about
554 this time or 10:00 a.m.

555

556 Mr. Bell - Sounds good.

557

558 Mr. Blankinship - Now we do need a motion to set that, if you don't mind.

559

560 Mr. Bell - Okay. We do need a motion to set that. Do I hear a motion
561 that we take and conduct our training session on November the 21st?

562

563 Mr. Johnson - I motion that we do that.

564

565 Mr. Bell - Mr. Johnson moves to approve it. Do I hear a second?

566

567 Mr. Green - Second.

568

569 Mr. Bell - Mr. Green has seconded. All those in favor say aye. All those
570 opposed say nay. Ayes have it. The motion has been approved.

571

572 After a motion by Mr. Johnson, seconded by Mr. Green, the Board **set a work session**
573 immediately following the November 21, 2019 Board of Zoning Appeals hearing.

574

575

576 Affirmative: Bell, Green, Johnson, Pollard, Reid 5

577 Negative: 0

578 Absent: 0

579

580

581 And the only thing that I will mention is on the 21st I will not be here, but Mr. Green will
582 be chairperson and that's the order of the new business as I have on my mind. Anybody
583 have anything? Then I think that's about it. Time to go home.

584

585

586

587

588

589

590

591

592

593

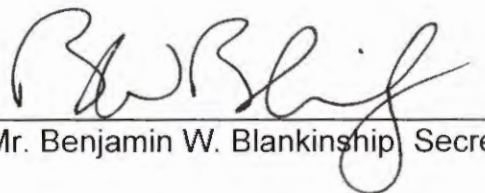
594

595

596



Mr. Gentry Bell, Chair



Mr. Benjamin W. Blankinship, Secretary