

NOVEMBER 5, 2001 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Special Meeting followed by a Land Use Hearing on Monday, November 5, 2001 at 4:30 p.m. at Butler Elementary School.

The following Board members were present: Commissioner Tim Pauls, Commissioner Larry D. Jones, and Chairman Herman L. Walker, Vice-Chairman Lane Rees and Commissioner Gene Ryan. Mr. Michael Underwood, County Administrator, Mr. Gary Vorbeck, Director of Legal Services, also present.

Vice-Chairman Rees led with prayer following the Pledge of Allegiance the American Flag.

Chairman Walker called the special meeting to order regarding the traffic study analysis.

Mr. Vorbeck presented a resolution for the commissioner's consideration and stated that Attorney David Theriaque was retained to assist Walton County in this matter.

Mr. Theriaque appeared before the Board to explain the situation. He stated that Walton County should have been provided a copy of the report from Mr. Tipton, Traffic Consultant, which the county retained to evaluate the impact of the Destin Commons project. Mr. Bill Tipton identified over 19 substantial flaws in the report that was prepared on behalf of the Destin Commons project, which provides a well-founded basis that prompted the request. Mr. Tipton's firm was hired by Walton County to provide an unbiased opinion. Mr. Underwood confirmed that a copy of Mr. Tipton's report was submitted to Mr. Chris Holley of Okaloosa County; they have not responded.

Attorney Theriaque stated that the decision to be made during this meeting is whether or not to proceed with filing litigation against Okaloosa County in regards to the Destin Commons project. He stated that the Tipton report provides well-founded evidence to conclude that there is an adverse impact on Walton County. November 8, 2001 is the deadline for filing the lawsuit; all other steps have been taken.

Mr. Theriaque explained the procedure for filing a lawsuit in Circuit Court. After filing, the counties would have an opportunity under Florida Statute to meet in an attempt to mediate. He stated that he has already drafted the motion to abate the lawsuit, which would be the first step to allow the counties to discuss the issues. Litigation would proceed if no settlement were reached.

Mr. Theriaque stated that his understanding of the report is that if the Destin Commons project were allowed, it would consume all of the trip capacity on Highway 98 for Walton County. He feels that the intersection would also have significant problems.

Chairman Walker questioned Mr. Tipton's qualifications. Attorney Theriaque explained Mr. Tipton's qualifications and stated that Mr. Tipton has over 40 years of experience and has outstanding credentials.

Commissioner Pauls felt that filing a lawsuit is the proper step for Walton County in order to find adequate traffic controls. This would provide legal binding agreements to find a resolution to the problem between all parties.

Attorney Pelham stated that Silver Sands Traffic Consultant also performed its own independent study of this situation, which agrees with the Tipton study. He stated that Walton County now has two studies that both show very serious deficiencies, which

indicates that Okaloosa County does not comply with their own codes. Mr. Pelham presented a two-part traffic study for the record.

Attorney Vorbeck questioned the legal process for filing of a lawsuit and the claim that this is being done by Walton County for the intent of an economic advantage.

Attorney Theriaque stated that he has not heard those acquisitions, however, the commissioners that he spoke with addressed concerns with safety issues for the residents of Walton County. Attorney Pelham stated that there are substantial legitimate reasons for filing a suit. This is not being done for any other reason than to prevent traffic problems. Chairman Walker stated that was the purpose of obtaining an independent analysis of the traffic study.

Motion by Commissioner Pauls, second by Vice-Chairman Rees to adopt a resolution (2001-62) providing for the initiation of a lawsuit against Okaloosa County as a result of Okaloosa County's approval of the Mid-Bay Regional Activity Center and the Destin Commons Project. Ayes 4, Nays 1. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Naye.

Mr. Wyrough presented the Daniels/Osborn abandonment request. Mr. Hank Daniels and Mr. Mark Osborn are requesting the abandonment of approximately 350 feet of right-of-way easement from the existing cul-de-sac north to the now proposed site of the cul-de-sac on Walton Way. The Planning Commission recommended approval subject to new development being included into Emerald Bay, deeded access to South Walton Utilities for the monitoring well, new development not being accessed by Walton Way, and the applicant paying for the relocation of the cul-de-sac of Walton Way. Mr. Wyrough entered into the record the Planning Commission's Final Report.

Mr. Charles Boulian, County Engineer, recommended denial because of pending storm water management issues with the Corp and DEP. Mr. Arthur advised that the request is to set a public hearing for consideration.

Motion by Commissioner Pauls, second by Vice-Chairman Rees to accept the Planning Commission's recommendation and approve to hold a public hearing to consider the Daniels/Osborn abandonment request. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye. The Board directed Mr. Boulian to meet with the applicant and review the site further.

Commissioner Ryan reminded the Board that the county is paying for a storm water study and these requests need to be considered as an overall picture, not individually.

Mr. Wyrrough presented Sea Dunes Subdivision petition for abandonment. Commissioner Pauls stated that the proposed site is located off of CR30-A and Allen Loop. The proposed abandonment is between lots 11 and 12. There is no potential for storm water management.

Mr. Bill Tyler appeared before the Board to answer questions regarding the abandonment. Mr. Tyler is the owner of lot 12 and advised that the abandonment would not affect any other property owner. He felt the engineers created the easement in error. Mr. Boulian recommended approval of the abandonment.

Motion by Commissioner Pauls, second by Commissioner Jones to adopt a resolution (2001-63) approving the Sea Dunes Subdivision petition for abandonment.

Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Chairman Walker called to order the public hearing to consider the Tall Tower Ordinance. Mr. Arthur stated that ordinance makes an exclusion for roof top towers to add clearances to deal with flagpoles and roof top wireless communication facilities for modern equipment.

Commissioner Pauls pointed out that the ordinance allows flagpole towers in all land use categories.

Mr. Tim Durbin explained the structure of flagpole towers stating that the wires are contained within the pole whereas regular towers the wires on the outside. Commissioner Pauls recommended approving flagpole towers on a case-by-case basis. Commissioner Jones recommended allowing Mr. Durbin time to review the ordinance.

Motion by Commissioner Pauls, second by Commissioner Jones to extend the public hearing until December 3rd 2001 at 5:00 p.m. at Bay Middle School regarding the Tall Tower Ordinance. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Chairman Walker called to order the public hearing to consider the proposed modification to Ordinance 98-8 to make use of a civil citation permissive and not mandatory and providing an effective date. Attorney Vorbeck stated that under the current ordinance when a citation is issued it goes to court. The amendment would provide an alternative to allow the case to be heard before the Code Enforcement Board first.

Motion by Vice-Chairman Rees, second by Commissioner Ryan to adopt an Ordinance (2001-22) amending Ordinance 98-8, making use of a civil citation permissive

and not mandatory. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Ms. Judith Williams, Chairperson for the Design Review Board, appeared before the Commissioners and introduced the other members of their Board. Ms. Williams stated that they held ten advertised public meetings regarding sign language for the Scenic Corridor Standards for Highway 98 and 331. They have not addressed CR30-A at this time. She stated that some flexibility needs to be given and the Board has worked hard with much input before presenting their recommendations. Their decision was unanimous with the four members present. Several members were not able to attend the final meeting, however, they had reached a consensus. Vice-Chairman Rees thanked the members of the Design Review Board for their work on this signage issue.

Commissioner Pauls questioned the language regarding outdoor signage. Ms. Williams advised that this item is to be completed by Mr. Shannon. In addition, there are other corrections that will be made before the final public hearing, which will be heard on December 3, 2001.

Ms. Nancy James, South Walton Community Council, advised that they attended the public meetings regarding the signage issues and felt that this was handled very well. The South Walton Community Council is in support of the ordinance.

Motion by Vice-Chairman Rees, second by Commissioner Pauls to hold the second and final public hearing for the 98/331 sign language ordinance on December 3, 2001. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Wyrough presented the Planning Commission's recommendation to approve Summer Ridge PUD conceptual plan. SunCor Development of NorthwestFlorida is

proposing 12 single-family lots in 2.27 acres designated NPA/Small Neighborhood. The site is located in the northwest corner of Ridge Drive and CR393. Mr. Wyrough entered into record the Planning Commission's Final Order of Recommendation. Mr. Jim Benson, SunCor Development, appeared before the Board requesting approval. Mr. Benson explained that the development is small neighborhood for permanent residential homes. He stated that he is requesting relief from the Land Development Code in order to construct an 18' roadway instead of 20'. He also requested to be exempt from installing a sidewalk and a 5' reduction of the 40' right-of-way requirements. Mr. Benson explained that they are attempting to leave the land as natural as possible. Commissioner Ryan agreed that the project looks good, however, he has concerns with approving it because another similar project was turned down. Mr. Arthur explained that the project went through the Planning Commission and he feels it should be an approvable project. Mr. Benson further explained the slope and drainage of the property.

Motion by Commissioner Ryan, second by Commissioner Pauls to grant conceptual approval of Summer Ridge PUD.

Mr. Wyrough stated that approval by the Planning Department is subject to the addition of a sidewalk on Ridge Road. Mr. Benson advised the commissioners that the sidewalk would lead to nowhere, however, he would like to include a bike path as part of phase II. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Ms. Nancy James praised the overall design of the project.

Chairman Walker called to order the Old Florida Village PUD project.

Mr. Arthur presented the project and stated that Planning Staff recommended approval. The Planning Commission also recommended approval.

Mr. David Taylor, HDR, Tampa, Florida, representing Max Matthews Builders, appeared before the Board and stated that this project was presented before the Planning Commission with approval. Mr. Taylor explained the location of the project, which is near Goatfeathers in the Blue Mt. Beach area. Mr. Taylor requested to replace the 10' buffer with a 6' fence and also requested different setbacks than required. Mr. Arthur explained that the project still has to go through the engineering phase.

Motion by Commissioner Pauls, second by Vice-Chairman Rees to grant conceptual approval of Old Florida Village PUD. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

The commissioners recessed briefly.

Reverend Joel Glen, First Baptist Church of Liberty, appeared before the Board requesting their development application for their church expansion be considered as minor instead of major. The expansion places them approximately 800 square feet into the major category.

Motion by Commissioner Jones, second by Commissioner Ryan to grant the request of the First Baptist Church of Liberty and consider their project as a minor development rather than major. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Chairman Walker called to order the Inlet Beach Neighborhood project.

Mr. Tom Blackshear advised that this is the first of two public hearings for the Inlet Beach Neighborhood project. This is the first adoption hearing proposed by the Inlet Beach Neighborhood Association for an amendment that would reduce the maximum allowable residential densities from eight dwelling units per acre to four dwelling units

per acre. This amendment has been reviewed by several state agencies and has been perceived to lessen the impacts associated with developments on state and regional resources and facilities.

Chairman Walker questioned if all property owners were given an opportunity to be grand fathered. Mr. Blackshear stated that they had been notified and would also have another opportunity. Mr. Blackshear stated that he has a list of names of those individuals who would be exempt. He also informed the Board that he has received two additional requests for exemptions for lot 174 and lot 82 since the June 5th Transmittal Hearing. The Sawyer's owns Lot 174 and Mr. Tac Lee and Teresa Kopeke own lot 82.

Mr. Lee appeared before the commissioners and stated that he was not aware of the situation until recently and requested to be exempted from the four units per acre. Mr. Lee's property adjoins another exempt parcel. Mr. Blackshear recommended approval of the request for exemption.

Attorney Clayton Adkinson, representing the Inlet Beach Neighborhood Association, reminded the commissioners that they previously agreed to a cut-off date, which has now passed. He stated that the date was set and now needs to be adhered to. Commissioner Pauls agreed with Mr. Adkinson that June was established as the deadline. Vice-Chairman Rees voiced concern with exempting more people and the possibility of additional people coming forward later requesting to be exempted.

Motion by Vice-Chairman Rees, second by Commissioner Pauls to hold the second public hearing regarding the Inlet Beach Neighborhood Plan Amendment on December 3, 2001. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

The commissioners requested Mr. Blackshear provide the records for Mr. Adkinson to review to determine if Mr. Lee was properly noticed.

Chairman Walker called to order the quasi-judicial hearing.

Mr. Jonathan Rhodes presented WaterColor Town Center Homes, Building 5, for final plat approval.

Motion by Vice-Chairman Rees, second by Commissioner Jones to approve WaterColor Town Center Homes, Building 5, for recording. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Motion by Vice-Chairman Rees, second by Commissioner Pauls to approve WaterColor Town Center Homes, Beachside 1, final plat for recording. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Wyrough was sworn in and presented the Uptown Grayton Development Proposal stating that the Planning Commission previously heard this.

Mr. Tony Derck is proposing 4,463 square feet retail/commercial with two apartments above retail on .24 acres designated Residential Preservation. This site is located on the west side of Wilderness Way approximately 300 feet south of 30A. The Planning Commission recommended approval subject to the conditions listed in the agreement prepared by the applicant's attorney and the opposition's attorney.

Mr. Wyrough entered into record the Planning Commission's Final Order.

Mr. Russ Aldrich appeared before the Board and was sworn in. Mr. Aldrich requested one additional condition, which would be to reduce the wall to 22' above the finished floor. He stated that the neighbors are in agreement.

Attorney John Crew, Powell and Powell, was sworn in and stated that he has no objections to the project. He stated that the building would be no more than 24' above the ground on the south side.

Mr. Jack Arthur was sworn in and stated that since corrections have been made, his department has not had sufficient time to review the plans. Mr. Arthur presented the Planning Staff's report and plans into the record. He advised that the county is not a party to the agreement between the private parties involved with this project. Mr. Arthur recommended approval subject to review by the Planning Department. He stated that he could not testify at this time that the plan meets the LDC and the Comprehensive Plan.

Mr. Dave Campbell of Campbell Engineering appeared before the Board, representing Mr. Tony Derck, and was sworn in. Mr. Campbell stated that the changes made to the plan did not affect the LDC or the Comp Plan. He stated that the changes made lessened the intensity of the project; the site itself has not changed.

Mr. Arthur stated that he would accept Mr. Campbell's statement and recommended approval contingent upon review of the plans.

The commissioners delayed action pending review of the plans by Mr. Arthur. This issue will be addressed later in the meeting.

Commissioner Pauls stated that he is a principle in Beach Place at the School and therefore recused himself from any discussion in the next project.

Mr. Wyrough presented the proposed project for Beach Place at the School on Scenic 30A west. Tim and Alice Pauls are proposing 5,500 square feet neighborhood commercial (retail/office) with ten townhomes above the commercial area and a 1,400 square foot daycare center on .96 acres designated NPA/Residential Preservation. This

site is located in the northwest corner of 30A and Sunrise Circle. The Planning Commission recommended approval. Mr. Wyrough moved into record the Planning Commission's final order of recommendation.

Chairman Walker swore all of the individuals speaking on this issue in.

Mr. Arthur presented the Planning Staff's recommendation of approval and moved into record the Staff Report.

Mr. Jack Rhodes presented the project location and moved into record the Planning Department's Report, Determination of Suitability by the Planning Commission, and the Planning Commission's report as previously submitted by Mr. Wyrough.

Mr. Jack Rhodes addressed the Board and spoke about the location of the proposed site and gave an overview of the project. He pointed out possible ingress and egress off of CR 30 and further explained the proposed traffic circulation. Mr. Rhodes presented into evidence the project application.

Attorney Mark Violette, representing Mr. Kevin Workman, resident of Beach Highlands on Sunrise Circle, stated that Sunrise Circle is the only access into the proposed development. Mr. Violette and his client contend that the proposed development is in violation with the Comp Plan. FLUM, page 13, states that the Neighborhood Planning Area stipulates that new neighborhood commercial uses, which is what is being proposed, may be allowed on lots designated as commercial on recorded subdivision plats and or recorded covenants and restrictions that were recorded before December 28, 1992 provided that the uses do not conflict with other uses of the policy. He stated that the covenants and restrictions lapsed through expiration. Mr. Violette

stated that this project is not in compliance with the comp plan. He also stated that the comp plan requires an acre for the proposed number of units and the parcel is only .96 of an acre. The public record reflects four separate lots and he feels that a replat needs to be done before development can go forward. Attorney Violette entered into record a memorandum from Staff Attorney Jonathan Walker to Latilda Verhine. Mr. Rhodes objected and Chairman Walker overruled and allowed the exhibit to be entered. Mr. Violette stated that if the property were replatted it would still not meet the acreage requirements; there is insufficient parking and inadequate space for delivery trucks.

Mr. Violette stated that the proposed project is not in compliance with the Comp Plan and advised that their next step would be court if this project were approved.

Mr. Arthur stated that he has reviewed the project and recommends approval. He also stated in his opinion that these parcels do not need to be replatted. Mr. Arthur stated that the project meets the requirements of the Land Development Code and Comprehensive Plan.

Ms. Judy Caprinzio addressed the commissioners regarding the lack of space for delivery trucks. She stated that there is not sufficient turn-around space and trucks would have to use the county's right-of-way. The proposed project is too close to the school, which she feels would present a problem.

Ms. Joanne Jones, resident of Sunrise Circle, voiced her opposition to the project and also stated the sidewalks are too close to the road.

Ms. Dolly Martin voiced concern with the value of her property being decreased because of the project. The proposed buildings would back up to the front of her home, which she opposes.

Mr. Rhodes explained that these people all purchased their properties knowing that the deeds showed possible commercial properties. Mr. Rhodes presented a copy of the warranty deeds for the record. Mr. Rhodes felt their plans are compatible and stated that the ingress/egress is located on CR30A.

Mr. Campbell addressed the commissioners and also pointed out that there is sufficient space for trucks. He stated that they do not anticipate types of businesses who will use 18-wheel delivery trucks. Other trucks will have sufficient space to park and turn around. He stated that no provisions were made for parking on Sunrise Road because parking is intended to be on the front side of the businesses.

Commissioner Ryan reminded the other members of the Board that this project was previously denied because commercial was not allowed on interior lots. Mr. Rhodes presented his exhibit marked "D", covenant/restrictions on lots 1-13 Block L and Lots 8-13, Block J. A boundary survey was also presented into record. Mr. Rhodes stated that there would not be any ingress/egress on Sunrise Circle.

Attorney Violette voiced concern with the uncertainty of the type of tenants who would be located in the buildings, which may result in large delivery trucks. He also contends that a replat would be necessary.

Mr. Steve Snowden, owner of lot 6, appeared before the Board and was sworn in. Mr. Snowden voiced his objections to the proposed project. He stated that he was aware of possible commercial uses, however, he never thought it would be a project of this intensity.

Attorney Vorbeck stated that the Walton County Comp Plan does not address the plat issues in question.

Motion by Commissioner Jones, second by Vice-Chairman Rees to approve Beach Place at the School based on the recommendation of the Planning Commission and Planning Staff, and the evidence and testimony presented. Ayes 4, Nayes 0. Jones Aye, Walker Aye, Rees Aye, Ryan Aye. Commissioner Pauls abstained from voting.

Mr. Arthur advised that he reviewed the plans for Uptown Grayton and it meets all requirements of the Comprehensive Plan.

Motion by Vice-Chairman Rees, second by Commissioner Ryan to approve the proposed development of Uptown Grayton based on staff's recommendation as stated that it complies with the Walton County Land Development Code and the Comprehensive Plan. Ayes 5, Nayes 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Wyrrough presented the Seagrove Town Center development proposal. The proposed project consists of 19,856 square feet of commercial/retail and 8 multi-family units on 2.64 acres designated Village Mixed Use. The site is located on the north side of CR 30A behind the Emerald Coast Bank. The Planning Commission recommended approval and the Final Order of Recommendation was entered into record.

Mr. Arthur presented the Planning Staff's Report for the record and recommended approval of Seagrove Town Center.

Mr. Jack Rhodes, representing Seagrove Town Center Inc., explained the location of the project and recommended approval.

Motion by Vice-Chairman Rees, second by Commissioner Pauls to approve the proposed development of Seagrove Town Center. Ayes 5, Nayes 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

The commissioners recessed briefly.

Mr. Bill Wyrrough presented the Planning Commission's recommendation regarding the Seaside Notice of Proposed Change. The Seaside Community Development Corporation, a Development of Regional Impact, is requesting a determination to whether a Notice of Proposed change (NOPC) amending the development order for the Town of Seaside and Essentially Built-Out Agreement would constitute a substantial deviation from the original remaining development to provide for more civic uses from the original commercial/office category replacing the previous Library Use. The Planning Commission recommended the following three items: 1) the Notice of Proposed Change does not constitute a substantial deviation, 2) to approve the Notice of Proposed Change, and 3) to approve the 032 agreement subject to county attorney approval. Mr. Wyrrough entered into record the Final Order of Recommendation.

Ms. Linda Clark, Planning Staff, stated that the Planning Department has reviewed the Notice of Proposed Change and recommend approval. They have determined that it is not a substantial deviation and also recommend approval of the 032 Agreement. Ms. Clark entered into record, Planning Staff's package for the NOPC and 032 Agreements.

Motion by Vice-Chairman Rees, second by Commissioner Jones to accept the Planning Commission's recommendation and find that the Notice of Proposed Change does not constitute a substantial deviation to the original DRI. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Ms. Beth Folta, Seaside, Mr. Steve Phifer of Tallahassee, and Ms. Linda Clark were sworn in. Ms. Folta and Mr. Phifer addressed the commissioners regarding Seaside.

Motion by Vice-Chairman Rees, second by Commissioner Ryan to approve the Notice of Proposed Change. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Ms. Folta spoke about the market place and Seaside's positive influence on the market of today.

Mr. Phifer stated that the Build Out Agreement is to end the DRI regulation on the Town of Seaside because it is essentially built out. Any further development would not have a major impact. Walton County would continue to enforce the DRI as it exists with the only future regulation being that no build out date would exist.

Mr. Arthur recommended approval.

Motion by Commissioner Ryan, second by Vice-Chairman Rees to approve the 032 Agreement. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Ms. Folta requested clarification regarding the use of banners for holidays and festivals in Seaside. The banners are vertical and attach to light poles. Commissioner Pauls felt that Seaside should be authorized to use holiday banners with a given time frame. Chairman Walker agreed but not to exceed the requirements of the Design Review Board and Scenic Corridor.

Motion by Commissioner Pauls, second by Vice-Chairman Rees to approve the use of commemorative holiday banners as proposed on a time frame not to exceed two years subject to the Scenic Highway designation standards as they are developed. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Attorney Vorbeck presented the Final Order for Baywalk Landing and requested authorization from the Board for the Chairman's signature. Again, Commissioner Jones abstained from voting because of his involvement with Baywalk Landing.

Motion by Vice-Chairman Rees, second by Commissioner Pauls to approve for Vice-Chairman Rees to sign the Final Order for Baywalk Landing. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye. Commissioner Jones abstained from voting.

There being no further business, the meeting was adjourned at 9:45 p.m.

APPROVED: _____
Lane Rees, Chairman

ATTEST: _____
Clerk of Court, Martha Ingle