

1 **MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING**  
2 **APPEALS OF HENRICO COUNTY, HELD IN THE COUNTY ADMINISTRATION**  
3 **BUILDING IN THE GOVERNMENT CENTER AT PARHAM AND HUNGARY**  
4 **SPRING ROADS, ON THURSDAY, OCTOBER 24, 2013 AT 9:00 A.M., NOTICE**  
5 **HAVING BEEN PUBLISHED IN THE RICHMOND TIMES-DISPATCH**  
6 **OCTOBER 7, 2013, AND OCTOBER 14, 2013.**

7

Members Present: R. A. Wright, Chairman  
James W. Nunnally, Vice Chairman  
Greg Baka  
Gentry Bell  
Helen E. Harris

Also Present: David D. O'Kelly, Jr., Assistant Director of Planning  
Benjamin Blankinship, Secretary  
Paul Gidley, County Planner  
R. Miguel Madrigal, County Planner

8

9 Mr. Wright - Ladies and gentlemen, welcome to the October  
10 meeting of the Board of Zoning Appeals of Henrico County. I'm going to ask that  
11 you please stand and join me in pledging allegiance to the flag of our country.

12

13 Thank you very much.

14

15 Mr. Blankinship, would you read our rules.

16

17 Mr. Blankinship - Good morning, Mr. Chairman, members of the Board,  
18 ladies and gentlemen. The rules for this meeting are as follows. Acting as  
19 secretary, I will call each case. And as I'm speaking, the applicant should come  
20 down to the podium. We will then ask everyone who intends to speak to that  
21 case to stand and be sworn in. Then the applicant will present their testimony.  
22 Then anyone else who wishes to speak will have the opportunity. After everyone  
23 has had a chance to speak, the applicant, and only the applicant, will have an  
24 opportunity for rebuttal.

25

26 After hearing all the testimony on the case, the Board will proceed to the next  
27 case on the agenda. They will render all of their decisions at the end of the  
28 meeting. So if you wish to hear their decision on a specific case, you can either  
29 stay until the end of the meeting or you can check the Planning Department's  
30 website this afternoon—we update it about an hour after the meeting ends—or  
31 you could call the Planning Department this afternoon.

32

33 This meeting is being recorded, so we will ask everyone who speaks to speak  
34 directly into the microphone on the podium, state your name, and please spell  
35 your last name so we get it correctly in the record.

36

37 Finally, out in the foyer there is a binder that contains the staff report for each  
38 case, including the conditions that have been recommended by staff. It's  
39 particularly important for the applicants to be familiar with the conditions that  
40 have been recommended.

41

42 Mr. Wright - Mr. Blankinship, do you have any deferrals or  
43 withdrawals?

44

45 Mr. Blankinship - We have two cases that need to be handled  
46 differently, Mr. Chairman. The first is VAR2013-00009.

47

48 **VAR2013-00009** **TERRANCE L. JONES** requests a variance from  
49 Section 24-95(b)(6) of the County Code to build a one-family dwelling at 5219  
50 Montpelier Street (NATIONAL HEIGHTS) (Parcel 805-712-6071), zoned R-4,  
51 One-Family Residence District (Varina). The lot width requirement is not met.  
52 The applicant proposes 45 feet lot width, where the Code requires 50 feet lot  
53 width. The applicant requests a variance of 5 feet lot width.

54

55 Mr. Blankinship - Mr. Jones is the contract purchaser of that property.  
56 The owner of the property never consented for the application to be filed, and in  
57 fact has given us a written statement that she specifically does not consent for  
58 the application to be filed. It's not exactly a withdrawal; it's just not properly  
59 before you.

60

61 Mr. Wright - So we just declare that case is not properly before the  
62 Board.

63

64 Mr. Blankinship - Yes sir.

65

66 Mr. Wright - And it will not be heard.

67

68 Mr. Blankinship - It will not be heard. The other case is CUP2013-  
69 00034.

70

71 **CUP2013-00034** **BRUCE AND PAGE BOURGEOIS** request a  
72 conditional use permit pursuant to Section 24-95(i)(4) of the County Code to  
73 allow a pool in the side yard at 2316 Persimmon Trek (LAKE LOREINE) (Parcel  
74 743-754-0927) zoned C-1, Conservation District and R-2A, One-Family  
75 Residence District (Three Chopt).

76

77 Mr. Wright - Do you want to ask the applicant, if they're here, to  
78 come forward?

79

80 Mr. Blankinship - I see they are here.

81

82 Mr. Wright - Would the applicant please come forward?

83  
84 Ms. Bourgeois - Good morning.  
85  
86 Mr. Wright - Do you want to swear the applicant in?  
87  
88 Mr. Blankinship - Would you raise your right hand? Do you swear the  
89 testimony you're about to give is the truth, the whole truth and nothing but the  
90 truth so help you God?  
91  
92 Ms. Bourgeois - Yes, I do.  
93  
94 Mr. Wright - Would you please state your name for the record?  
95  
96 Ms. Bourgeois - My name is Beverly Page Bourgeois.  
97  
98 Mr. Wright - Yes ma'am. We have information on this case that  
99 since it's in the Conservation District area it has to come before the Planning  
100 Commission. The Planning Commission would decide basically where the pool  
101 would be. It's my opinion, and we'll check with the Board, that we would not be in  
102 a position to hear this case until after the Planning Commission rules, because  
103 we would not know where the pool would be located. That would be our  
104 responsibility to determine where it's located and if that's proper, etcetera. My  
105 feeling is we need to defer this case until after the Planning Commission hearing,  
106 and that's in December, I believe.  
107  
108 Mr. Blankinship - Yes sir. December 11<sup>th</sup>.  
109  
110 Mr. Wright - And then we would consider the case. Until that's  
111 done. We won't know where the location of the pool should be. Do you  
112 understand what I'm saying?  
113  
114 Ms. Bourgeois - I do. I understand that there is a question with the  
115 Conservation Act that it has to be 100 feet back from the water. After we had  
116 discussed this with Robin Wilder, I believe, she said there is a possibility that we  
117 could maybe get a waiver. We're not asking for a lot; we're just asking for about  
118 thirty-five feet. That's it. So I guess it still has to go before the Planning  
119 Commission, that part has to—  
120  
121 Mr. Wright - From what I understand. Is that correct? Because it's  
122 in the Conservation area.  
123  
124 Mr. Blankinship - Yes. The Resource Protection Area.  
125  
126 Mr. Wright - Yes. They would have to determine the exact location  
127 of the pool. It may be if they waive it and it can be located where it is, it would be

128 fine. But since there's that uncertainty, I don't see how we can approve  
129 something when we don't really know where the pool may ultimately be located.

130

131 Ms. Bourgeois - Okay. We've had all of the cable people and  
132 everybody come out, and they've already done their line markings and  
133 everything. We've had the pool line marked. And of course if the pool has to be  
134 pushed back further, we understand that. But we do have a basic idea of  
135 where—I mean, even if it's pushed back 100 feet, we still know the vicinity of  
136 where the pool is going to be.

137

138 Mr. Wright - We have to know exactly where it's going to be—

139

140 Ms. Bourgeois - Okay.

141

142 Mr. Wright - —to approve under the conditional use permit.

143

144 Mr. Nunnally - We can't jump ahead of the Planning Commission.

145

146 Mr. Wright - All we would do is defer it until our December  
147 meeting.

148

149 Mr. Blankinship - December 19<sup>th</sup>.

150

151 Mr. Wright - The meeting will be on December 19<sup>th</sup>. Because of  
152 Christmas coming in there we meet a little earlier.

153

154 Ms. Bourgeois - Okay.

155

156 Mr. Wright - So your case would be the 9:00 a.m. case on  
157 December 19.

158

159 Ms. Bourgeois - I was just kind of hoping to beat the snow.

160

161 Mr. Wright - Do I hear a motion that we defer the case?

162

163 Mr. Nunnally - I move we defer it until December 19<sup>th</sup>.

164

165 Mr. Baka - Second the motion.

166

167 Mr. Wright - Seconded. Is there any further discussion? All in favor  
168 say aye. All opposed say no. The ayes have it; the motion passes.

169

170 After an advertised public hearing and on a motion by Mr. Nunnally, seconded by  
171 Mr. Baka, **CUP2013-00034, BRUCE AND PAGE BOURGEOIS**, has been  
172 deferred until the December 19, 2013 meeting.

173

174	Affirmative:	Baka, Bell, Harris, Nunnally, Wright	5
175	Negative:		0
176	Absent:		0

177  
178

179 We wanted to take this up so you wouldn't have to sit through the whole agenda.

180

181 Ms. Bourgeois - Thank you. I appreciate that.

182

183 Mr. Wright - Yes ma'am. Thank you very much for appearing.

184

185 Ms. Bourgeois - Yes, thank you.

186

187 Mr. Wright - Mr. Blankinship, please call the first case.

188

189 **CUP2013-00030 THE SHOPS AT WILLOW LAWN** requests a  
 190 temporary conditional use permit pursuant to Section 24-116(c)(1) of the County  
 191 Code to hold a temporary event at 1601 Willow Lawn Drive (Parcels 773-736-  
 192 6272 and 2198), zoned B-2, Business District (Brookland).

193

194 Mr. Wright - Will all persons who desire to speak with reference to  
 195 this case please stand and be sworn, whether you are for or against.

196

197 Mr. Blankinship - Raise your right hand, please. Do you swear the  
 198 testimony you're about to give is the truth, the whole truth and nothing but the  
 199 truth so help you God?

200

201 Ms. Corbett - I do.

202

203 Mr. Wright - Please spell your name for the record and state your  
 204 case.

205

206 Ms. Corbett - Jessica Corbett—C-o-r-b-e-t-t.

207

208 Mr. Wright - All right. Would you tell the Board what you're  
 209 requesting.

210

211 Ms. Corbett - Sure. I am the event planner in charge of the event. It  
 212 is the annual tree lighting at Willow Lawn Shopping Center. I believe this is the  
 213 fifth year we've done this event. It will be held within the parking lot where the  
 214 stage is already permanently built. We'll have children's entertainment that  
 215 evening, and we'll have the local vendors set up selling or giving away things. It's  
 216 on Saturday, November 23<sup>rd</sup> from 5 to 8 p.m.

217

218 Mr. Wright - Have you read the conditions that have been  
 219 proposed? Are you in accord with these conditions?

220  
221 Ms. Corbett - Absolutely.  
222  
223 Mr. Blankinship - Could you clarify for the Board what we've learned  
224 just this past week about the wine tasting?  
225  
226 Ms. Corbett - Absolutely. Last year we had a wine tasting tent that  
227 we will not be doing this year. Just for budgetary reasons we've decided to not  
228 have any alcohol at the event. It will strictly be children's entertainment. Santa  
229 will be there. We'll do some hayrides, arts and crafts, things of that nature. Any  
230 of the local establishments within Willow Lawn that want to can have a 10-by-10  
231 tent space and be set up selling or giving away things.  
232  
233 Mr. Wright - Mr. Blankinship, were there any complaints last year?  
234  
235 Mr. Blankinship - No sir.  
236  
237 Mr. Wright - And this is what, about the fifth year we've done this?  
238  
239 Ms. Corbett - I think so. I've only been involved for three years, but I  
240 believe they've done it for five or six years total.  
241  
242 Mr. Blankinship - Did they at one time do it inside the mall building?  
243  
244 Ms. Corbett - They did.  
245  
246 Mr. Blankinship - Before they demolished the central part of the mall it  
247 was an indoor event so it didn't come before the Board, but now it's outdoors.  
248  
249 Mr. Wright - You notice that attached to the conditions are reports,  
250 I believe, from the Division of Fire.  
251  
252 Ms. Corbett - Correct.  
253  
254 Mr. Wright - You've read those, I take it.  
255  
256 Ms. Corbett - Yes sir.  
257  
258 Mr. Wright - You're in accord with those.  
259  
260 Ms. Corbett - Absolutely.  
261  
262 Mr. Wright - This would be subject to those. Are there any  
263 questions from members of the Board?  
264  
265 Ms. Harris - So we are deleting Condition #6, right?

266

267 Mr. Blankinship - You could, yes ma'am. There will be no need for an  
268 ABC license.

269

270 Ms. Harris - Okay. Ms. Corbett, will there be uniformed police  
271 officers on duty?

272

273 Ms. Corbett - Yes ma'am.

274

275 Mr. Wright - Any other questions from members of the Board? Is  
276 anyone here in opposition to this request? Hearing none, that concludes the  
277 case. Thank you very much for appearing.

278

279 Ms. Corbett - Thank you.

280

281 **[After the conclusion of the public hearings, the Board discussed the case**  
282 **and made its decision. This portion of the transcript is included here for**  
283 **convenience of reference.]**

284

285 Mr. Wright - Do I hear a motion on this case?

286

287 Mr. Bell - I make a motion that we approve it. There is no  
288 reason in terms of safety or health and welfare that would prevent it.

289

290 Mr. Wright - All right. Motion's made. Do I hear a second?

291

292 Ms. Harris - Second.

293

294 Mr. Wright - Motion's made and seconded. Is there any  
295 discussion? Hearing none, all in favor say aye. All opposed say no. The ayes  
296 have it; the motion passes.

297

298 After an advertised public hearing and on a motion by Mr. Bell, seconded by  
299 Ms. Harris, the Board **approved** application, **CUP2013-00030, The Shops at**  
300 **Willow Lawn's** request for a temporary conditional use permit pursuant to  
301 Section 24-116(c)(1) of the County Code to hold a temporary event at 1601  
302 Willow Lawn Drive (Parcels 773-736-6272 and 2198), zoned B-2, Business  
303 District (Brookland). The temporary conditional use permit was approved subject  
304 to the following conditions:

305

306 1. This conditional use permit is for the approval of a one-day temporary  
307 outdoor event to be held at the Willow Lawn Shopping Center. All other  
308 applicable regulations of the County Code shall remain in force.

309

310 2. The event shall be limited to the following dates and times: Set-up can  
311 commence on Friday, November 22, 2013. The public event shall take place on

312 Saturday, November 23, 2013 from 5:00 PM to 8:00 pm. Breakdown shall occur  
313 immediately after the public event between the hours of 8:00 pm and Midnight.  
314 Courtyard parking shall not be constrained more than 24 consecutive hours.  
315

316 3. Only the temporary improvements shown on the plot plan filed with the  
317 application may be erected pursuant to this approval. Any additional  
318 improvements shall comply with the applicable regulations of the County Code or  
319 as specified in the conditions of approval.  
320

321 4. Temporary tents shall maintain a 10 foot setback from buildings. All  
322 temporary tents shall be properly tethered as required by the Division of Fire.  
323 Temporary tents shall not be enclosed (with tarps or fabric) and generators (if  
324 used) shall not be placed underneath tents.  
325

326 5. The applicant shall obtain necessary building permits for items including large  
327 tents (over 900 square feet) and temporary elevated stages to be used during  
328 the event. The applicant shall request building permits no later than two weeks  
329 prior the event and shall schedule required inspections no later than 10:00 am  
330 on the day of the event.  
331

332 6. The applicant shall obtain necessary ABC licensing for the sale of alcoholic  
333 beverages during the event.  
334

335 7. The applicant shall provide adequate restroom facilities as required by the  
336 Building Inspections Department. Portable restroom facilities shall be located  
337 along the pedestrian corridor, southwest of the plaza, between the two buildings.  
338

339 8. The applicant shall maintain the property so that noise and debris are  
340 controlled. The site shall be kept clean and adequate trash receptacles shall be  
341 provided during the event.  
342

343 9. On-site landscaping planters shall be kept free and clear of equipment and  
344 displays. All approved landscaping shall be maintained in a healthy condition at  
345 all times. Dead plant materials shall be removed within a reasonable time and  
346 replaced during the normal planting season.  
347

348 10. The applicant shall prohibit loitering on the property during the event.  
349

350 11. On-site security measures shall satisfy the written requirements of the  
351 Division of Police (see attached memo).  
352

353 12. Emergency preparedness procedures shall be developed in accordance with  
354 the written requirements of the Division of Fire (see attached memo).  
355

356 13. Speakers for amplified sound and music shall be directed toward the main  
357 event in order to limit its impact on adjoining businesses and/or residential  
358 neighborhoods and shall not exceed 65 db at the property lines.  
359

360  
361 Affirmative: Baka, Bell, Harris, Nunnally, Wright 5  
362 Negative: 0  
363 Absent: 0  
364  
365

366 [At this point, the transcript continues with the public hearing on the next  
367 case.]  
368

369 **CUP2013-00031 MAMIE T. JOHNSON** requests a conditional use  
370 permit pursuant to Section 24-12(g) of the County Code to operate a 24-hour  
371 family day home at 4908 Thornhurst Court (HECHLER VILLAGE) (Parcel 812-  
372 721-4179), zoned R-3, One-Family Residence District (Fairfield).  
373

374 Mr. Wright - All persons who desire to speak with reference to this  
375 case, whether for or against, please stand and be sworn.  
376

377 Mr. Blankinship - Raise your right hands, please. Do you swear or  
378 affirm that the testimony you're about to give is the truth, the whole truth and  
379 nothing but the truth so help you God?  
380

381 Ms. Johnson - I do.  
382

383 Mr. Wright - Please state your name for the record.  
384

385 Ms. Johnson - My name is Mamie T. Johnson—J-o-h-n-s-o-n.  
386

387 Mr. Wright - Ms. Johnson, please present your case.  
388

389 Ms. Johnson - My case is I've been keeping children for about  
390 twenty-five years, and I've been keeping them—  
391

392 Mr. Blankinship - Excuse me, Ms. Johnson. Would you pull the  
393 microphone down a little bit?  
394

395 Ms. Johnson - Sorry. I'm short. I'm sorry. I've been keeping children  
396 about twenty-five years or more, and I've been keeping them twenty-four hours.  
397 And this is the first time my license inspector told me about a zoning. I want to  
398 know what has happened in the past.  
399

400 Mr. Wright - So this is the same thing you've been doing over the  
401 years.

402  
403 Ms. Johnson - Yes.  
404  
405 Mr. Wright - No change.  
406  
407 Ms. Johnson - No.  
408  
409 Mr. Wright - Oh, okay. All right.  
410  
411 Mr. Blankinship - There was a change in the procedure—I guess it's  
412 the Department of Social Services that licenses daycares—which has triggered  
413 some of these requests. As the Board knows, there have been a couple other  
414 applicants in the same position.  
415  
416 Ms. Johnson - Okay.  
417  
418 Mr. Wright - Well, I understand your position. Have you read the  
419 conditions that have been proposed for this case?  
420  
421 Ms. Johnson - Yes.  
422  
423 Mr. Wright - And you're in accord with those?  
424  
425 Ms. Johnson - Yes.  
426  
427 Mr. Wright - Yes ma'am. And you have no employees.  
428  
429 Ms. Johnson - No, just my husband and myself.  
430  
431 Mr. Wright - Just you and your husband.  
432  
433 Ms. Johnson - Yes.  
434  
435 Mr. Wright - I must commend you on the wonderful job you've  
436 been doing. There never have been as many favorable reports with a case  
437 before.  
438  
439 Mr. Baka - Yes.  
440  
441 Ms. Johnson - Thank you.  
442  
443 Mr. Wright - Would you give us just a little idea of how many  
444 children you have?  
445

446 Ms. Johnson - I was licensed for nine. But since this Board thing  
447 came up, they backed me down to five. I had to let some go so I could still  
448 maintain my license.  
449  
450 Mr. Wright - Yes.  
451  
452 Ms. Johnson - So I would like to go back to nine.  
453  
454 Mr. Wright - So that's what this is for?  
455  
456 Mr. Blankinship - Yes.  
457  
458 Mr. Wright - If we approve this, I think you could have nine  
459 children.  
460  
461 Ms. Johnson - Yes, thank you.  
462  
463 Mr. Blankinship - Up to twelve. They are not all there at the same time?  
464  
465 Ms. Johnson - No, no. I have like five or six in the day and three at  
466 night.  
467  
468 Mr. Blankinship - Because if you had nine, you would probably need an  
469 employee.  
470  
471 Ms. Johnson - Oh yes.  
472  
473 Mr. Blankinship - You don't have nine all at once.  
474  
475 Ms. Johnson - Oh no, no.  
476  
477 Mr. Wright - Do the conditions reflect that?  
478  
479 Mr. Blankinship - Yes sir, they do.  
480  
481 Mr. Wright - I believe they do. And this is a 24-hour-a-day  
482 operation. Is that correct?  
483  
484 Ms. Johnson - Yes.  
485  
486 Mr. Wright - And you and your husband do it by yourself?  
487  
488 Ms. Johnson - Yes.  
489  
490 Mr. Wright - How long have you been doing this?  
491

492 Ms. Johnson - The first one I kept for pay, she's fifty. That doesn't  
493 count the freebies I've been keeping.  
494  
495 Mr. Wright - So about how many years would you say?  
496  
497 Ms. Johnson - Oh, I'm going to say a good forty-nine years and six  
498 months because she was my niece, the first one I kept.  
499  
500 Mr. Wright - So you probably have some that are children—  
501  
502 Ms. Johnson - Oh, I'm keeping great-grands now.  
503  
504 Mr. Wright - Do you have a reunion every year?  
505  
506 Ms. Johnson - Yes I do. I do.  
507  
508 Mr. Wright - I would imagine you would.  
509  
510 Ms. Johnson - Yes.  
511  
512 Mr. Wright - Of course the ones that you have at nighttime, you  
513 keep overnight, you have accommodations for where they sleep.  
514  
515 Ms. Johnson - Yes, yes. I have two, the parents get off at 5 a.m.,  
516 and one, the parents get off at eight.  
517  
518 Mr. Wright - All right. And what are the ages?  
519  
520 Ms. Johnson - The two that I keep from 6 to 5 a.m., one is two and  
521 one is eight months old. The other little one that I keep, she's seven.  
522  
523 Mr. Wright - Have you had any problems?  
524  
525 Ms. Johnson - Oh, no, no. Not at all. My neighbors love my—I have  
526 kept my neighbors' children.  
527  
528 Mr. Wright - Yes, I detect that. Any questions from members of the  
529 Board?  
530  
531 Ms. Harris - No, I'd just like to congratulate Ms. Johnson on her  
532 fine reputation; it's indicated in the evaluation here. The only question I had has  
533 been asked, and that was do you agree with the conditions that are here.  
534  
535 Mr. Wright - Yes, she said she did.  
536

537 Ms. Harris - Since you answered that question, I just wanted to  
538 point out number three, no more than nine children may receive day care. And  
539 someone said twelve. I thought you were limited to no more than nine.  
540  
541 Ms. Johnson - Yes. No, I don't want but nine.  
542  
543 Ms. Harris - Okay.  
544  
545 Mr. Bell - I have one question. Who is your substitute provider  
546 when you or your husband aren't available?  
547  
548 Ms. Johnson - We are always available. If not, we take the day off.  
549 Like today, I'm off.  
550  
551 Mr. Blankinship - So there are no children at your house when you're—  
552  
553 Ms. Johnson - No.  
554  
555 Mr. Wright - So you don't have them seven days?  
556  
557 Ms. Johnson - I do when I'm not obligated to something like this.  
558  
559 Mr. Wright - I see. So if you take a day off you just notify them.  
560  
561 Ms. Johnson - Yes. I give them a calendar in December when they  
562 go out for Christmas.  
563  
564 Mr. Wright - Oh, I see. You plan that out ahead.  
565  
566 Ms. Johnson - Yes.  
567  
568 Mr. Wright - All right. That's a good question. Any other questions  
569 from members of the Board?  
570  
571 Mr. Baka - I'm glad to see such strong neighborhood support.  
572 And thank you for attending today.  
573  
574 Ms. Johnson - Thank you.  
575  
576 Mr. Wright - All right. Do you have anyone else that you desire to  
577 speak for you?  
578  
579 Ms. Johnson - Yes.  
580  
581 Mr. Wright - Please come forward and do so.  
582

583 Ms. Crawley - Good morning. My name is Pearl Wise Crawley. I  
584 wanted to be here today to speak on Ms. Mamie's behalf. Truly, she is not just  
585 having neighborhood support here. She raised my child with my husband and  
586 me. And I want to say *raised*, because I know that my daughter is the kind of  
587 person that she is today because of the love and care she got while her father  
588 and I had to work. And it was so wonderful to be able to know that we were  
589 leaving our child with someone who cared so much for children. Often in the  
590 world today you can't find people that have a sincere job; they're doing it just for  
591 the money. But Ms. Mamie has truly—her and her husband and her children  
592 have become a part of our family. We've moved from Richmond to Virginia  
593 Beach to Chicago to New Jersey and back home now. And the first thing my  
594 daughter says is, "Mommy, when have you talked to Ms. Mamie," because she  
595 means that much to her. So I definitely wanted to be here today to say she is  
596 truly not just a neighborhood leader, but someone in our community that we can  
597 be proud of.

598  
599 Mr. Wright - Any questions? Thank you very much.

600  
601 Ms. Harris - Did you give us a letter also?

602  
603 Ms. Crawley - Yes I did.

604  
605 Ms. Harris - I thought I saw it in the packet. Thank you.

606  
607 Mr. Wright - Thank you very much. Is there anyone else who  
608 desires to speak? All right.

609  
610 Ms. Johnson - [Speaking off microphone.] This is my pastor.

611  
612 Rev. Ponder - My name is Herbert L. Ponder. I'm her pastor.

613  
614 Mr. Wright - The last name is?

615  
616 Rev. Ponder - Ponder—P-o-n-d-e-r.

617  
618 Mr. Wright - Ponder, okay.

619  
620 Rev. Ponder - Again, I wanted to stand with her in this application.  
621 Again, she is one of great character and great influence with children, and she  
622 genuinely loves the children that she cares for. She's been an extremely positive  
623 impact in their lives. I just wanted to be here on her behalf.

624  
625 Mr. Wright - Any questions of Rev. Ponder?

626  
627 Ms. Harris - I just wanted to thank Dr. Ponder for coming in.

628

629 Mr. Wright - Thank you very much for appearing.  
630  
631 Ms. English - Good morning. My name is Felicia English.  
632  
633 Mr. Wright - Last name English?  
634  
635 Ms. English - Yes sir. I was a very young mother. My husband and I  
636 were new parents, and we moved to Richmond from North Carolina. She  
637 accepted our family. She raised both of my kids. She pretty much raised me to  
638 teach me how to be a parent. And this lady, I mean, she's like a mom to me. My  
639 kids love her. There's nothing I can't say. It just brings tears to my heart to think  
640 that she can't keep kids. I really don't know what would happen in that  
641 community because she will take care of your child.  
642  
643 Mr. Wright - Thank you very much. Any questions?  
644  
645 Ms. Harris - No. I just want to state a clarification. We've had other  
646 groups to come, other family daycare centers to come before the Board because  
647 the rules have changed. So it's not to intimidate any daycare agency, but just to  
648 be sure that everybody's in compliance.  
649  
650 Ms. English - Thank you.  
651  
652 Mr. Wright - Thank you very much. Anyone else desire to speak  
653 on behalf of Ms. Johnson's case? All right, sir, would you please approach the  
654 podium.  
655  
656 Ms. Harris - Was he sworn in?  
657  
658 Mr. Crawley - I'll be brief.  
659  
660 Mr. Bell - Was he sworn in?  
661  
662 Mr. Wright - Always nice to hear from you. Yes sir.  
663  
664 Mr. Crawley - You just heard from my wife. She was the first one. I  
665 just wanted to say about Ms. Mamie and the children that she raises. They're all  
666 very socialized. All the children have manners, are polite, and they behave. I  
667 can't think of any child that she has raised that has gotten in trouble or anything  
668 like that. My daughter went to the University of Pennsylvania, and a lot of that  
669 has to do with how Ms. Mamie raised her. She's a very important part of our life  
670 because both myself and my wife traveled when we were young. I think she  
671 really does a good job with the socialization of children. She grew up to be, in my  
672 opinion, a worthy citizen, who participates in the community. So, on my behalf I'd  
673 like to thank Mamie, and hopefully everything will work out.  
674

675 Mr. Wright - Thank you. Any questions?  
676  
677 Ms. Harris - Mr. Johnson?  
678  
679 Mr. Wright - Excuse us. She has a question.  
680  
681 Mr. Crawley - Oh, sorry about that. Yes sir.  
682  
683 Ms. Harris - Are you Mr. Johnson?  
684  
685 Ms. Johnson - No, Mr. Crawley.  
686  
687 Mr. Crawley - Crawley.  
688  
689 Ms. Harris - Mr. Crawley.  
690  
691 Mr. Crawley - Yes.  
692  
693 Ms. Harris - That was my question. Ms. Johnson, you said you  
694 and your husband work on this.  
695  
696 Ms. Johnson - Yes.  
697  
698 Ms. Harris - Okay. I thought that he was—  
699  
700 Ms. Johnson - No, no.  
701  
702 Ms. Harris - Okay. I'm sorry. No questions.  
703  
704 Mr. Wright - Okay. Thank you very much for appearing.  
705  
706 Mr. Blankinship - You introduced yourself by saying you heard from my  
707 wife first. Ms. Crawley was the first speaker after the applicant.  
708  
709 Ms. Harris - And I thought it was very unusual for a man to give  
710 his wife credit for rearing his own child and not take any of the credit himself.  
711  
712 Mr. Wright - Anyone else desire to speak in favor of this  
713 application? Is there anyone here in opposition to this request? Hearing none,  
714 that concludes the case. We'll decide it in a few minutes at the end of the docket.  
715 Thank you very much for appearing.  
716  
717 **[After the conclusion of the public hearings, the Board discussed the case**  
718 **and made its decision. This portion of the transcript is included here for**  
719 **convenience of reference.]**  
720

721 Ms. Harris - I move that we approve this conditional use permit. I  
722 feel that it does not adversely affect the health, safety, or welfare. In fact, it's an  
723 asset to the community and the children in the community. And parents.

724  
725 Mr. Wright - All right, the motion is made that we approve this  
726 case. Is there a second?

727  
728 Mr. Baka - Second.

729  
730 Mr. Wright - It's seconded. Is there any discussion.

731  
732 Mr. Nunnally - I'd just like to say to Ms. Mamie that you had so many  
733 nice things said about you, but I think that your husband must deserve a little  
734 credit too. Any man who would put up with nine kids. That must be a good  
735 operation you have.

736  
737 Mr. Wright - All right, is that all of the discussion? All in favor say  
738 aye. All opposed say no. The ayes have it; the motion passes.

739  
740 After an advertised public hearing and on a motion by Ms. Harris, seconded by  
741 Mr. Baka, the Board **approved** application **CUP2013-00031, Mamie T.**  
742 **Johnson's** request for a conditional use permit pursuant to Section 24-12(g) of  
743 the County Code to operate a 24-hour family day home at 4908 Thornhurst  
744 Court (HECHLER VILLAGE) (Parcel 812-721-4179), zoned R-3, One-Family  
745 Residence District (Fairfield). The Board approved the conditional use permit  
746 subject to the following conditions:

747  
748 1. This conditional use permit authorizes the operation of a 24-hour large family  
749 day home seven days a week. All other applicable regulations of the County  
750 Code shall remain in force.

751  
752 2. The Provider or Substitute Provider shall be a resident occupant of the  
753 dwelling and shall be on-site whenever care is being provided. The Substitute  
754 Provider shall record his or her arrivals and departures as required by the  
755 Commonwealth of Virginia.

756  
757 3. No more than nine children may receive daycare services on any given day  
758 and the applicant shall adhere to the point system established by the Virginia  
759 Department of Social Services in determining adult to child ratios.

760  
761 4. At the applicant's option, there shall be no more than one sign, not exceeding  
762 one square foot in area, advertising the family day home. The sign shall not be  
763 illuminated.

764  
765 5. The applicant shall post the building address in standard Arabic numbers  
766 (four inches high with a minimum stroke width of one-half inch) as required by

767 §R319.1 of the 2009 Virginia Residential Code for ease of identification by  
768 emergency responders.

769

770

771 Affirmative: Baka, Bell, Harris, Nunnally, Wright 5

772 Negative: 0

773 Absent: 0

774

775

776 Mr. Wright - It's approved, Ms. Mamie.

777

778 Ms. Johnson - [Speaking off microphone.] Thank you very much.

779

780 Ms. Johnson - Will I get something in writing?

781

782 Mr. Blankinship - Yes ma'am, you will.

783

784 Ms. Johnson - Okay. Thank you very much.

785

786 **[At this point, the transcript continues with the public hearing on the next**  
787 **case.]**

788

789 **CUP2013-00032 HOME DEPOT** requests a temporary conditional use  
790 permit pursuant to Section 24-116(c)(1) of the County Code to allow a tent for  
791 Christmas tree sales at 6501 W Broad Street (Parcel 768-742-3277), zoned B-2  
792 and B-3, Business District (Tuckahoe).

793

794 Mr. Blankinship - We do have two Home Depot cases, but they're  
795 represented differently so we will call them separately.

796

797 Mr. Wright - Yes, we will take them individually. All right. Please  
798 state your name for the record.

799

800 Ms. Stanley - Lori Stanley—S-t-a-n-l-e-y.

801

802 Mr. Wright - All right. Please present your case.

803

804 Ms. Stanley - Every year we have a tent set up with Christmas tree  
805 cuttings. We try to make it family oriented. We're going to have electricians come  
806 in. They're going to be doing all the hard wiring for the Christmas tree cutting  
807 machines. Management already has the same people that they've used year  
808 after year. We have the fence on the side of the building. It will be a fenced-in  
809 area. There is only one day of the week that we won't have people in our building  
810 24/7. That's what we've done with the pumpkins. This is going to be a more  
811 secure area. It does have a six-foot fence, and that's going to be around it. In the

812 past we've never had any issues with anybody getting injured or representing  
813 any problems that I know of.

814

815 Mr. Wright - Is this basically the same application that we  
816 approved last year?

817

818 Ms. Stanley - Yes sir, it is.

819

820 Mr. Wright - No changes?

821

822 Ms. Stanley - No sir, no changes.

823

824 Mr. Wright - Mr. Blankinship, did we have any complaints as a  
825 result of this operation last year?

826

827 Mr. Blankinship - None that I was aware of, Mr. Chairman. Were you  
828 there last year at this time?

829

830 Ms. Stanley - Yes sir.

831

832 Mr. Blankinship - Were there any parking issues, particularly Black  
833 Friday?

834

835 Ms. Stanley - No parking issues at all.

836

837 Mr. Wright - Have you read the conditions that are proposed for  
838 this case?

839

840 Ms. Stanley - No sir.

841

842 Mr. Wright - You haven't read the conditions?

843

844 Ms. Stanley - I don't think that I had received that.

845

846 Mr. Blankinship - It's a split responsibility among the representatives  
847 and the applicant, so I don't think everybody was on the same page.

848

849 Mr. Wright - Just five conditions, is that right?

850

851 Ms. Stanley - Oh, okay. Sure.

852

853 Mr. Wright - There are five conditions proposed by the staff that  
854 would be in place if we approve this application.

855

856 Mr. Blankinship - They have already applied for the building permit.

857

858 Mr. Wright - That it runs from November 19<sup>th</sup> through December  
859 27<sup>th</sup>. And you can have only one tent. Are these the same conditions that we  
860 approved last year?  
861  
862 Mr. Blankinship - Probably, with some minor changes, yes sir.  
863  
864 Mr. Wright - Minor changes. Building permit.  
865  
866 Ms. Stanley - Yes sir. Everything, seems like we'd be able to  
867 comply. I don't see where any of them would be an issue.  
868  
869 Mr. Wright - So you accept and agree with these conditions.  
870  
871 Ms. Stanley - Absolutely. Yes sir.  
872  
873 Mr. Wright - Any questions?  
874  
875 Ms. Harris - Yes, I have one. Ms. Stanley, the picture that we see  
876 here, are these the fourteen spaces that would be occupied by the Christmas  
877 tree tent?  
878  
879 Ms. Stanley - Yes ma'am.  
880  
881 Ms. Harris - These are the fourteen spaces here?  
882  
883 Ms. Stanley - Yes ma'am.  
884  
885 Ms. Harris - Okay. So this area will be used. This is the area that  
886 will be used.  
887  
888 Ms. Stanley - Yes ma'am.  
889  
890 Ms. Harris - Okay.  
891  
892 Mr. Bell - I was out there yesterday doing some shopping. It's  
893 actually eighteen parking spaces.  
894  
895 Ms. Harris - Eighteen? Okay.  
896  
897 Ms. Stanley - We have a fairly large parking lot.  
898  
899 Mr. Bell - That's where they display stuff all the time.  
900  
901 Ms. Stanley - And it's not taking up any of the handicap areas.  
902

903 Ms. Harris - And you know you have until the 6<sup>th</sup> of January to  
904 take down the tent even though you stop selling the Christmas trees on  
905 December the 27<sup>th</sup>. But according to the conditions, you do have that period of  
906 grace to take the tent down.  
907  
908 Ms. Stanley - Oh, yes ma'am.  
909  
910 Ms. Harris - That's in the conditions. Okay.  
911  
912 Mr. Wright - This is a little different than most of these places like  
913 this. Even though there are two adjacent parking lots, it's separated by an  
914 entrance that goes out to a light. So I doubt anybody from the other businesses  
915 use this parking lot except your clients.  
916  
917 Ms. Stanley - That's correct.  
918  
919 Ms. Harris - I was surprised that they call it all the same shopping  
920 center.  
921  
922 Mr. Wright - It is.  
923  
924 Ms. Harris - Because there is a driveway, a very wide driveway.  
925  
926 Mr. Wright - It's well divided, yes.  
927  
928 Ms. Stanley - And it's well lit. And like I was saying, we have people  
929 in the building management six days out of seven. And the lights stay on from  
930 dusk to dawn so it's secure.  
931  
932 Mr. Wright - Any other questions?  
933  
934 Ms. Harris - Just one question out of curiosity. When the  
935 pumpkins are not being sold and the Christmas trees are not being sold, what  
936 happens to this space? Do you all sell other things? Do you use this for plants or  
937 anything else?  
938  
939 Ms. Stanley - No ma'am. It's strictly just for those items.  
940  
941 Ms. Harris - Okay, thank you.  
942  
943 Mr. Gidley - [Speaking off microphone.] They sell mulch out there  
944 during the summer.  
945  
946 Ms. Harris - Mulch during the summer, someone said.  
947

948 Ms. Stanley - I don't know the particulars about the mulch, to be  
949 honest with you. I didn't come back to work from a medical leave until October,  
950 and they already had that going on. So I'm not sure if they got a permit. I know it  
951 was just mulch at that time, but I don't know the particulars. We just have  
952 pumpkins right now, like the picture has. And then we'll have just the Christmas  
953 trees, and the bag for disposal, and the Christmas tree preservative. Other than  
954 those few items, we won't be merchandising anything else out of the store there.

955  
956 Mr. Wright - Any other questions from members of the Board?

957  
958 Mr. Baka - With the temporary loss of only fourteen spaces, I  
959 have no concerns or objections about this.

960  
961 Mr. Wright - Anyone else to speak in favor of this application? Is  
962 anyone here in opposition to this application? Hearing none, that concludes the  
963 case. We'll decide it at the end of the docket. Thank you for appearing.

964  
965 **[After the conclusion of the public hearings, the Board discussed the case**  
966 **and made its decision. This portion of the transcript is included here for**  
967 **convenience of reference.]**

968  
969 Mr. Baka - I make a motion that we approve CUP2012-00032,  
970 the Home Depot, because it will not adversely impact the health, safety, or  
971 welfare of the neighboring property owners, and it will be of benefit as a  
972 temporary use this Christmas season.

973  
974 Mr. Wright - All right, the motion is made. Is there a second?

975  
976 Mr. Bell - Second.

977  
978 Mr. Wright - Motion's made and seconded. Any discussion?  
979 Hearing none, all in favor say aye. All opposed say no. The ayes have it; the  
980 motion passes.

981  
982 After an advertised public hearing and on a motion by Mr. Baka, seconded by  
983 Mr. Bell, the Board **approved** application **CUP2013-00032, Home Depot's**  
984 **request for a temporary conditional use permit pursuant to Section 24-116(c)(1)**  
985 **of the County Code to allow a tent for Christmas tree sales at 6501 W Broad**  
986 **Street (Parcel 768-742-3277), zoned B-2 and B-3, Business District (Tuckahoe).**  
987 **The Board approved the temporary conditional use permit subject to the**  
988 **following conditions:**

989  
990 1. This conditional use permit applies only to the temporary sale of Christmas  
991 trees from November 19 through December 27, 2013. All other applicable  
992 regulations of the County Code shall remain in force.

993

994 2. Only one tent, as shown on the plot plan filed with the application, may be  
995 erected pursuant to this approval. Any additional improvements shall comply with  
996 the applicable regulations of the County Code. Any substantial changes or  
997 additions to the design or location of the improvements will require a new use  
998 permit.  
999

1000 3. The applicant shall obtain a building permit for the tent, and shall comply with  
1001 all requirements and conditions of the Department of Building Construction and  
1002 Inspections.  
1003

1004 4. The tent shall not interfere with approved landscaping islands or parking lot  
1005 lighting. All approved landscaping shall be maintained in a healthy condition.  
1006

1007 5. The tent shall be removed from the property no later than January 6, 2014, at  
1008 which time this permit shall expire.  
1009

1010  
1011 Affirmative: Baka, Bell, Harris, Nunnally, Wright 5  
1012 Negative: 0  
1013 Absent: 0  
1014  
1015

1016 **[At this point, the transcript continues with the public hearing on the next**  
1017 **case.]**  
1018

1019 **CUP2013-00033 HOME DEPOT** requests a temporary conditional use  
1020 permit pursuant to Section 24-116(c)(1) of the County Code to allow a tent for  
1021 Christmas tree sales at 11260 W Broad Street (Parcel 742-762-4307), zoned M-  
1022 1C, Light Industrial District (Conditional) (Three Chopt).  
1023

1024 Mr. Wright - Please state your name for the record.  
1025

1026 Mr. Fuller - Brad Fuller.  
1027

1028 Mr. Wright - All persons who would desire to speak with reference  
1029 to this case, please stand and be sworn.  
1030

1031 Mr. Blankinship - Raise your right hand, please. Do you swear the  
1032 testimony you're about to give is the truth, the whole truth and nothing but the  
1033 truth so help you God?  
1034

1035 Mr. Fuller - I do.  
1036

1037 Mr. Wright - I think you've already stated your name, so would you  
1038 present your case?  
1039

1040 Mr. Fuller - Sure. Just as Ms. Stanley said, we'd like to have a  
1041 Christmas tree area like we did last year right in front of our garden center. If you  
1042 look at the pictures, it's right in front of the garden center. Again, we have  
1043 electricians who will be taking care of all of the hard-wiring, etcetera. All the  
1044 safety precautions will be in place with fire extinguishers, any of that stuff. All of  
1045 the people who actually will be working in it are required to take a safety class in  
1046 terms of cutting. We have about twenty-five people in the store who are required  
1047 to take that class.  
1048  
1049 It's kind of interesting. At our location, the Christmas tree lot actually kind of  
1050 helps with the congestion so that cars aren't lined up in front of the store loading  
1051 Christmas trees. They're actually behind the tree lot loading their Christmas  
1052 trees. So it actually helps with the congestion of that thruway for the whole  
1053 parking lot.  
1054  
1055 Mr. Wright - This is the same application that we approved last  
1056 year.  
1057  
1058 Mr. Fuller - Yes sir.  
1059  
1060 Mr. Wright - No material changes, Mr. Blankinship?  
1061  
1062 Mr. Blankinship - No sir, not that I'm aware of.  
1063  
1064 Mr. Wright - Did you have any complaints from last year's  
1065 operation, Mr. Blankinship?  
1066  
1067 Mr. Blankinship - Not that I'm aware of, no sir.  
1068  
1069 Mr. Wright - Did everything seem to run smoothly last year?  
1070  
1071 Mr. Fuller - Yes sir.  
1072  
1073 Mr. Wright - No problems with traffic or anything?  
1074  
1075 Mr. Fuller - No sir.  
1076  
1077 Mr. Blankinship - As is pointed out in the report, this site has quite a bit  
1078 of excess parking.  
1079  
1080 Mr. Wright - There's a lot of parking; I've been there. Have you  
1081 read the conditions proposed for this case?  
1082  
1083 Mr. Fuller - Yes sir, I have.  
1084  
1085 Mr. Wright - And you're in accord with the conditions.

1086  
1087 Mr. Fuller - Yes sir.  
1088  
1089 Mr. Wright - All right. Any questions from members of the Board?  
1090  
1091 Ms. Harris - Yes. Is this store larger than the one on lower Board  
1092 Street?  
1093  
1094 Mr. Fuller - It's a little bit smaller, actually.  
1095  
1096 Ms. Harris - Okay. And the reason why you cannot contain this  
1097 operation inside the store is what?  
1098  
1099 Mr. Fuller - Just storage area. We just don't have that much room  
1100 for this many Christmas trees.  
1101  
1102 Mr. Wright - You bring in a lot of extra merchandise for this  
1103 particular event, I take it.  
1104  
1105 Mr. Fuller - Correct. And Christmas is a huge time for us, so there  
1106 are a lot of fake trees and just so much different stuff this time of year.  
1107  
1108 Mr. Wright - Any further questions from members of the Board? Is  
1109 anyone here in opposition to this request? Hearing none, that concludes the  
1110 case. Thank you very much for appearing.  
1111  
1112 Mr. Fuller - Thank you very much.  
1113  
1114 **[After the conclusion of the public hearings, the Board discussed the case**  
1115 **and made its decision. This portion of the transcript is included here for**  
1116 **convenience of reference.]**  
1117  
1118 Mr. Wright - Do I hear a motion on this case?  
1119  
1120 Mr. Baka - I'd like to make a motion that we approve CUP2013-  
1121 00033, Home Depot, on similar grounds. There's a large surplus of parking, so  
1122 therefore it won't adversely affect the health, safety, or welfare of any of the  
1123 adjoining commercial properties, and it should be a benefit again this holiday  
1124 season as a temporary use.  
1125  
1126 Mr. Wright - Is there a second to this motion?  
1127  
1128 Mr. Nunnally - Second.  
1129  
1130 Mr. Wright - Seconded. Any discussion? Hearing none, all in favor  
1131 say aye. All opposed say no. The ayes have it; the motion passes.

1132  
1133 After an advertised public hearing and on a motion by Mr. Baka, seconded by  
1134 Mr. Nunnally, the Board **approved** application **CUP2013-00033, Home Depot's**  
1135 request for a temporary conditional use permit pursuant to Section 24-116(c)(1)  
1136 of the County Code to allow a tent for Christmas tree sales at 11260 W Broad  
1137 Street (Parcel 742-762-4307), M-1C, Light Industrial District (Conditional) (Three  
1138 Chopt). The Board approved the temporary conditional use permit subject to the  
1139 following conditions:

- 1140  
1141 1. This conditional use permit applies only to the temporary sale of Christmas  
1142 trees from November 19 through December 27, 2013. All other applicable  
1143 regulations of the County Code shall remain in force.  
1144  
1145 2. Only one tent, as shown on the plot plan filed with the application, may be  
1146 constructed pursuant to this approval. Any additional improvements shall comply  
1147 with the applicable regulations of the County Code. Any substantial changes or  
1148 additions to the design or location of the improvements will require a new use  
1149 permit.  
1150  
1151 3. The applicant shall obtain a building permit for the tent, and shall comply with  
1152 all requirements and conditions of the Department of Building Construction and  
1153 Inspections.  
1154  
1155 4. The tent shall not interfere with approved landscaping islands or parking lot  
1156 lighting. All approved landscaping shall be maintained in a healthy condition.  
1157  
1158 5. The tent shall be removed from the property no later than January 6, 2014, at  
1159 which time this permit shall expire.

1160  
1161  
1162 Affirmative: Baka, Bell, Harris, Nunnally, Wright 5  
1163 Negative: 0  
1164 Absent: 0

1165  
1166  
1167 Mr. Wright - All right, that completes the docket in record time. We  
1168 have the minutes now to consider. Any amendments or any changes to the  
1169 minutes?

1170  
1171 Mr. Nunnally - On page eight, line 339. No one's had any  
1172 complaints. It should be someone.

1173  
1174 Mr. Wright - Which line is that?

1175  
1176 Mr. Nunnally - Three thirty-nine.

1177

1178 Mr. Nunnally - No one's had any complaints, but they had a  
1179 complaint on the cat, right?

1180  
1181 Mr. Blankinship - We can check that.

1182  
1183 Mr. Wright - Okay. Any other changes? Do I hear a motion we  
1184 approve the minutes as submitted?

1185  
1186 Mr. Baka - Motion to approve as submitted.

1187  
1188 Mr. Wright - Motion's made. Is there a second?

1189  
1190 Mr. Nunnally - Second.

1191  
1192 Mr. Wright - Seconded. Any discussion? Hearing none, all in favor  
1193 say aye. All opposed say no. The ayes have it; the motion passes.

1194  
1195 On a motion by Mr. Baka, seconded by Mr. Nunnally, the Board **approved as**  
1196 **submitted** the **Minutes of the September 26, 2013**, Henrico County Board of  
1197 Zoning Appeals meeting.

1198  
1199  
1200 Affirmative: Baka, Bell, Harris, Nunnally, Wright 5  
1201 Negative: 0  
1202 Absent: 0

1203  
1204  
1205 Mr. Wright - Any other business to come before the Board,  
1206 Mr. Blankinship?

1207  
1208 Mr. Blankinship - No sir.

1209  
1210 Mr. Wright - Okay. The next meeting will be a little earlier than  
1211 usual due to Thanksgiving, right?

1212  
1213 Mr. Blankinship - Yes sir. We meet on the twenty-first.

1214  
1215 Mr. Wright - Twenty-first.

1216  
1217 Mr. Bell - I'm not going to be able to be here on that date; I'll be  
1218 in Europe on vacation.

1219  
1220 Mr. Wright - Okay.

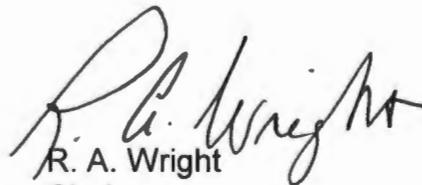
1221  
1222 Mr. Bell - We'll be back after that date.

1223

1224 Mr. Wright - We wish you safe travels.  
 1225  
 1226 Mr. Bell - Well thank you.  
 1227  
 1228 Mr. Wright - Do I hear a motion that we adjourn?  
 1229  
 1230 Ms. Harris - I so move.  
 1231  
 1232 Mr. Wright - Motion's made. Is there a second?  
 1233  
 1234 Mr. Baka - Second.  
 1235  
 1236 Mr. Wright - Any discussion? Hearing none, all in favor say aye.  
 1237 All opposed say no. The ayes have it; the motion passes.  
 1238

1239			
1240	Affirmative:	Baka, Bell, Harris, Nunnally, Wright	5
1241	Negative:		0
1242	Absent:		0
1243			

1244  
 1245 This Board is adjourned.  
 1246  
 1247  
 1248  
 1249  
 1250  
 1251  
 1252  
 1253  
 1254  
 1255  
 1256  
 1257  
 1258  
 1259  
 1260  
 1261

  
 R. A. Wright  
 Chairman

  
 Benjamin Blankinship, AICP  
 Secretary