MEMBERS PRESENT: Chair Michael Boyd, Timothy Conner, Jack Corbett, Michael Goodman, Laureen Kornel, Mark Langello (arrived at 6:05 p.m.) and Anthony Lombardo.

MEMBERS EXCUSED: None

STAFF PRESENT: Adam Mengel, Planning Director; Gina Lemon Development Review Planner III; and Wendy Hickey, Planner

BOARD COUNSEL: Sean S. Moylan, Assistant County Attorney sitting in for Kate Stangle, with Nelson Mullins Broad and Cassel.

Chair Boyd called the meeting to order.

1. Roll Call.
   Attendance was confirmed by Ms. Lemon and a quorum was present.

2. Pledge of Allegiance.
   Chair Boyd led the Pledge of Allegiance to the Flag.

3. Approval of the April 9, 2019 regular meeting minutes
   Motion to approve made by Ms. Kornel, seconded by Mr. Langello.
   Motion carried unanimously.

4. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3172 – APPLICATION FOR A VARIANCE IN THE AC (AGRICULTURE) DISTRICT – request for a 14.06 foot front yard setback variance for a shed/pump house at 30 County Road 2006 East. Parcel Number: 34-12-29-4850-00040-0021; 4.77 +/- acres. Owner: Peter A. and Susan Lucente Seitzberg/Applicant: Gary McCain of McCain Homes, Inc.

   Chair Boyd asked for ex-parte disclosures.

   Mr. Conner stated that a neighbor named Danny spoke to him at the last meeting that was cancelled due to no quorum and that he was in support of this variance.

   Mr. Mengel presented the staff report describing the history of property and reason for this after the fact variance request. He then proceeded to give staff recommendation that the Planning and Development Board find that all the variance criteria as listed in the guidelines at the Land Development
Adopted July 9, 2019

Code Section 3.07.03.E have been met and therefore approves the 14.06 foot front yard setback variance from the minimum 50 foot front yard setback for a shed/pump house at 30 County Road 2006 East.

Chair Boyd asked if the applicant would like to speak.

Peter Seitzberg, property owner 30 County Road 2006 E, he explained the current situation noting how the shed/ pump house was placed and asked the Board for their approval.

Chair Boyd opened the public hearing see no one he closed the Public Hearing and opened to Board comments.

Motion to approve made by Mr. Connor, seconded by Mr. Goodman.
Motion carried unanimously.

5. Staff Comments
None

6. Board Comments
None

7. Public Comments - Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.
None

8. Adjournment
Meeting adjourned at 6:11
Prepared by: Wendy Hickey
Reviewed by: Adam Mengel