



ZONING BOARD OF APPEALS

Minutes of the Meeting

June 12, 2024

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, June 12, 2024, in the Fourth Floor City Chambers of the Sumter Opera House, 21 N. Main Street. Six board members –Mr. Louis Tisdale, Mr. Leslie Alessandro, Mr. William Bailey, Mr. Frank Shuler, Mr. Clay Smith and Mr. Todd Champion were present. Mr. Jason Reddick, Mr. Claude Wheeler and Mr. Steven Schumpert were absent.

Planning staff in attendance: Mr. Jeff Derwort, Mr. Quint Klopfleisch, Ms. Helen Roodman, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:01 p.m. by Mr. Leslie Alessandro, Chairman.

MINUTES

Mr. Louis Tisdale made a motion to approve the minutes of the May 8, 2024, meeting as written. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote.

APPROVAL OF AMENDED AGENDA

Mr. Clay Smith made a motion to approve the amended agenda. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote.

NEW BUSINESS

BOA-24-19, 1245 Oswego Hwy. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for a variance from the non-residential building setback requirements outlined in Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks and in Article 4.g.4.a.2: Agricultural Accessory Structures (Conditions & Exceptions) of the Sumter County Zoning & Development Ordinance (the “Ordinance”) in order to establish an agricultural structure +/- 10 ft. from side and/or rear property lines. The required building setback for non-residential structures is 50 ft. from side and rear property lines. The property is located at 2245 Oswego Hwy., is zoned Agricultural Conservation (AC), and is represented by TMS# 271-00-01-004.

Mr. Klopfleisch stated the subject property, which is approximately +/-4.19-acres in size, is zoned Agricultural Conservation (AC). An agricultural building is classified as a non-residential structure based on established development

standards. As such, a 50 ft. side and rear building setback is required per Article 3.n.5.b. & Article 4.g.4.a.2 of the Sumter County – Zoning & Development Standards Ordinance (the “Ordinance”).

Mr. Jeffrey Wells was present to speak on behalf of the request.

Ms. Rebecca Evans was present to speak against the request.

After a brief discussion, Mr. Frank Shuler made a motion to deny this request subject to the following:

1. The subject property is a +/- 4.19-acre property with an unusual shape. The applicant has cited safety concerns for the structure that necessitates placing it on the southern end of the property. Specifically, the applicant has indicated to staff that establishing the building on the north end of the property would increase the risk of break-ins, as it would be accessible by Greenfield Ln. and out of view from the principal dwelling located at the property. Given the size and shape of the parcel, there are multiple locations where a structure could be placed in compliance with the 50 ft. non-residential setback while addressing stated safety concerns.
2. The property has a unique “T” shape, unlike other property in the vicinity as it was created through formal combination of two separate lots as shown on the plat recorded in PB 94, PG 298 at the Sumter County Register of Deeds. As such, this is one of the larger properties in the vicinity.
3. Although Ordinance requirements prevent the applicant from establishing the structure in their preferred location, at +/- 4.19-acres in size and based upon the lot dimensions, there are multiple locations the structure could be placed in compliance with the 50 ft. setback standard.
4. The purpose of regulating setbacks for residential and accessory structures is to ensure compatibility, ensure minimum open space around a structure, facilitate safe access, and avoid negatively impacting surrounding properties.

The purposed building location will not be visible from Oswego Hwy. or Greenfield Rd. There is significant existing tree growth between the proposed building location and immediately adjacent property, forming a mature visual buffer.

Exceeding the established structure setbacks without demonstrating a true hardship is detrimental as it hinders the effectiveness of the Ordinance requirements and undermines the expressed intent of the Ordinance county-wide.

The motion was seconded by Mr. Louis Tisdale and carried by a unanimous vote.

BOA-24-20, 3025 Ashlynn Way (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for a variance from the building separation requirements outlined in Article 4.g.2.b.2: (Accessory Structure) Separation Criteria of the Sumter County Zoning & Development Ordinance (the “Ordinance”) in order to establish a gazebo closer than 10 ft. to the principal dwelling on the property. The Ordinance requires all accessory structures to be separated from a principal structure by at least 10 ft. The property is located at 3025 Ashlynn Way, zoned Residential-15 (R-15), and is represented by TMS# 182-12-08-003.

Mr. Klopfleisch mentioned the applicant is proposing to locate an accessory gazebo structure +/- 6 ft. from the principal dwelling on the property. A separation distance of 10 ft. is required pursuant to Article 4.g.2.b.2. of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”). The applicant cites health and mobility reasons for the need to locate this closer to the principal dwelling than the Ordinance allows.

Mr. Jeremire Edwards was present to speak on behalf of the request.

After a brief discussion, Mr. Louis Tisdale made a motion to approve this request subject to the following:

1. The subject property is a +/- 0.49-acre property but like the other properties on the north side of Ashlynn Way, the property contains +/-0.15-acres as an easement at the rear of the property running parallel to McCrays Mill Rd. This reduces the usable lot area to under 0.35-acres. Additionally, the property is served by on-site septic, which is located in the rear yard. Construction cannot occur over the septic tank, within the drain lines, or in the designated repair area. This leaves a finite amount of space to the immediate rear of the dwelling for the expansion of the existing concrete.
2. The property is part of Meadowcroft subdivision, a majority of the lots within the development are a similar size and all of the properties are served by on-site septic, limiting the utility of the rear yard. The lots on the northside of Ashlynn

Way are further encumbered by the easement in the rear yard which further reduces the usable areas of the rear yard.

3. The +/- 120 ft. gazebo could be placed in compliance with the 10 ft. separation standard, however; that would place it outside of the area available to expand the concrete patio, requiring it to be placed in the grass. As cited by the applicant, the proposed placement is to utilize the existing concrete and area available for expansion while enabling mobility impaired family members to utilize the space.
4. The gazebo will not be visible from Ashlynn Way. The applicant stated the Homeowners Association agreed to the placement of the Gazebo. It is not anticipated that approval of this variance will be of substantial detriment to adjacent property or to the public good. Further, it is not anticipated that approval of this variance will harm the character of the district.

The motion was seconded by Mr. William Bailey and carried by a unanimous vote.

Mr. Frank Shuler recused himself from the request.

BOA-24-21, 1540 Stephen Tindal Dr. & 1569 Pinewood Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for a variance from the lot width requirements in Article 3.d.5: (GR District Development Standards) and Article 3, Exhibit 2: Development Standards For Uses in GR District and a variance from the road frontage requirements in Article 8.e.13.a: Lots and Article 8.e.13.c: Lots of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish 1 new lot that does meet minimum lot width requirements and 2 new lots that do not meet public road frontage requirements. The Ordinance requires 60 ft. of lot width (measured at the front setback line) for new lots in the GR zoning district and requires any new lots created from this property (not otherwise exempted) to have at least 60 ft. of frontage on a public road. The property is located at 1540 Stephen Tindal Dr. & 1569 Pinewood Rd., is zoned General Residential (GR), and is represented by TMS# 208-00-02-004.

Mr. Kelly stated the applicant is requesting variances to the subdivision development standards outlined in Article 3.b.5: (GR District) Minimum Development Standards, Article 3, Exhibit 2, and Article 8.e.13: Lots, of the Sumter County Zoning and Development Standards Ordinance.

Mr. Kelly added the parent parcel was created in 1874 via survey. The parent parcel has been subdivided at various points since that time, resulting in an irregularly shaped 37.68-acre tract.

Mr. Kelly mentioned the applicant is attempting to subdivide the tract into 3 separate portions as part of a division of the land. Each lot proposed requires variance approval.

Mr. Johnathan Bryan, County Attorney answered a Board question pertaining to the request.

Mr. Henry McLeod was present to speak on behalf of the request.

After a brief discussion, Mr. Louis Tisdal made a motion to approve this request subject to the following:

1. The subject property is +/- 37.68-acres in size, with approximately 165 linear feet of frontage on Pinewood Rd. in 2 separate locations. The lot is a non-conforming lot of record due to it having less than 60ft. of width in several locations. The lot contains a non-conforming use not subject to discontinuance, as there is a manufactured home on the tract as well as a derelict mobile home, which may be an encroachment from the adjoining lot at TMS# 208-10-03-006. The proposed division would retain the existing non-conforming lot condition but would resolve the potential non-conforming use issue.

While there are numerous uniquely shaped parcels of record in the area of this site, none are to the degree of the subject parcel, particularly with regard to the narrow width of the lot that appears to have been the results of a series of subdivisions completed prior to the adoption of the County's current Ordinance.

2. Lots and tracts in this area of Sumter County are generally a combination of large agricultural and undeveloped tracts and residential lots averaging 0.50-acres in size. Several lots in the vicinity do not meet the Article 8.e.13. standard, though those lots were created prior to adoption of the current Ordinance.

The condition of the existing lot boundary that forms part of the private drive (Stephen Tindal Dr.) is an uncommon condition not commonly found across the County. All properties in Sumter County are required to abide by Article 8.e.13. standards, save for those defined as exempt subdivisions under Article 10, which is limited to agricultural restricted uses and family exempt subdivisions.

3. The application of the ordinance to the particular property restricts the ability of the applicant to divide the tract as desired in order to sell each parcel to a different individual.

Within the last year, the applicant has removed a dilapidated residential structure that was previously located at 1569 Pinewood Rd. (Parcel "A"), in the preparation for construction of a new home or placement of a manufactured home. Building permits cannot be issued for this work unless the requested variance are approved and Parcel "A" is created.

4. Article 8.e.13. requires that newly subdivided lots be established with public road frontage in order to minimize the presence of "landlocked" lots, meaning tracts of land that cannot be reached but by crossing another property owner's land. While easements are employed as a means to established legal access to property, their application and enforceability is left to individual property owners, leaving situations in which property becomes difficult to access for its owners. Article 8.e.13. ensures that lots are created with the necessary width to allow access without requiring easement across property owned by other individuals.

With the following condition:

1. Parcel "C" (+/- 31.39-acres), shall not be further subdivided unless all lots (including the parcel) have a minimum of 60 ft. of frontage on a public road.

The motion was seconded by Mr. Clay Smith and carried by a unanimous vote.

Mr. Frank Shuler and Mr. Louis Tisdale recused themselves from the request.

BOA-24-22, 1945 Beulah Cuttino Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for a variance from the accessory structure setback requirements outlined in Article 4.g.2.b.5.: (Accessory Structure Setbacks) and the road frontage requirements outlined in Article 8.e.13.a: Lots and Article 8.e.13.c: Lots of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance") in order to establish a new lot that will result in an accessory structure over 1,200 sq. ft. in size being closer than 10 ft. to side and/or rear property lines and will result in a new lot that does not have frontage on a public road. The Ordinance requires a 10 ft. minimum setback where accessory structures are over 1,200 sq. ft. in size and requires any new lots created from this property (not otherwise exempted) to have at least 60 ft. of frontage on a public road. The property is located at 1900 Beulah Cuttino Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 256-00-01-001.

Mr. Kelly stated the parent parcel was created in 1981 via survey and was purchased by the current owner in 1987 and is now part of that individual's estate.

Mr. Kelly added the applicant intends to subdivide this existing lot as shown in the site survey sketch in order to fulfill the estate's provisions while ensuring that the property remains a single-occupancy agricultural tract.

Mr. Kelly mentioned the new 7.0-acre lot created will be landlocked, but will have a 30 ft. ingress/egress easement to Beulah Cuttino Rd.

Mr. Tommy Player was present to speak on behalf of the request.

After a brief discussion, Mr. William Bailey made a motion to approve this request subject to the following:

1. The subject property is currently +/- 107.3-acres in size, with 508 ft. of frontage on Beulah Cuttino Rd. The lot currently conforms to Ordinance requirements.

There are numerous similarly shaped parcels of record in the area of this site, and the parcel contains sufficient acreage and frontage on the public road to be subdivided in compliance with the Ordinance.

2. Lots and tracts in this area of Sumter County are generally a combination of large agricultural tracts and smaller residential lots. Several lots in the vicinity do not meet the Article 8.e.13. standard with regard to lot frontage on a public road, though these appear to have been primarily established prior to adoption of the current Ordinance.

Regarding accessory structures, the accessory structures in the area generally appear to meet setback requirements. All properties in Sumter County are required to abide by accessory structure development standards.

3. The application of the ordinance to the particular property restricts the ability of the applicant to subdivide the tract as proposed in order to convey a 7.0-acre lot as detailed in the Will of W.R. McLeod.
4. While landlocked lots can present long-term challenges to the public good in that they can create disputes between property owners regarding access, in this case, the establishment of a formal 30 ft. easement would mitigate this issue. Given this, the proposed subdivision would not result in substantial detriment to adjacent property of the public good, nor harm the character of the district.

The purpose of regulating setbacks for residential and accessory structures is to ensure compatibility, ensure minimum open space around a structure, facilitate safe access, and avoid negatively impacting surrounding properties. Exceeding the established structure setbacks without demonstrating a true hardship is detrimental as it hinders the effectiveness of the Ordinance requirements and undermines the expressed intent of the Ordinance countywide.

The motion was seconded by Mr. Clay Smith and carried by a unanimous vote.

Mr. Frank Shuler recused himself from the request.

BOA-24-18, 495 Myrtle Beach Hwy. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for a special exception approval in accordance with Article 3, Exhibit 5: Permitted Uses in All Zoning Districts; Article 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities, and Article 5.b.3.g: Used Vehicle Parts Merchant Wholesalers (NAICS 42314) of the Sumter County Zoning & Development Standards Ordinance (“the Ordinance”) in order to establish a Used Vehicle Parts Use with Outside Storage of Dismantled Vehicle and/or Parts on the property.

The Board also reviewed a request for a variance from the fence/wall screening requirements and landscaping requirements outlined in Article 5.b.3.g.6 & Article 5.b.3.g.7: Used Vehicle Merchant Wholesalers (NAICS 42314) of the Ordinance and the landscape requirements outlined in Article 8.d.6: Street Trees and Article 8.d.7: Buffering of the Ordinance in order to reduce the required amount of screening wall/fence and landscaping required to establish the use on the property. The Ordinance requires that all vehicle storage areas, vehicle parts storage areas, vehicle crushing/shredding areas, vehicle fluid drainage/storage area, and any other primary activities associated with the use be screened by an opaque wall or fence at least 7 ft. in height. Further, the Ordinance requires that landscape planting and buffering in accordance with Article 8.d.7. be provided. The property is located at 495 Myrtle Beach Hwy., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS# 268-15-01-033.

Mr. Derwort stated the applicant is requesting special exception use approval and variance approval in order to establish a used motor vehicle parts business on a +/- 8.48-acre parcel located at 495 Myrtle Beach Hwy., further identified as TMS# 268-15-01-

033. The proposed use will include outside storage of dismantled vehicles and/or parts.

The property previously consisted of two separate tax parcels, a 7-acre portion formerly identified as TMS# 268-15-01-041 and a 1.5-acre portion identified as TMS# 268-15-01-033. These two tax parcels were combined in October 2022, when both parcels were under common ownership.

Mr. Derwort mentioned the applicant legally operates both a used automobile sales business and a used motor vehicle part merchant business on the 1.5-acre portion of the property only. The sale of used motor vehicle parts with on-site dismantling and storage of automobiles under NAICS 42314 is considered a legal non-conforming use of the 1.5-acre portion of the property since this use was properly approved in 2017 when such uses were permitted “by-right” in the LI-W district. If approved, the requested Special Exception would allow the used motor vehicle parts use to be established on the remaining 7-acres.

Mr. Derwort discussed the applicant’s proposed plan.

Mr. Derwort stated that Special exception uses are reviewed by the Zoning Board of Appeals (BOA) after a required public hearing. The BOA reviews county requests for “Used Moto Vehicle Parts Merchant” uses in the LI-W district against the general special exception criteria outlined in Article 1.h.4.c and the use specific criteria outlined in Article 5.n.3.g of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”).

Mr. Derwort discussed the staff analysis for Article 1.h.4.c. and Article 5.n.3.g criteria and discussed staff’s proposed conditions of approval.

Mr. Derwort stated that variances are being requested for screening wall/fence requirements and certain landscape buffering requirements.

Mr. Derwort stated that after further review, a variance from Article 5.b.3.g.7. was not required since alternate combinations of plantings may be considered by the BOA, as specifically stated in this provision. Mr. Derwort also stated that a variance from Article 8.d.6. was not required due to the existing trees at the front of the property to the west and the amount of frontage along Myrtle Beach Hwy. that has nonconforming site protections as outlined in *Article 6*. Further, the landscape requirements outlined in *Article 8.d.7.a, 8.d.7.b, 8.d.7.c, & 8.d.7.e* are not applicable to the identified 1.5-acre portion of the property subject to non-conforming site protections as outlined in *Article 6*. Finally, the provision of the screening fence/wall, as

provided for in *Article 5.b.3.g.6*, would negate the need for a variance to the landscape buffering requirements outlined in *Article 8.d.7*, as these provisions allow for an opaque wall as means to provide the required level of screening that plantings could also provide (*reference Article 8.d.7.a*).

Mr. Derwort stated In order to grant the requested variance, the request must meet all parts of a State-mandated four-part test. When reviewing a variance request, the Board may not grant a variance that would do the following: Allow the establishment of a use not otherwise permitted in a zoning district; Extend physically a nonconforming use of land; Change zoning district boundaries shown on the Sumter City-County Official Zoning Map. The fact a property may be utilized more profitably should a variance be granted shall not be considered grounds for approving a variance request. In granting a variance, the Board may attach to it such conditions regarding location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Mr. Thomas McElveen and Mr. Claude Newman were present to speak on behalf of the request.

After a brief discussion, Mr. Louis Tisdale made a motion to approve Special Exception portion this request subject to the following:

1. The board concludes that the standard in Article 5.b.3.g. of the Sumter County Zoning & Development Standards Ordinance applicable to the proposed special exception use have been met, subject to compliance with all conditions of approval.
2. The Board concludes that the special exception does comply with all other applicable development standards contained elsewhere in the Sumter County – Zoning & Development Standards Ordinance, including landscaping and buffer yards, off-street parking, and dimensional requirements, subject to compliance with all conditions of approval.
3. The Myrtle Beach Hwy. corridor, particularly in the general vicinity of the property, contains a mixture of light industrial, residential, commercial, and institutional uses. There are multiple uses that have an outdoor storage component along the Myrtle Beach Hwy. corridor, including another use involving the sale of used motor vehicle parts.

If established in conformance with adopted standards and requirements, the Board finds that the proposed use is

capable of being carried out in substantial harmony with the area in which it is located.

4. Land immediately adjacent to the property on the north side of Myrtle Beach Hwy. is primarily undeveloped. Land adjacent to the property on the south side of Myrtle Beach Hwy. is primarily used for residential purposes. Special design criteria for this use type were adopted by Sumter County Council in large part to mitigate impacts to surrounding property.

If established in conformance with adopted standards and requirements, the Board finds that the proposed use is capable of being carried out in a manner that will not discourage or negate the use of surrounding property for use(s) permitted by right.

Subject to the following conditions of approval:

1. The project shall be developed in substantial conformance with the preliminary plans submitted by the applicant and included in Exhibit 2 of the BOA-24-18 staff report, subject to any adjustments and revisions to bring the project into conformity with all approval conditions listed below.
2. Automobiles being stored in front of the existing screening wall and/or buildings on the property along Myrtle Beach Hwy. that are currently being used for parts or are otherwise in an inoperable condition or state of disrepair/disassembly must be moved behind the wall/fence line prior to business license approval for the requested use.
3. Automobile crushing and/or shredding activities shall occur between the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday only.
4. The use of permanently installed automobile crushing and/or shredding machinery is not permitted on this property.
5. The stacking of automobiles on top of one another for any purpose is not permitted on this property.
6. The construction of a compliant wall or fence, as described in Article 5.b.3.g.6, is required prior to business license approval for the request use. This condition is not applicable to customer parking areas, business signage, and other customary public facing business features. Plans shall be submitted to staff for review and

approval prior to issuance of required permits for the work.

7. At a minimum, the required screening fence/wall landscaping outlined in Article 5.b.3.g.7 shall be installed in front of the existing screening wall (in its entirety) along Myrtle Beach Hwy. side of the existing wall may county, in part. However, requirements for planting per 100 linear feet shall still apply.
8. The installation of all required landscaping and/or screening as approved by the Sumter City-County Board of Appeals, is required prior to business license approval for the requested use. Landscaping plans shall be submitted to staff for review and approval prior to proceeding with landscaping installation.
9. The applicant shall submit an approved SCDHEC NPDES Industrial Stormwater Permit or the results of the official SCDHEC review of the permit request as soon as they are made available from SCDHEC. The applicant shall provide a written update to the Planning Department on the status of their SCDHEC permit application every 90 days (starting at the date of special exception approval) until such time as the permit has been issued or final review results have been provided.
10. The applicant must comply or remain in compliance with all required laws, rules, and regulations administered by SCDHEC, including all maintenance and inspection requirements pertaining to an issued NPDES Industrial Stormwater Permit.

The motion was seconded by Mr. Clay Smith and carried by a unanimous vote.

After a brief discussion, Mr. Louis Tisdale made a motion to deny the variance request subject to the following:

1. The subject property is +/- 8.48-acres in size, with primarily flat grades. Per topographic survey information submitted, elevations on the property range from approximately 143 ft. to 149 ft. above sea level. There are apparent drainage ditches/swales that run along the side and rear property lines. These features are shown on the topographic survey.

Variances are being requested from requirements for a screening fence/wall around identified areas of a used motor vehicle parts merchant use, as provided in Article 5.b.3.6 and from landscaping buffering requirements as

provided in Article 8.d.7. No extraordinary and exceptional conditions pertaining to a request for relief from screening fence/wall and landscaping buffer requirements have been identified.

2. The property is located on the northside of Myrtle Beach Hwy., is zoned LI-W, and shares similar conditions with other non-residential property in the vicinity as it pertains to a request for relief from stated standards.
3. The application of the Ordinance prevents the applicant from establishing the proposed use in the manner desired. No condition related to the physical property prevents the applicant from complying with required standards for the proposed use or for any other use that can be established in the LI-W district.
4. The property is immediately adjacent to undeveloped wooded property to the east and west. The northern corner of the property touches another property that contains an existing religious organizational use, with all other land to the north being undeveloped. Currently, the adjacent undeveloped wooded property largely blocks the view of the property from the nearby Sherwood Forest subdivision and from the US 378 Bypass. However, if the adjacent undeveloped property is cleared of existing trees at some point in the future, the proposed vehicle storage areas would be clearly visible. As such, authorization of a variance to screening fence/wall standards and landscaping buffering standards has the potential for substantial determinant to adjacent property and the public good, and has the potential to harm the character of the district.

The purpose of the screening wall/fence standards for this specific use, and for the general county landscaping buffer requirements, is to protect and mitigate negative impacts of proposed development. The proposed use is identified as a hazardous and/or potentially disruptive land use activity per Article 5.b.2. Thus, it is subject to special exception approval by the BOA and to certain use specific requirements. Approval of a variance to required screening and buffering requirements without demonstrating a true hardship as required by the state mandated four-part test is detrimental as it hinders the effectiveness of the Ordinance requirements and undermines the expressed intent of the Ordinance county-wide.

The motion was seconded by Mr. Clay Smith and carried by a unanimous vote.

OTHER BUSINESS	NONE
	<p>There being no further business, Mr. Clay Smith made a motion to adjourn the meeting at 5:14 p.m. The motion was seconded by Mr. Louis Tisdale and carried by a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for July 10, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>