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**Chowan County Planning Board Minutes**

June 21, 2005

7:00 p.m.

Chowan County Court House

**Roll call was taken:** Roger Spivey, Jim Leggett, Kathy Williams, Fred Smith, Jack Held and Lia McDaniel were present.

**Staff Present:** Elizabeth Bryant, Planning Director; Peter Rascoe, Special Projects Officer; Cliff Copeland, County Manager

Chairman Roger Spivey called the meeting to order.

The Chairman asked if there were any additions or corrections from the May 17, 2005 Meeting minutes. There being none, the minutes were approved as submitted.

**New Business: Review Preliminary Plat for Sandy Point Subdivision**

Chairman Spivey: "Tonight's discussion will be about Sandy Point Development. Before we hear the presentation we will ask the Planning Staff to give their comments and issues. Then we will have the Sandy Point developers to present their proposal. At the end of their presentation if there is any public comment about this project we ask you to please stand and state your name and if you could hold your comment to less than five minutes. That is the order for tonight's meeting. At this time we will turn the meeting over to Ms. Bryant."

Ms. Bryant: "Good evening, I would like to introduce you to the case before you tonight; it is a preliminary plat review for the Sandy Point development. You may remember that two years ago the developers for the Sandy Point project first came to Edenton and Chowan County to visit and talk with us. This was held after Hurricane Isabel and it was a breath of fresh air to talk about something positive rather than downed trees and power lines. At this point they have spent the last two years going through design review and permit review based on special legislation passed for New Urban Waterfront Areas by the General Assembly earlier this year. They are still in the permitting stages with various State and Federal agencies you all are not the only body of review that they will be seeking the approval from. On May 31, 2005 the Chowan County Technical Review Committee met to review the plat that is before you tonight, the review is included in your packet. The minutes are extensive for our normal Technical Review Committee (TRC) Minutes and I will let you review them and if you have any questions about them, you may certainly ask. The main thing that came up at TRC was road name issues. There were some conflicts and

the developers are working with County staff to make sure that the road names are all in compliance and not duplicates of existing names. There were quite a few regulatory agencies in attendance. You will note their comments; all of which have been addressed by the developers in their continuing discussion with those agencies, in particular DOT, with the type of impact that will be felt on Soundside Road and Highway 32. I would also like to point out that there are few corrections to the plats that you received in your packets last week. There are two inserts that note where the future areas of development should be there was not a notation on the original plat. You will see them on the small sheets that are in front of you and also on the large plat. We just had a discussion with the developers there are some lots on Highway 32 that seem to face the highway or have frontage on the highway but those lots are agricultural areas or lots that face the interior. It is difficult to explain but if you imagine the lines being eliminated that create frontage on highway 32, they will just be large lots facing the interior street. I would like to remind you, and for the information of those present tonight, what exactly you are considering. You are considering the preliminary plat for this subdivision. This will authorize the developer to begin making improvements so that a final plat may be submitted at a later date. They are required and bound to the conditions that you set in your approval of the preliminary plat. Be thoughtful about what you ask. If you have any questions of me I will be happy to answer them, otherwise I will introduce the developer. Sam Young is speaking tonight and giving you a brief overview of what you have before you.”

Sam Young: “Good evening. Let me introduce some partners and associates and others that have been assisting us. I will begin with my partner Elizabeth Plater-Zybek. Liz is the Dean of Architecture at University of Miami. Bob Heniger is the senior officer with Heisinger Holdings which has been our financial support through this period of the project. Joe Lassiter is the president of Quiable and Associates which are environmental engineers and have worked on storm water and other issues and have prepared the materials that have been submitted to you. Steve Levitas is a partner of the firm Kilpatrick Stockden in Raleigh and he has been helping with regulatory matters and environmental matters as we move through the permitting process. Dimitri Baches is also a designer with the DPZ Firm. He is a planner from UNC, so we have someone from North Carolina in the middle of the project. I am going to hit a couple of things that Elizabeth mentioned, one is the road names. There are about 130 or so roads in the development. Trying to come up with good names is not as easy as we thought it was. Andres was enthusiastic with us using the names of oysters so we tried to throw a few oysters in there we could not come up with enough. We also can't find enough people who died in Chowan County over 200 years ago so we have to come looking a little more creatively. We tried to come up with some names that make sense to us and we have asked for help. Gail Forehand has tried to give us a hand and I think we will figure that out in due course here. Future development I am going to walk over to the drawings on the wall here. This is the land plan as submitted to you. This helps us get a better sense of the project. The dark green happens to be wetland areas some of the other green is trees. We have some areas that are reserved for future consideration. What we have drawn is New Urban Waterfront on the west side of Hwy. 32. This will be a main street with retail and other kinds of commercial activity. There will be residential stock. There will be a downtown and some areas with commercial areas. We are making progress through the regulatory process, Division of Coastal Management. We are affected by

CAMA and also with Federal Authorities. We hope to get through that by the end of the year. That is where we are in this process.”

Liz Plater-Zyberk: “I would just like to point out in particular of the harbor side village is one of a series of walk able blocks and the dimensions of blocks and lots and the interrelationship of different types of houses. Commercial that will be there emulates the best of places like Edenton. A walkable community that will have a great deal of variety and both use and housing types that various destinations can occur within the community and not require loading up with that many roads for daily conveniences.”

Chairman Spivey: “Sam will you please show us where the public beach/swimming areas will occur.”

Mr. Young: “Yes, Harry & Sally Jones are in the audience. Please stand up and present yourselves. They live in the historic Sandy Point home. We will leave that open to the water. It will be a green and all of the area in here will be left open. It will be a wonderful area for a beach you could have a swimming beach here all of the beach will be left open for people to walk on. The reason it will be in that location is that this is the main street with the parking around here so it will be easy for someone to park a car and go for a swim. This will be the area that we believe that the regulators will allow us to create a beach. It will be the appropriate place to buy ice cream stand here.”

Ms. Bryant: “I apologize for interrupting Sam, I neglected to introduce Peter Rascoe and to ask him to speak to the Board on some of the special legislative requirements, I think it will be beneficial to hear from him and then we can have some discussion.”

Mr. Rascoe: “Sam, I will just fill in based on your question and Sam’s answer Mr. Chairman. The areas that you see on the left side of the Hwy 32 are the area that is designated to be a New Urban Waterfront Area through special legislation and you were briefed on it last year when considering the change that Chowan County has made to its Land Use Plan. The areas to concentrate on are the residential lots that surround the upland or basin areas that are to be constructed. What I call the ‘non natural shore line’ notice there that there are lots surrounding that upward basin there. Last year the General Assembly enacted Senate Bill 732 on July 17, 2004 that allows the Coastal Resources Commission to designate one coastal county meeting certain location requirements, for a pilot program under the Coastal Area Management Act. The County selected which is Chowan County. Chowan County amended its CAMA Land Use Plan to designate New Urban Waterfront Area which is not to exceed 500 acres, and may not exceed 1 mile of natural shoreline. That area to the left of NC 32 was the area that applied. By complying with the County’s Land Use Plan which it did, the Coastal Resources Commission will then be able to issue the developer a CAMA permit allowing mixed use development in the New Urban Waterfront Development Area subject to the advantage of being able to allow construction within a 30-foot set back on these lots on the non natural shoreline left of NC 32. Meeting the criteria under the House bill must be done by the developer in order to receive a CAMA development permit within that New Urban Waterfront Area and they will be able to take advantage of the 30-foot waterfront setback waiver. Public access to

the waterfront as Sam noted must be provided by the developer. Throughout the legislation there are references to that requirement. Basically, the New Urban Waterfront Area (NUWA) Development shall be accessible to the public and shall provide public access to the shoreline consistent with the County's Public Access Plan. The legislation required the County to amend its Land Use Plan to incorporate and identify the New Urban Waterfront Area and to establish a Public Access plan. You may recall that you all did recommend that amendment and the Board of Commissioners enacted it and subsequently last October the Coastal Resources Commission approved it.

I think it is important to read that to you, to highlight the purpose of the New Urban Waterfront Area. This class is to provide for future development of the land to Chowan County adjacent shorelines public fresh waters which defines Commercial Residential and Recreational Uses in a publicly accessible, pedestrian friendly, traditional neighborhood community that preserves natural shorelines and other critical areas and has the potential to benefit the environment and quality of life in the area which the development occurs. The area within the County meeting the intent of the New Urban Waterfront Area classification are undeveloped areas which will experience increased development in the current planning areas. A New Urban Waterfront Area will provide controlled development which shall provide access to the general public to the shoreline for public trusted waters. It shall be the policy of Chowan County to require development in this classification to provide to the greatest extent possible decent dedicated streets or access ways allowing general public access to shoreline and public trust waters. Development in a New Urban Waterfront Area shall be served by centrally populated water; sewer and storm water management systems and no such system shall directly discharge into public trust waters.

This is in line with the requirements of the legislation and its central water, sewer and storm water management systems are to be developed with non discharge requirements and on NPDS permit must be applied for by the developer and satisfy storm water control methods.

Finally, Mr. Chairman and members of the Board, failure to build out the proposed development according to the legislation, within a six-year period, as is permitted by CAMA, may result in state enforcement of monetary litigation against the developer. Basically what the legislation does on the left side of the highway allows the developer to construct on these residential lots within the traditional 30-foot CAMA setback. In exchange for that, the developer is to provide the waterfront shoreline access that is described in the legislation and now in Chowan County's access plan and also must provide central sewage, central water and a central storm water management plan. As to the public access, the developer has submitted a draft instrument that we reviewed with him, which proposes exactly what the legislation says. That will be in place prior to submittal of the final plat. Also on the left side of the highway, the central water, sewage and storm water management construction will be permitted and the plans submitted will be approved as well. I can tell you that we have gone through the discussion with the developer and they have met the intent of the New Urban Waterfront Area requirements which the State Legislation and our policy requires. If you notice on the plat on the left side, currently the shoreline is marked as green space, on the instrument that we reviewed

with them, to provide the public waterfront access, we will make the instrument language compatible with the language that will be marked there to designate a waterfront access area. And those things will be worked out in the succeeding months prior to the submittal of a final plat. I will be glad to answer any questions about New Urban Waterfront Area but that is basically what the legislation says.

Mr. Leggett: "How many lots total do you project?"

Mr. Young: "We think it is roughly 1600 dwelling units, the number of lots is 1553 lots and some of those will be multifamily."

Mr. Leggett: "The reason I ask is because obviously that is a lot and it could generate a lot of traffic to Hwy 37. I understand that you have one point of access onto Hwy 32 and does that cut across Anne-Marie Street?"

Mr. Young: "Ultimately we will have a south bound road come right through here and intersect Hwy 32 here. You will have an access to 32 here and here (pointing to map). We have talked about this with Sterling Baker with DOT and he would like to see us bring that street right through here. There are 2-3 maybe 5 years down the road."

Mr. Leggett: "I have some concerns about that because of the way it looks right now. It is good that Soundside will be straightened out that is good."

Mr. Young: "The streets here we will have to maintain ourselves because part of the storm water plan is to use pervious pavement so it will really control the storm. We have been assured by the Division of Water Quality and others and if we have this Harbor in here we will not have water running into the Harbor. The state will not want to take care of Pervious Pavement so we will have to take care of it. It will be part of the Homeowners Association to look after the streets."

Mr. Leggett: "This proposed stretch off of Soundside Road is also a wetland area. What is going to happen to this triangular piece of land off of Soundside Road?"

Mr. Young: "This will be given back from the state and from what the planners have told me they will close that off so that this will be a part with a little less of an access here. Remember on all this New Urban Waterfront Area there are not any gates anywhere. All of this is for people to go in and out. We believe the attraction to the design and the attraction will be in here (pointing to map) which will be the retail end, commercial there will be some shops and houses and that is where the parking is focused. The access will be like this and this most of the time. The idea is to have mixed use in here so that if you need a quart of milk or a six pack of beer or a loaf of bread you really are not going to have to get in your car and go somewhere. The basic needs will be taken care of by the retail in here."

Mr. Leggett: "I have one other comment, due to the fact that we are talking about so many lots and quite a bit of traffic possible, it has a lot of potential (for traffic). I have concerns about that intersection itself. How far is the proposed intersection from the bridge now?"

Mr. Young: "Joe, do you remember the distance here? Joe Lassiter work is working on engineering for some of the development. There will be a turn off lane here. The road will have to be widened slightly."

Mr. Leggett: "So, there will be a left turn lane?"

Mr. Young: "Yes, so that you can get in here without blocking the traffic."

Mr. Leggett: "Is there a sufficient distance from here to the bridge to put in a left lane with signals and all of that?"

Mr. Young: "Yes, we have been working on it."

Mr. Lassiter: "I am Joe Lassiter with Quiable and Associates. It has been submitted to DOT and a traffic analysis has been done by Randy Kemp. There will be turn lanes for both left and right turns at both of those intersections."

Mr. Held: "The public beach access, will there be public restrooms, will they be there?"

Mr. Young: "That is one of the issues that we have talked about. Peter and I talked about that for a few minutes. This is private property. But it is private property in the sense that Food Lion is private property. We will have places for the public to park. We still are working on permitting on exactly the nature of this waterfront is. One thing that we are putting on the table is that we are having these channels. We think the look of this should be natural. We are not talking about putting piers here or anything else. Exactly where we are going to go are will be allowed to go remains to be seen. We do believe you will be able to walk along here. We believe we will be able to have a beach access around here. The question is, how do we regulate that? The fact that this is a private development and we don't have a gate around it still means that we can have regulations of a homeowners association. Which will take care of the roads and we will set rules on the beach. One of the rules could be that and old Sam Young does not like boom boxes playing past 9:00 pm. We will have some rules there to regulate."

Mr. Held: "Who will enforce the rules?"

Mr. Young: "We will have the Sheriff help enforce some of the rules. I am not going to arrest people. The idea is that we have to understand how we are going to operate this. I don't intend to charge an admission fee to swim. But if I put up a bathhouse and I have to pay for it, maybe charge for a locker. I don't know, we have not worked those details out. One of the issues is liability. We have to work some of those details out."

Mr. Leggett: "The east side across 32, I think was previously a beach area. What is going to happen to that in there?"

Mr. Young: "I don't know. That is an out parcel. These are seven lots that I have no control over."

Ms. McDaniel: "What are the sizes of the lots on the west side?"

Mr. Young: "They vary. One of the rules that we are adhering to is to have as much a possible variety in the housing style as possible in the size of homes and the size of lots. What you will find in the immediate area around the Urban Harbor, which is meant to have an urban look to it, some of these houses are really small, some are two or three times the size of the small houses. Remember it is all on central storm water, central sewer."

Mr. Held: "Are there going to be two story buildings?"

Mr. Young: "We think that alot of the houses in this development will be 1 ½ to 2 story homes. We are hoping that the square footage of the homes is reasonable. Some will range from 950 up to as much as 3,000 feet. A lot of the homes will be 2,000-2,400 feet."

Mr. Held: "Do you have a price range?"

Mr. Young: "There are so many factors tied into that some of the factors are cost. Some are time it would be very difficult to answer to that. I would like to say that our intention is to have a mix or significant range in there so that we are offering as much variety as possible."

Ms. McDaniel: "Where will the power come from? Will it come from Edenton?"

Mr. Young: "We have not made a decision. We are aware that the Town has power and also the Electric Cooperative. We have not sat down and made a choice."

Mr. Leggett: "I am curious about open space, as far as workability."

Mr. Young: "We are really impacted by all of the permitting that we are going through. I have not had time to focus on too much. There are parks and green spaces all through here so that we have plenty of green space all through the housing area. Then we also have lots of open areas. I anticipate that we will have walking trails and jogging trails and that sort of thing. The wastewater is scheduled to be in this area (pointing to map). There will be an irrigation pond that I envision a jogging trail around that reservoir. It should be very pretty. That will give opportunities to put some trails in. I anticipate there will be plenty of places to walk in here."

Mr. Leggett: "I noticed in the TRC minutes that Robbie Loughton asked about areas for sports."

Mr. Young: "We have an area up here that we have reserved. We will have something up there that benefits the larger region as well as Sandy Point. That is an area that is accessible to anyone in the County. There will be recreation over there. We will look at what we really need. I have talked with Cliff Copeland about that. What adds to the larger

community as well as this community? That is an area that we have set aside to focus on that.”

Chairman Spivey: “Are there any more questions from the Board? (There being none) We are going to ask the public if they want to make a statement or ask questions at this time the floor is open.”

Commissioner Alligood: “I have a question on the public beach area. How long is that beach? It looks like 1/3 of it is actual beach and the other 2/3 is possibly wetland? Is that correct?”

Mr. Young: “No, you are looking at a water color rendering as sort of a vision of something that we want to do here. The area from the channel back to Richard Jackson’s house, you have about 800-900 feet there actually you have 1,000 feet in there. There is plenty of room in there to have a beach. It is a question of how much the regulators allow us to turn into a beach. There clearly will be an opportunity to have a swimming area. It is immediately south. This is to me exciting that the idea of having a place for everybody to have some fun. I see picnics and other kinds of things. This is all meant to be generally retail/commercial and there will be some housing we’d like to mix it up. There might be retail on the first floor and then a condominium above or apartment. We have reserved some space here for different facilities that we may need here over the long term.”

Jack Gibson: “I have couple of questions, I know the Corps of Engineers. Do you anticipate them giving you the access that you need?”

Mr. Young: “If you are asking me if I anticipate getting the permits, the answer is yes.”

Mr. Gibson: “How about the Fire Department? What other things with insurance? Is this within the Volunteer Fire Department service area?”

Mr. Young: “We have talked about the timing in terms, let me just go back and answer your question addressing one quick predicate. We anticipate roughly 100 new homes a year. We want to develop things in a way that they will be manageable. At what point do we need a place to put fire trucks? When do you physically need the presence of the Sheriff or EMS or some other facility? We have not figured that out. I think ultimately everyone would benefit from having kind of facility like that.”

Mr. Gibson: “On the left hand side what do the white blocks represent?”

Mr. Young: “Both of these are outparcels, they are private property of other people.”

Mr. Gibson: “How about on the left hand side?”

Mr. Young: “If you recall that I introduced Harry and Sally Jones who live in the historic home right here. What I am doing for Harry and Sally is building a new home for her. This is their property and not our property.”

Mr. Gibson: "How much further down is the Mulberry Hill Subdivision?"

Mr. Young: "Right there. They are right on our boarder. They have a buffer and they have a piece of land that goes right down here."

Mr. Gibson: "So the buffer will remain?"

Mr. Young: "I don't know. It is owned by Mulberry Hill."

Mr. Gibson: "Have your engineers come up with a solution for circulating the water in the canals?"

Mr. Young: "Yes, that is an interesting story that I won't go too deep into but it is very important to keep the Harbor. At one point we wanted to bring the canals up here and decided that was not going to work. We had very good relationships with NC State and professionals there helping us with storm water and waste water. Most recently we have gotten help from them on the flushing of the Harbor. There is a Dr. at NC State who is a nationally recognized oceanographer. We took the issue to him on how to maintain the dissolved oxygen content. He looked at it and he believes that the Harbor will naturally flush about 70% of the time. In the summer when the wind dies and you don't have much going on it becomes difficult. In order to make sure that we don't have a problem with the Harbor, we will end up drawing water from a location and discharge it into the Harbor and we will know that we have a good turn over of water on a regular basis. The pumping system will assist with the flushing."

Mr. Gibson: "How do you plan as far as you time line, are you going to put your canals and Harbor in first? Or will you start developing lots?"

Mr. Young: "The objective will be to begin the Harbor construction. The east side will be the first phase. The objective will not be to build the entire Harbor in one swoop. We have to protect the environment."

Karen Fleetwood: "I am Karen Fleetwood, my question is, and we currently live in Sandy Point cove. It is a natural area there. I know you are doing research but should problems occur and we have erosion problems in our area, who's going to assume responsibility for correcting the problem?"

Mr. Young: "I don't think you are going to have a problem. What we are doing is focusing the boat track in the channel of the Harbor so that we will not have docks and piers all along the shore line. Joe do you have any thoughts on that based on the distance of her house?"

Mr. Lassiter: "I would say there are open lots being created and there is no water coming to the head of that. We talked about pumping and that is very slow pump. There is no velocity or current being created by construction of these basins. Therefore I can not think of a

scenario by which construction of those basins could cause erosion of shorelines. It is more likely to be caused by a fence and a southwest wind.”

Ms. Fleetwood: “We see the land change frequently.”

Mr. Young: “The distance should not be a problem or impact.”

Mr. Lassiter: “I think the correct answer is natural processes will affect your shoreline will particularly affect you, but construction will have no impact on your shoreline.”

Mr. Tom Wood: “I would like to say on behalf of the adjoining property owners that we are very thankful on our end that developers are in control of this property and planned these wonderful improvements and we stand ready to help them in any way that we can.”

Paula Minkey spoke about a private matter with Mulberry Hill developers.

Mr. Young: “We expect those of you who live in Mulberry Hill expect you to find us to be good neighbors.”

Holly Cubic: “Will the documents you have before you be available to us?”

Ms. Bryant: “Yes ma’am.”

Linda Jackson: “Could you tell me when your office hours are, I came yesterday at 3:00 and nobody was there.”

Ms. Bryant: “I am sorry about that, we are there from 8-5.”

Chairman Spivey: “Are there any more questions?”

Mr. Rascoe: “From the staff I would like to make one comment to follow up on Elizabeth’s comment about the lots along 32. We did talk to the Engineer prior to this meeting and the lots along Hwy 32 they indicated that by private restrictive covenant, they would be limited to agricultural use along 32. What we will do is work with them, to make sure that the situation is in compliance with the buffer requirements of the County Subdivision Ordinance. I think there are approximately 12 lots that front. Mr. Lassiter indicated that there will be a restrictive covenant there to not allow road cuts and it will be in the form of agricultural situations. So, as long as there is an easement of some sort that prohibits construction in a 35 foot set back.”

Mr. Leggett: “The tennis courts that you were referring to earlier, the sports area. I am a little concerned about the access onto Sound Road that is proposed through there because that is a good chance it may need to be signalized with traffic signals.”

Mr. Young: “Perhaps in time.”

Mr. Leggett: “So, the access to the tennis courts and the sports area in proximity to 32 would be too close.”

Mr. Young: “To be honest with you we have not sat down and tried to really scope out what is going to go there. Right now, Cliff and I have talked about it 2 or 3 times, the whole focus there is to do something that benefits the larger community. We don’t know what. We may have something there. We may request ideas from the paper.”

Mr. Wood: “I have a question, have you all in anyway contacted the DOT to determine whether or not some alleviation of traffic along Hwy. 94 could be funneled through an extension of Soundside Rd. after 17?”

Mr. Young: “I have heard it mentioned two or three times. I don’t know the answer.”

Chairman Spivey: “Does the staff have a motion for conditional approval?”

Mr. Rascoe: “Mr. Chairman, if the Board is implying to approve, the staff recommends the approval conditioned on the matters that we talked about tonight and if you like I will read to you the staff recommendation for Conditional Approval.

We would recommend that if you conditionally approve this project, that

1. Prior to the start of construction of the necessary improvements, the developer is to further provide to staff any changes to the plat recommended by staff, including any and all remaining contents required on the plat, to be in compliance with the Chowan County Subdivision Ordinance (specifically buffering requirements for lots with frontage on NC 32), and is to provide staff copies of all state and federal permits that may be required to commence such construction, including the engineered and sealed plans and copies of any required permits for centrally operated water, sewer, and storm water management systems as are required for New Urban Waterfront Area developments.
2. Prior to submittal of a Final Plat, the developer shall have either completed installation of all the improvements required by the County’s subdivision ordinance and by CAMA under state legislation for a development in a New Urban Waterfront Area - or shall have submitted to staff a sufficient guarantee for completion of the improvements as described in the County’s ordinance.
3. Prior to submittal of a Final Plat, the developer shall have submitted to staff for review and approval the legal mechanism by which the developer will guarantee the maintenance of any private roads in the subdivision.
4. Prior to submittal of a Final Plat, the developer shall submit to staff for review and approval the proposed legal instrument by which the developer intends to comply with Chowan County’s public access plan as approved by CAMA for the general public’s access to the proposed New Urban Waterfront Area development and to its shoreline, including making necessary references to the legal instrument on the proposed Final Plat.

All of those items, we have talked about tonight and so we would recommend those as conditions of an approval if the Board is so inclined.

Chairman Spivey: "Do we have a motion to approve the Preliminary Plat of Sandy Point with the conditions?"

Ms. Williams: "I make a motion that all the exceptions be met by the developer."

Chairman Spivey: "Is there a second to the motion?"

Ms. McDaniel: "I second the motion."

Chairman Spivey: "Is there any more discussion? (There being none) All those in favor let it be known by raising your right hand. (6-0) Motion carried. If there are no more issues or questions (there being none) the meeting is adjourned."