



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
AUGUST 27, 2020  
7:00 P.M.**

*This meeting was conducted remotely under N. C. Gen. Stat. § 166A-19.24 by use of simultaneous communication using the Zoom online platform and in which Planning & Zoning Board members participated by simultaneous communication. Planning & Zoning Board members were joined and participated in the entire meeting, unless otherwise noted.*

**MINUTES**

**Board Members Present**

Ron Simpson, Chair  
Nancy Stoudemire, Vice Chair  
Patti Paslaru  
Jason Streck  
Steve Wilson  
Tammy Gardner  
Maureena Shepherd, Alternate (Not sitting)  
Rick Schlaginhaufen, Alternate (Not sitting)

**Staff Present**

Sean Taylor, Planning Director  
Sandra Smith, Town Clerk

**Board Members Absent**

Patrick Fiorentino, Alternate

Note: Larry Stafford was present but was unable to participate due to technology issues.

**1. CALL TO ORDER**

The meeting was called to order by Chair Ron Simpson at 7:03 p.m.

**2. APPROVE AGENDA**

*Nancy Stoudemire moved to approve the amended agenda after adding an additional item as 4.B.1 Approve/Deny approved Unified Development Plan, and Jason Streck seconded the motion. Via roll-call vote, the motion was passed unanimously (6-0).*

**3. APPROVE MINUTES**

*Patti Paslaru moved to approve the minutes of the June 25, 2020 and July 23, 2020 meetings, and Tammy Gardner seconded the motion. Via roll-call vote, the motion was passed unanimously (6-0).*

**4. PUBLIC HEARINGS**

**A. RZ-20-01:** AG (Agricultural) to RS-40 (Residential). The property is located on the south side of Oak Ridge Road bordering Williard Road to the west and bordering

Billet Road to the east, approximately 750 feet south of the intersection of Oak Ridge Road and Billet Road, in Oak Ridge Township. It is owned by Charles M. Benbow Co.

Planning Director Sean Taylor read the property description into the record and presented the staff report, which is hereby incorporated by reference and made a part of the minutes.

Town Clerk Sandra Smith asked to make an addition to the staff report. She reported that she had researched whether the rumor that a possible slave cemetery was located on the property was true. Smith said she had visited the site, done internet research, reviewed a County publication on abandoned and family graveyards, and interviewed several current and former Oak Ridge residents – including ones who had lived in the Jesse Benbow house, ones who had been instrumental in establishing the Historic District, and ones who had farmed the property. None of the research turned up any evidence that there was an abandoned cemetery on the property. She said if anyone had any information, she would be happy to discuss it with them so she could possibly document it for the Town's history.

*Board questions:*

- Streck asked if there were any plans to extend Clarky Road, a stub road off Merriman Farm Road, into the property. Taylor said there were no plans at this time and that a preliminary subdivision plan that was supplied by the developer did not show an extension of that road. Streck asked if there would be a future sidewalk along Williard Road. Taylor said it would be required to be built if it the subdivision were in the Town Core.

Simpson opened the public hearing.

*Proponents:*

- Brian Hall, 5942 Tarleton Drive, Oak Ridge and the proposed developer, introduced himself and presented a short PowerPoint presentation on the request. He said the Historic Preservation Commission had unanimously recommended approval of the rezoning at its July 15, 2020 meeting. He said his goals for the property were a low-impact development and to preserve as much land in a single tract as was financially feasible, which was 12 acres. He pointed out that the location of the tract on a map and noted that the Future Land Use Plan recommended RS-40 zoning, which is what he was requesting. He said 12 people had attended an informational meeting. He said an environmental and historical report done on the property showed drainage ditches had existed since the 1950s, and the houses in Merriman Farms had been placed as close to those ditches as possible. He said he had met with the neighbor who would be most affected by the proposed development and discussed possible options to mitigate drainage issues. He said the company which did the environmental/historical report, a licensed surveyor, and a licensed soil scientist had all said there was no evidence of graves on the property, which was supported by the report of Town staff. He also discussed concerns voiced by neighbors that included traffic, property values, and consistency of home sizes.

- Courtenay Benbow Harton said the property had been purchased from a family land holding company by Hall. She said Hall had shared his plan and she believed his proposed development would be a great outcome for the Town's Historic District.
- Town Clerk Smith read comments in support of the rezoning submitted by Stanley Sacks and Paul Woolf into the record. The comments are hereby incorporated by reference and made a part of the minutes.

*Opponents:*

- Angelia Turner said the information from the cemetery had come from Mr. Jordan, who lives on Billet Road. She said Jordan's daughter used to play with former owner Dick Hall's daughter and had reportedly told Jordan's daughter about the possible slave graveyard. She said oral histories can be lost, and from Smith's report she gathered there was no definitive answer. Turner said the second concern neighbors had was about drainage. She said if the land is developed, more impervious systems will be created, which will create even more runoff, something that is already a problem for neighbors. She said her septic system has an alarm and it goes off even with a typical rain and that she already deals with rot at the bottom of a door on the back of the house. She said her family would have to incur additional costs to deal with the drainage issue that they did not ask for. Turner said board members would have to live in the area and deal with a swamp in the back yard to appreciate the severity of it.

Simpson allowed meeting attendees to speak even if they had not signed up to do so.

- Dr. Robin Simmons stated that she had submitted a comment on the chat feature on Zoom. Board members asked Smith to read the comment aloud, which she did. It said:

“Against the rezoning: Dr. Robin Simmons, 8504 Merriman Farm Road - If rezoning is approved, the building of the houses proposed by Mr. Hall is expected to lower the property values of the existing homes on Merriman Farm Road and on Billet Court. The petitioner did not mention completion of an Environmental Impact Assessment regarding this property.

  1. Rezoning would exacerbate the current flooding: There is currently a high degree of water runoff during any rainstorm that affects a high percentage of the properties on both Merriman Farm Road and on Billet Court. The storm drainage briefly mentioned in Mr. Hall's presentation does not affect only one resident – it affects many of the homes on these two streets downhill from the property. Adding additional rooftops and cement driveways to the 22-acre parcel as proposed is expected to increase the current flooding problem.
  2. Rezoning is expected to have negative consequences to the water pressure of homes on Merriman Farm and Billet Court.”
- Charles L. Salmon, 8505 Merriman Farm Road, Oak Ridge, said he was against the rezoning for the reasons already indicated regarding runoff. He said the Town approved the plan for Merriman Farm based on it being compatible with existing environmental conditions, and a change would occur to those conditions if the property is rezoned. Salmon said he is

against the rezoning only because of the water runoff concerns. He said he thought the only way to address that would be to create retention ponds. He said the staff report says each lot would front either Williard Road or Billet Road, but it did not say anything about creating a lot in the middle. He said his major concern was the lot in the center and how it would be accessed. It did not include any commitment from the developer, and there was nothing to stop him from coming back later and asking to rezone it from RS-40 to RS-20; he said the runoff problem would be amplified with more dense development. Salmon said Paul Woolf had said he would prefer to deal with a neighbor on any issues, but there was no assurance that a future property owner might not have different plans for the 12-acre tract in the center. He claimed that all those who had spoken or submitted comments in favor of the rezoning were on the Historic Preservation Commission, and because minutes would not be approved until the next meeting, there was no record for citizens to know who abstained or who voted in favor of the rezoning. Salmon said it was not possible to appeal the decision because the minutes were not yet public and that information was concealed. He said someone had posted that Stanley Sacks was not on the Historic Preservation Commission, but Hall, Harton and Woolf were, and there was no way to know if any wrongdoing had been committed.

*Rebuttal – proponents:*

- Brian Hall said the development plan proposed was significantly different from Merriman Farm, which had crammed as many lots as possible and put them as close to the drainage ditches as they could. He said he was doing the exact opposite and had pushed the lots away from the drainage ditches and to the outer boundaries of the property. Regarding water pressure, Hall said each lot would have to drill its own well so there would be no impact to the community well at Merriman Farm. He said there were a total of 10 lots being created, nine of which would be around 40,000 square feet. Hall said he intended to keep the 12-acre lot in the middle for as long as possible. He said he had no plans to rezone that parcel in the middle in the future.

*Rebuttal – opponents:*

- Angelia Turner said there would have to be an access road if a house were built on the center tract, which she assumed would be through Clarky Road, and that brought her back to the drainage issues. She asked Town Clerk Smith to reach out to Clint Jordan on Billet Road and possibly other neighbors for some information about the possible cemetery on the property. Smith asked for contact information, and Turner said she would bring it to her. Turner said the homes on neighboring properties represent an investment for the owners, and if Board members lived in one of those homes, they would understand neighbors' concerns.
- Chuck Salmon asked whether Board members had received the petition signed by neighboring property owners, and Smith confirmed that it had been emailed to the Board. He said that showed there was a lot of opposition, and that water drains downhill, which is where neighbors' houses are located. He said he did not understand Hall's comment about Merriman Farm being "crammed" onto lots and he did not think 40,000-square-foot lots illustrated that. He said he still did not understand how Hall

would access the large lot in the middle, and he still did not know who on the Historic Preservation Commission had voted in favor of the rezoning.

- Randy Mayer, 8506 Billet Place, said he was at the lower end of the drainage and that both sides of his lot flood because water drains from Oak Ridge Road down to a culvert, which has filled up with the recent rains. He said he used to drill wells, and he had two or three neighbors who had tried to drill wells independent of the Merriman Farm community well that were depths of 700 to 1,200 feet and even deeper that were unable to obtain water. He said there was a similar issue on Hall's lot and that he had to obtain an easement to get water from a neighbor's property, so his concern was that lots on Hall's property would have to obtain water from Merriman Farm community well. He asked if drilling an individual well were not successful, would new residents be allowed to connect to Merriman Farm's well, thus decreasing pressure.

Simpson closed the public hearing. He asked if Board members had questions.

- Paslaru verified that the only thing being discussed was the rezoning request and whether RS-40, which is the least dense zoning, meets the ordinance. Planning Director Taylor said yes. Taylor said the only other type zoning available is RPD (Rural Preservation District); in order to qualify for that zoning, the property has to have features that are deemed significant, such as being heavily wooded. If the property is subdivided into 10 lots, the RPD zoning, which would allow for smaller than average 1-acre lots, would no longer be allowed. Taylor said the only type of zoning that would be allowed on that property is RS-40.
- Streck asked Taylor whether an environmental impact study was required for RS-40 zoning, and Taylor said no. Taylor said Hall did have such a study done, even though it was not required, as additional information and a way to possibly address neighbors' concerns. Streck said he also had drainage issues at his house; he asked to clarify whether drainage is an issue addressed at the rezoning stage or at the subdivision stage. Taylor said drainage would be considered as part of the technical review at the subdivision stage and that there are specific ordinances that address that. He said when Merriman Farm was developed, the Town's ordinances were not as strict and that it had since adopted the Jordan Lake Watershed Rules.
- Steve Wilson asked if the Historic Preservation Commission (HPC) had been involved because of the potential graveyard on the property, and Taylor said no. Taylor said the HPC's involvement was negligible as far as state statutes, but the Town's ordinance required HPC to review rezonings in the Historic District. He also clarified that Brian Hall and Courtenay Harton did not sit at the HPC meeting and that Stanley Sacks is not a member of HPC. He said the HPC and Planning & Zoning Board's job is to consider whether a particular type of zoning is appropriate.
- Nancy Stoudemire said she thought the drainage issues were a concern and her hope is that if the zoning request is approved, the engineers and others involved in the technical review could not only keep runoff from getting worse, but possibly make it better. Regarding the center 12 acres, she asked if it could remain Agricultural, since it was not being developed. Taylor responded that it was easier from a planning perspective if the entire tract is

rezoned to RS-40, since split zoning often leads to confusion. She asked if the Board was looking at whether it fits with the Land Use Plan to rezone the property as residential, and Taylor said yes.

- Tammy Gardner asked if it were possible to do an archeological study on the property, saying some longtime residents had told her they had always heard there were graves there. Taylor said he and Smith had visited the site and seen all the very large stones, and if Hall wanted to remove them, it would take a great deal of money. He said that disturbing a grave is a criminal felony offense, and if anyone finds what looks like a human bone they should contact the Sheriff's Office. He said the Sheriff's Office will contact the state Department of Conservation, who will conduct an archaeological study. He said he thought this portion of the property would never be disturbed. Gardner said she thought the 12 acres in the middle was problematic, and there was nothing to prevent it from being further subdivided and accessed from Clarky Road in the future. Taylor said with the proposed zoning requirements, it could possibly be further subdivided in the future. Gardner said she did have concerns about drainage in the area and that Hall may have to install something to divert some of the water away from the Merriman Farm homes. She said an additional 9 or 10 individual wells could have an impact on the community well used by Merriman Farm and Billet Place.
- Simpson reiterated that the HPC is entirely separate from the Planning & Zoning Board, and its only involvement is because the property is in the Historic District. He asked where the rock pile is located, and Taylor said it is in the center, wooded section. Simpson said it might be awkward for Hall to change the site plan he had shared, but stressed that Hall is not bound to that plan at all. He said the Board considers rezoning of a property based on consistency with the Land Use Plan and the surrounding properties. He said he had seen the pictures of the water submitted by neighbors, but the area had experienced enormous amounts of rain this year. He said he could well imagine the nightmare neighbors had experienced, but photos had shown that water had been running off the field into those drainage ditches going back to the 1950s. He said he did not feel drainage was as much because of how water drains off the field as it was because of the way the Merriman Farm had been developed. Taylor agreed, saying one of the reasons the Town had strengthened its stormwater review was because of the issues the Merriman Farm residents experienced. He noted there were better processes in place now, and that the Town had contracted with stormwater engineers to better address any issues. Simpson said he understood each lot on Hall's property would have its own well, and Merriman Farm was under no obligation to supply water to them. Taylor agreed, and Tammy Gardner added that no more meters were available in that area from Aqua, and another well would have to be drilled in order to serve additional homes. Taylor cited the Wolf Ridge development, saying builders had purchased lots and been unable to find water, and the developer had had to help remedy that situation for those lots or purchase those lots back from the builders. He said essentially if water cannot be located on a lot, it will not be developed.

*Jason Streck moved to recommend approval to the Town Council of RZ-20-01, as it is consistent with the Land Use Plan, it is reasonable, and it is in the public interest. Patti Paslaru seconded the motion.*

Paslaru said she understood the concern of residents, but that RS-40 is the least intrusive type of development and the Board could not stop development. She added that the proposed plan is consistent with other developments in the area.

Streck pointed out that although a site plan had not been approved, the plan Hall had shown for the middle of the tract seemed to mitigate many of the concerns about additional drainage. He said the way the water currently drained off the property would not change. Streck said he could empathize with the neighbors, as his property is located downhill in his development and he also experiences drainage problems. He noted that he had a 30-inch drainage pipe running under his yard to collect water from his neighbors' property and deposit it downhill, and he thought that is something that should be considered during the subdivision plan review of Hall's property. Regarding the petition, he said the Board was required to consider the Land Use Plan, recommendations from the Historic Preservation Commission and staff, and the Town's ordinances. He said the Board's purview was to consider the legal issues, even when members might personally wish more development could be denied.

Wilson said he had concerns about the drainage issues, but agreed with Streck's comment about the Board's function and purview and that they should not consider their personal feelings.

Simpson commended other Board members for their comments about the Board's function. He said he could not count the number of times residents had appeared and asked that land not be developed. He said it was not within the Board's purview to deny a property owners' right if their development plan meets the requirements of the Land Use Plan. Simpson said the Board strives to be consistent, and although they sympathized with the neighbors' concerns, he thought the best thing to come from the plan is that a good portion of the property would not be developed and might remain that way.

*With no further discussion, the Board voted unanimously via roll-call vote to approve the rezoning (6-0).*

Town Clerk Smith reminded those in attendance that the Board was simply making a recommendation and that the Town Council would render the final decision at its meeting on September 3. Planning Director Taylor also reminded them that they would also be able to speak at the public hearing during the Town Council meeting.

- B. RZ-20-02:** PD-R (Planned Unit Development-Residential) to Amended PD-R (Amended Planned Unit Development-Residential) (*addition of 1 lot*). The property is located on the south side of Haw River Road bordering Linville Road to the west,

approximately 800 feet east of the intersection of Haw River Road and Linville Road, in Oak Ridge Township. It is Guilford County Tax Parcel 166301, is it located in the Greensboro (GW-III) Watershed, and is owned by Agency Partners LLC.

Taylor explained that the property was currently being developed as the Knights Landing subdivision and houses were being built in Phase 1. He said the developer and property owner were asking to amend the Unified Development Plan for Phase 2. The property was rezoned around 2014 to PD-R (Planned Unit Development-Residential). They are now asking to amend that plan, which requires another rezoning hearing, since that type of zoning is tied to the Unified Development Plan map. Taylor said the Board would also be required to approve the amendment of the map, and said that was why he has asked to amend the meeting agenda to include that approval. He showed the original and the amended maps on the meeting screen. The original plan allowed five lots in one section of the development along Haw River Road, and the request would allow six lots in that section. He said the amount of area set aside for tree preservation in the amended plan would be increased. Taylor said a new subdivision plan would also have to be reviewed and approved by the Board, which would also require additional review by the Town's stormwater engineers.

Paslaru asked what had changed to allow for another lot. Taylor said the developer had originally set aside area for offsite septic and then learned they did not need as much, which would create space for another lot. He said the County's Environmental Health department would also be required to review the plan.

Gardner asked how many lots would comprise the entire subdivision, and Taylor said it would increase from 79 to 80 lots.

Paslaru asked how many acres made up the subdivision, and Taylor said the total subdivision acreage was 81.08, but the Board was only considering Phase 2 of the development, which was 27.95 acres. Paslaru asked what would happen to the zoning if the request is denied, and Taylor said the originally approved plan would remain unchanged. He then presented the staff recommendations from the staff report, which is hereby incorporated by reference and made a part of the minutes.

Paslaru asked if the requested plan would still meet the open space and other criteria. Taylor said it meets the criteria, adding that PD-R zoning actually does not require the creation of open space even though the developer had included it. He said a lot of that was done in order to accommodate the community wells and offsite septic, but the requested plan would increase the tree preservation area. Paslaru asked if the trees would remain behind the existing home on Linville Road, and Taylor said yes.

Taylor clarified that as the property has been developed, the developer discovered that not all the property originally set aside for offsite septic was needed. The benefit to the Town would be an increase in the amount of tree preservation area.

Simpson opened the public hearing.

*Proponents:*



- No one spoke in favor of the rezoning.

*Opponents:*

- Dr. Dayong Huang, 7303 Lanval Drive, Oak Ridge, said he was one of the earlier residents of the Knights Landing development, and although several houses had been built on the ½-acre lots, many of the lots are not selling well. He said he had received a notification of rezoning from the Town, and he and several other residents had concerns about property values and using the common area to build an additional house. Of about 20 residents on an online discussion group, Huang said seven were against allowing an additional lot and two were not.
- Dr. Zhi Yong Yang, 7304 Lanval Drive, Oak Ridge, said he was concerned about the plan, which he said would benefit the developer but not the community. It claimed it would reduce the tree preservation area and remove some of the common area, increasing the development's density. He said he was opposed to the rezoning.

With no additional speakers, Simpson said there was no need for rebuttal and closed the public hearing.

Nancy Stoudemire said she understood the common area was going to be decreased and that the tree preservation area would be increased. Taylor said the plat showed the area marked for "common elements, tree preservation and septic easements, as needed." He said he thought perhaps the developer had originally created a minimum of tree preservation, and that they now planned to increase that. He said the overall area set aside as common area would be reduced. He said if land were designated as open area, trees and plants could be installed, but if it is designated for septic, trees could not be planted.

Gardner said when the subdivision was originally approved, it was supposed to have an average density of one house per acre and have a lot of open, green space and offsite septic. She said she was concerned that another house was going to be squeezed in and that the lot would have to be cleared for the house and driveway, diminishing the green, common space. She said a bigger concern for her was what would happen in the future when another septic repair area is needed. Taylor said that was a valid question since, with ½-acre lots, there would be less area in reserve for that purpose. He said he would not give a definitive response since he was not a soil scientist.

Simpson said there was already a certain amount of controversy about this type of development, since it allows for higher density and is outside the Town Core, and that it predates the current Land Use Plan. He said he was trying to find reason that did not seem arbitrary to justify the request since the open space was part of the original deal and he hated to give it up. He said given the density of the development, he saw no reason to let the developer squeeze 80 lots onto 81 acres. He asked Taylor to comment. Taylor said when the development was approved, there may have been a good deal of negotiation between the Board and the developer. He said the Board had precedence to refer back to those negotiations. Taylor said in the previous case requesting RS-40 zoning, there was less wiggle room for approval or denial than with PD-R zoning. He added that the current Land

Use Plan could be used in the Board's interpretation. Simpson asked if Taylor knew how much green space would be affected. Taylor said the common area would go from 4.313 acres to 3.726 acres and the tree preservation area would go up to 2.04 acres. Simpson said adding another building lot almost seemed to cut off the common area from common use. Taylor added that there was also a drainage easement across the open space.

Gardner asked how a house could be built on a ¼-acre lot with a drainage easement. Streck said he had tree drainage easements on his lot and, while not ideal, it could be done.

*Patti Paslaru made a motion to recommend denying the request based on the current Land Use Plan and that the changes being requested are not what was originally proposed. Tammy Gardner seconded the motion.*

Paslaru said she was on the Board when the development was originally proposed and there was a lot of concern from the Linville Oaks subdivision, and a lot of negotiation had occurred about where the open space was going to be. She said she did not think it was fair for the developers to come back and change that. She said it was very difficult and controversial to get it approved in the first place.

Streck said he had not been on the Board, and while he was not a big fan of adding more houses to what was already higher density, he was still trying to find a basis on why it should be denied. He said he was struggling to determine what aspect of the plan does not meet the Land Use Plan and the Town's ordinances, and he invited someone to address it.

Wilson reiterated Paslaru's comments and said he was also on the Board when Knights Landing was originally approved, and he did not feel comfortable adding to the plan, especially when it concerned septic tank area that might be needed. He echoed Streck's invitation for someone to address the subject.

Simpson said when he looked at where the additional lot was being requested, it seemed to him that it would completely block the access to what had been referred to as common area, especially given there was a drainage ditch located on it.

Taylor said he could find sections of the Land Use Plan that could be interpreted either for or against the rezoning, and it was the Board's decision. Streck asked if Taylor had made a staff recommendation, and Taylor said he made a recommendation based on his interpretation, but the Board's interpretation could be different.

Simpson said, as he recalled, the proposed plan went against the significant negotiations that had occurred based on there being considerable open space to offset the right to have higher zoning.

*Patti Paslaru asked to amend her motion to deny the request as it is inconsistent with the current Land Use Plan and with precedence due to negotiations done at the time of the original approval. Via roll-call vote, the vote to recommend denial of the request was unanimous (6-0).*

Taylor stated that item 4.B.1. that had been added to the agenda was not needed because of the Board's recommendation.

- C. RZ-20-03:** AG (Agricultural) to CU-RS-40 (Conditional Use-Residential). The property is located north of Bentrige Forest Drive, approximately 1,150 feet north of the intersection of Vanhoy Road and Bentrige Forest Drive, in Oak Ridge Township. It is Forsyth County Tax Parcels 6990-30-1268.00, consisting of approximately 35.6 acres, and is owned by Mary A. Leight.

Taylor reported that the applicant had asked to withdraw the request due to an error made in completing the application.

*Jason Streck motioned to approve the withdrawal of application RZ-20-03. Nancy Stoudemire seconded the motion, and via roll-call vote, the motion was passed unanimously (6-0).*

- D. Text amendment:** Amendments proposed to Chapter 30 (Land Development) of the Oak Ridge Code of Ordinances to amend portions of the zoning ordinance. Proposed amendments include Article VII- Zoning.

Taylor said that the Town Attorney had reviewed the text amendments and requested additional changes be made. Taylor requested the Board continue the case until the next meeting to allow time for the Board to review it. Simpson asked that the subcommittee review the changes suggested by the attorney.

*Patti Paslaru made a motion to continue the agenda item to the September 24, 2020 meeting to allow the subcommittee time to review the suggested changes and make recommendations. Jason Streck seconded the motion, and via roll-call vote, the motion was passed unanimously (6-0).*

## 5. PUBLIC COMMENTS

- Mike Stone, 8112 Hunting Cog Road, Oak Ridge, said it was obvious the Board always did their homework, and he was impressed that the Board comes to meetings with an open mind but also with consideration of all the issues. He complimented Simpson on how he conducts the meetings.

## 6. ADJOURNMENT

*Patti Paslaru moved to adjourn the meeting at 9:24 p.m., and Tammy Gardner seconded the motion. Via roll-call vote, the motion was passed unanimously (6-0).*

Respectfully Submitted:

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Sandra B. Smith, NCCMC, CMC  
Town Clerk

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Ronald D. Simpson  
Chair