

January 10, 2024 Planning Commission Formal Hearing

Mr. Alcaraz: Welcome to the January 10th, 2024 formal hearing. Before we get started, we're going to have Ms. Byler say the prayer, followed by Mr. Parks with the Pledge of Allegiance. Everyone can stand, please.

Ms. Byler: We look to the heavens and give thanks and we ask for divine guidance as we begin the New Year, we have thankfulness enjoy in our hearts for our abundant blessings, yet we are aware of those who live with the threat of harm, sickness, poverty and conditions that make it hard to face the day. Thank you for the opportunity to live and work in Virginia Beach communities and to enjoy the natural beauty of our oceans, rivers and forest. Knowing that there is strength in diversity, we pray that we will have open minds to receive diverse opinions and treat each other respectfully. From the oceans to the mountains, keep us safe from threats of all kinds and help us to contribute to a better tomorrow, where all people are respected, our natural resources are protected, and there is economic opportunity for all. Amen.

Mr. Alcaraz: Thank you. Please turn to the flag.

Mr. Parks: (Group Pledge) To the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

Mr. Alcaraz: Alright, thank you. At this time, what I'd like to do is have us introduce ourselves, and I'd like to start with our legal advisor, Ms. Wilson, and we'll go down the line all the way to the staff. Thank you.

Ms. Wilson: Okay, I'm Kay Wilson. I'm the Deputy City Attorney for Land Use and I represent the Planning Commission.

Ms. Estaris: Hi, my name is Naomi Estaris. I represent District 1.

Mr. Mauch: My name is Michael Mauch, and I am the At Large.

Mr. Clemons: Good afternoon, I'm Michael Clemons, and I represent District 2.

Mr. Anderson: Hi, I'm Mike Anderson. I represent District 3.

Ms. Byler: Hi, Kathryn Byler, District 4, which is the Town Center area.

Mr. Alcaraz: George Alcaraz, District 5.

Ms. Cuellar: Holly Cuellar, District 8.

Mr. Plumlee: I'm Brian Plumlee and I proudly represent the beautiful District 6.

Ms. Hippen: I'm Susan Hippen. I represent District 7.

Mr. Coston: My name is John Coston and I represent District 9.

Mr. Parks: I'm William Parks. I represent District 10.

Ms. Alcock: Caitlyn Alcock, planning administrator for the planning department. Clerking to my left, we have Madison Eichholz and Shannon Hedrick. In the audience, we have Planning Director Kathy Warren, Deputy Director Carrie Bookholt. With our Planning Administration team, we have Hoa Dao, Marchelle Coleman, Elizabeth Nowak, and Michaela McKinney. Then we have our Zoning Administrator, Kevin Kemp.

Mr. Alcaraz: Thank you. Thank you very much. Now, if I can turn to the clerk so that she can read the rules.

Madam Clerk: Thank you, Mr. Chairman. The Virginia Beach Planning Commission takes pride in being fair and courteous to all parties in attendance. It is important that all involved understand how the Commission normally conducts its meetings. It is equally important that everyone treat each other and the members of the Commission with respect and civility. We request that all cellphones be put on silent during this meeting. This is an abbreviated explanation of the rules. The complete set of rules is located in the front of the Planning Commission agenda. Following is the order of business for the public hearing. Withdrawals and deferrals, the Chairman will ask if there are any requests to withdraw or defer an item on the agenda. Consideration of these requests will be made first. The consent agenda, the second order of business is the consideration of the consent agenda, which are those items that the Planning Commission believe are unopposed and which have favorable staff recommendations. The regular agenda, the Commission will then proceed with the remaining items on the agenda.

When an agenda item has been called, we will recognize the applicant or their representative first. Following the applicant or the representative in person speakers, will be called next and then the speakers participating via WebEx. Speakers in support or opposition of an agenda item will have three minutes to speak unless they are solely representing a large group such as a Civic League or Homeowners Association, in which case they will have 10 minutes. If the speaker does not respond or if a technical issue occurs which renders the comments unintelligible, we will move on to the next speaker or the next order of business. Please note that the actions taken by the Commission today are in form of a recommendation to the Virginia Beach City Council. The final decision to approve or disapprove an application will be made by the City Council. The Commission thanks you for your attendance and we hope your experience here today leaves you feeling that you have been heard and treated fairly. Thank you.

Mr. Alcaraz: Thank you madam clerk. The next order of business is the consideration for requests for withdrawal and deferrals. Are there any withdrawals that'd like to come forward? Okay, at this time and informal, we were told by email there were two withdrawals, which was numbers 12 and 13. Is there any opposition to 12 and 13? I need a motion for withdrawal.

Mr. Plumlee: I move to approve the withdrawal of those two applications.

Mr. Alcaraz: I have a motion by Mr. Plumlee, need a second?

Ms. Cuellar: Second.

Mr. Alcaraz: Second by Ms. Cuellar. Any abstentions? None? Vote is open.

Madam Clerk: Okay, the vote is open and Mr. Mauch, verbally.

Mr. Mauch: Yes.

Madam Clerk: Thank you. By a vote of 11 to 0, items number 12 and 13 have been recommended for withdrawal.

Mr. Alcaraz: All right, there are no other withdrawals. Are there any deferrals? Please come forward. Come forward; state your name and which item.

Ms. Murphy: Good afternoon, Chair, Vice Chair, members of the Planning Commission and staff. For the record, my name is Lisa Murphy. I'm here on behalf of the applicant and owner for item number three, Excel Basketball Academy. We had requested a 30-day deferral, but I understand staff's reasoning for wanting for that to be indefinite and we're agreeable to that. We do, however, want to make sure that we keep this moving forward. So we'll be working closely with staff to make that happen.

Mr. Alcaraz: Alright, thank you.

Ms. Murphy: Thanks.

Mr. Alcaraz: Is there any opposition for this being deferred indefinitely? None. Can I get a motion please?

Mr. Plumlee: I move to approve the indefinite deferral of this application.

Mr. Alcaraz: Motion by Mr. Plumlee.

Ms. Cuellar: Second.

Mr. Alcaraz: Second by Ms. Cuellar. Any abstentions? None.

Madam Clerk: The vote is open. Yeah, sorry, our system's running slow today. We're starting again. Okay. Alright, Mr Mauch?

Mr. Mauch: Yes.

Madam Clerk: Alright. Thank you. By a vote of 11 to 0, item number three has been recommended for indefinite deferral.

Mr. Alcaraz: Thank you. Any other deferrals? Was it number nine? Is there no applicant here for nine? Okay. So we were told that number nine was indefinite deferral. Any opposition? Can I get a motion?

Mr. Plumlee: I'll move to defer indefinitely this application.

Mr. Alcaraz: Mr. Plumlee has a motion.

Ms. Hippen: I'll second.

Mr. Alcaraz: Second by Ms. Hippen.

Madam Clerk: Okay, the vote is open. Okay, we're just going to go verbally then.
Mr. Anderson?

Mr. Anderson: Yes.

Madam Clerk: Ms. Byler? Verbal, please.

Mr. Alcaraz: We're going verbal, please.

Madam Clerk: Yeah, it's the system's not working for me. Mr. Clemons?

Mr. Clemons: Yes.

Madam Clerk: Mr. Coston?

Mr. Coston: Yes.

Madam Clerk: Ms. Estaris?

Ms. Estaris: Yes.

Madam Clerk: Ms. Hippen?

Ms. Hippen: Yes.

Madam Clerk: Mr. Mauch?

Mr. Mauch: Yes.

Madam Clerk: Mr. Parks?

Mr. Parks: Yes.

Madam Clerk: Mr. Plumlee?

Mr. Plumlee: Yes.

Madam Clerk: Vice Chair Cuellar?

Ms. Cuellar: Yes.

Madam Clerk: And Chairman Alcaraz?

Mr. Alcaraz: Yes.

Madam Clerk: By a vote of 11 to 0, agenda item number nine has been recommended for indefinite deferral.

Mr. Alcaraz: Alright, before we move on to the consent, is there any other deferrals? All right, none. So now I'll pass it on to the Vice Chair to do the consent agenda.

Ms. Cuellar: Thank you, Mr. Chairman. Today we have eight items on the consent agenda. These are applications that are recommended for approval by staff and the Planning Commission concurred, and there are no speakers signed up in opposition. We'll begin with item number one, Car Spa, Virginia Beach, LLC. Is there a representative today for this item? Could you please come forward? Welcome.

Mr. Hammons: Good afternoon.

Ms. Cuellar: Could you please state your name for the record?

Mr. Hammons: Brett Hammons.

Ms. Cuellar: Thank you very much, and are all the conditions acceptable to you?

Mr. Hammons: Yes ma'am.

Ms. Cuellar: Great. Thank you. You may be seated. Is there any opposition to this item being placed on the consent agenda? Hearing none, I have asked Commissioner Anderson to read this item into the record.

Mr. Anderson: Okay, thank you. This applicant seeks to amend 1999 conditional use permit approval and expand onsite services to include 22 self-service vacuum stations. Existing services on this 1.71 acre parcel site, zoned B-2 Community Business District include an automated car wash facility, automated service station and an automobile repair garage. With no objections, we have put it on consent.

Ms. Cuellar: Thank you very much. Our next item is application number two for Barbara C. Duff and Hoyt Duff, Virginia Beach AVA RE. Is there a representative here today?

Mr. Bourdon: Thank you, Madam Vice Chair, Chairman, members of the Commission. For the record, Eddie Bourdon, Virginia Beach attorney. I represent Mr. and Mrs. Duff as well as Virginia Beach AVA RE on this street closure application. The four conditions is recommended by staff are acceptable to the applicants and we appreciate was efforts on this and appreciate being on the consent agenda.

Ms. Cuellar: Thank you very much. Is there any opposition to this item being placed on the consent agenda? Hearing none. I've asked Commissioner Anderson to also read this into the record, please.

Mr. Anderson: Okay. Thank you. The applicants are seeking to close a 30-foot wide right-of-way between Virginia Beach Boulevard and interstate 264. As shown on the submitted street closure exhibit. The proposal includes closure of the unnamed and unimproved right-of-way, tolling 6564 square feet and incorporating that land into the adjacent parcels. The applicant intended to redevelop the property with the Motor Vehicle Dealership for low speed vehicles. With no objection, we put this on consent.

Ms. Cuellar: Thank you very much. Application number four and five C the Jems, LLC and Jonathan Properties, LLC. Welcome back.

Mr. Bourdon: Thank you, Ms. Cuellar. Again, for the record, Eddie Bourdon, Virginia Beach Attorney representing both applicants as well as I also have consent from the owner of the industrial park, Ms. Chapel. The application, the modification of proffers is acceptable to both the applicant and Jonathan Properties, the owner of the property. I want to put that in the record and the five conditions as recommended by staff are acceptable to C the Jems, LLC, Mark Sawyer's. The principal is here in

attendance this afternoon and appreciate again was efforts and those on the Commission for putting on the consent agenda. Thank you.

Ms. Cuellar: Thank you very much. Is there any opposition to this item being placed on the consent agenda? Hearing none, I've asked Commissioner Plumlee to read this into the record.

Mr. Plumlee: Yes, thank you. This application is for 2625 Horse Pasture Road, where the applicant seeks to modify proffers to amend subsection G from 2004 to allow for vehicular parking outdoor storage to be located. The remaining part of the parcel will remain subject to the aforementioned proffers. The applicant also seeks a conditional use permit to construct an operated toe and pound lot for motor vehicles classified as a bulk storage yard in our zoning ordinance. Because of the excellent work of the council for the applicant, the applicant and our wonderful planning staff. There have been no objections to this application and therefore it's suitable for the consent agenda.

Ms. Cuellar: Thank you very much. Application number six Wade Bell. Mr. Bell here today?

Mr. Bell: Good afternoon.

Ms. Cuellar: Could you please state your name for the record?

Mr. Bell: Wade Bell.

Ms. Cuellar: Thank you, and are the conditions acceptable to you?

Mr. Bell: Yes, ma'am, it is.

Ms. Cuellar: Thank you very much. You may be seated.

Mr. Bell: Thank you.

Ms. Cuellar: Is there any opposition to this item being placed on the consent agenda? Hearing none, I have asked Commissioner Clemons to read this item into the record.

Mr. Clemons: Thank you. This request was deferred on December 13th, 2023, Planning Commission public hearing to allow the applicant and the adjoining western property owner to discuss the potential of an alternative subdivision layout that would provide access to the western parcel. Staff has since been informed that the adjoining property owner will pursue alternative methods for access to their site. The applicant seeks to reduce and reconfigure four lots that were improperly created by deed between 1955 and 1974 into three lots. All four existing lots of substandard with regard to the dimensional requirements for the property zone AG-2 agricultural district. As the lots were deeded after the adoption of the Princess Anne County, subdivision ordinance in 1953, which required lots to be subdivided by recorded plat, a subdivision variance is required. While the proposed three lots will remain substandard in lot area, lot width, street line frontage, and side setback for properties AG-2, the proposed reconfiguration of these lots will improve the degree of nonconformity. Based on these considerations, staff recommended the approval of the request and the commission relegated this to the consent agenda.

Ms. Cuellar: Thank you very much. Applicant number seven, Evergreen Virginia, LLC. Welcome.

Mr. Garrington: Good afternoon. Thank you, Mr. Chairman. Ladies and gentlemen of the Planning Commission, for the record, Billy Garrington on behalf of the applicant, the applicant in this case is Evergreen Virginia, LLC, which is the checkered flag portion on 2865 Virginia Beach Boulevard. Street closure request has five conditions in the staff report. We're in total agreement with those five conditions and we appreciate you putting this on consent and we appreciate Marchelle Coleman and all her wonderful help that she always does and we just wanted to thank her for that.

Ms. Cuellar: Well, thank you very much. Is there any opposition to this item being placed on the consent agenda? Hearing none, I've asked Commissioner Parks to read this item into the record.

Mr. Parks: Thank you. The applicant is requesting to close a portion of North Lynnhaven Road south of Virginia Beach Boulevard as shown on the submitted street closure application. It's a total of 2,800 square feet of North Lynnhaven Road is proposed to be closed and incorporated into the adjacent commercial lot east of the property. Knowing there's no

opposition or hearing any outreach and based on staff's recommendation, this is appropriate for the consent agenda.

Ms. Cuellar: Thank you very much. Application number 10, Anna Jean Salon and Boutique, LLC. Hello.

Mr. Carr: Good afternoon.

Ms. Cuellar: Could you please state your name for the record?

Mr. Carr: Michael Carr.

Ms. Cuellar: And are the conditions acceptable to you for this application?

Mr. Carr: Yes, ma'am.

Ms. Cuellar: Thank you very much. You may be seated.

Mr. Carr: Thank you.

Ms. Cuellar: Is there any opposition to this item being placed on the consent agenda? Hearing none, I have asked Commissioner Coston to read this item into the record.

Mr. Coston: Thank you. This applicant is requesting a conditional use permit to operate a tattoo parlor, specifically for the application of permanent makeup known as microblading, within an existing beauty salon in the Bayside Crossing Shopping Center. Shopping center is located along Independence Boulevard on property zone B-2, Community Business District. According to the applicant, one additional employee is anticipated. No exterior changes to the building are proposed. We have taking the advice of staff and concurred and therefore, we placed it on the consent agenda.

Ms. Cuellar: Thank you very much. Application number 11, City of Virginia Beach. We don't have a representative here today, but knowing that there's no opposition to this item, and it's going to be placed on the consent agenda, I've asked Commissioner Estaris to read this item into the record.

Ms. Estaris: Thank you. The applicant is requesting rezoning the property at 4549 Revere Drive from R-7.5 Residential to P-1 Preservation. This parcel was previously owned by the Salem Woods Civic Association. For financial reasons, the neighborhood dedicated to the park, the park to the City of Virginia Beach. As indicated in the deed of dedication, a conveyance was made conditionally that the city would rezone the parcel to P-1 preservation within two years of the date of the deed. City of Virginia Beach missed the original deadline, but the Civic Association was willing to provide the city with an additional two years to complete the agreement. The applicant intends to continue utilizing the space as a neighborhood park. In the staff's opinion, the rezoning the site to P-1 is complimentary to the area, as existing use of the site will not change. Instead, the proposed zoning district will allow the natural area to be protected and improved while enhancing the community. With the planning staff's recommendation for approval and with no opposition and no objection, the Planning Commission moves forward to place this on the consent agenda.

Ms. Cuellar: Thank you very much. Mr. Chairman that was our last item on the consent agenda, I'd like to review that the Planning Commission places the following applications on the consent agenda. Items number 1, 2, 4 and 5, 6, 7, 10 and 11.

Mr. Alcaraz: Thank you. Do I have a motion to approve as stated by the Vice Chair? Well let her make a motion then I'll take Mr. Clemons.

Ms. Cuellar: I move that these items be approved by consent.

Mr. Alcaraz: Alright and second by Mr. Clemons, it's your day.

Madam Clerk: We're going to go ahead and do a verbal vote again since the system isn't working. Mr. Anderson?

Mr. Anderson: Yes.

Madam Clerk: Ms. Byler?

Ms. Byler: Yes.

Madam Clerk: Mr. Clemons?

Mr. Clemons: Yes.

Madam Clerk: Mr. Coston?

Mr. Coston: Yes.

Madam Clerk: Mrs. Estaris?

Ms. Estaris: Yes.

Madam Clerk: Ms. Hippen?

Ms. Hippen: Yes.

Madam Clerk: Mr. Mauch?

Mr. Mauch: Yes.

Madam Clerk: Mr. Parks?

Mr. Parks: Yes.

Madam Clerk: Mr. Plumlee?

Mr. Plumlee: Yes.

Madam Clerk: Vice Chair Cuellar?

Ms. Cuellar: Yes.

Madam Clerk: And Chairman Alcaraz?

Mr. Alcaraz: Yes.

Madam Clerk: By a vote of 11 to 0, items 1, 2, 4 and 5, 6, 7, 10, and 11 have been recommended for approval.

Mr. Alcaraz: Thank you. Those that have consent agenda please reach out to your planning representative to get your date for City Council. Thank you for

coming. Our next order of business is the regular business for the regular agenda. If you may read who's next.

Madam Clerk: Agenda item number eight, Lab Commercial Kitchen, LLC is a conditional use permit for our bulk storage yard for 405 South Witchduck Road.

Mr. Alcaraz: Please come forward. So if you can just state your name and then tell us what you're asking for? So we can.

Mr. Mariano: Good afternoon. My name is Gilbert Mariano. I'm here on behalf of the Lab Commercial Kitchen and what was the other question? I'm sorry.

Mr. Alcaraz: Anything you'd like to tell us.

Mr. Mariano: So about three years ago, me and my brother, we created the Lab Commercial Kitchen for us to use, not knowing that it would be this big as it is now. We currently have 40 people that work out of our -- 40 small businesses that work out of our kitchen, 20 of them are the food trucks. A lot of them are women owned, minority owned, and veteran owned and we are here just trying to get this permit to allow these food trucks to stay there and move forward. We're here just to see what you guys need us to do and to get approved to put up either a fence or the shrubbery that you guys need, but yeah, we're here on behalf of all the businesses that we have at our kitchen to kind of get this to move forward and pretty much set everything straight and get everything that needs to be done.

Mr. Alcaraz: What we've asked is Mr. Anderson move forward with you on talking about what might need be needed? So go ahead.

Mr. Anderson: Okay. First of all, I'll just I'll read. Yeah, the background a little bit first. As you said this applicant at 405 South Witchduck Road is asking for a conditional use permit on bulk storage yard to allow storage of food trucks and trailers in the parking lot, 33,000 square foot parcel zoned B-2 Community Business District. This application was submitted in response to a notice of violation sent to the applicant on July 30th of 2023 that stated storage of food trucks and trailers requires a conditional use permit for a bulk storage yard. The parcel is located in the historic Kempsville District Overlay. So, you know, you guys have come to the meeting of the Kempsville Historic CAC and we've discussed and what we,

commissioners and with CAC's approval, I'll read to you what we have wanting to propose on the conditions with your approval. So I'm recommending approval of this item with the modifications of conditions one to propose evergreens to start approximately at the existing brick wall towards Witchduck Road and instead of a fence.

Mr. Mariano: Okay.

Mr. Anderson: The proposed fence six foot tall fence will stay in the conditions on the back of the property with a return to the start of the brick wall, approximately 30 feet, just depends on where that location is.

Mr. Mariano: Okay, absolutely.

Mr. Anderson: That should do everything that we have looked at and we want to, you know, work with you guys on what type of evergreens and with parks and rec on what work for that coverage.

Mr. Mariano: Okay. We appreciate that.

Mr. Anderson: We want to make sure that you guys were okay with that change.

Mr. Mariano: Whatever you need, we'll do it just to move forward. Again, a lot of people are counting on us to make sure that we keep this place open. So again, whatever you need, we will do. We just need the proper guidelines or the standards on what you guys would like.

Mr. Alcaraz: So you've accepted his recommendations. Is there any other comments? None. Mr. Anderson, if I can get a motion with what you just stated, we'll get a second and we'll move forward.

Mr. Plumlee: If I could interrupt you, Mr. Chairman, I just wanted to, the only question I had remaining was about the parking for the trucks, the trailers and then you need a remaining nine spaces for that loading area and then you have passenger vehicles. How many total parking spaces?

Mr. Mariano: So for the food trucks, we have 20 and then in the front, I believe we have the -- I think its 10 and the loading zone is only when they park their food truck or their trailer. It's not--

Mr. Plumlee: So that's like a temporary use of that nine spaces. Okay, because I didn't believe that there were that many spaces. I just want to clarify that point. Okay. Alright. Thank you, that's it.

Mr. Anderson: Should we explain the conditions about, you know, from the complaint of what the Lab Kitchen is having to abide by other than, you know, with the other conditions because we didn't -- I mean conditions I didn't read. It was the other conditions.

Mr. Alcaraz: The conditions are stated. We're going to keep those.

Mr. Anderson: Okay. Right.

Mr. Alcaraz: You just state the changes, your modification.

Mr. Anderson: My modification. Okay.

Mr. Alcaraz: We need to hear. Yeah.

Mr. Anderson: So it's in addition to all the conditions which they're accepting and you acknowledge acceptance of all these conditions.

Mr. Alcaraz: So I have a motion?

Mr. Anderson: I move to approve a recommended approval of this item for modifications for the fence to be changed on the park side of the property for evergreens from the brick wall to Witchduck Road.

Mr. Mariano: Yeah, that's all right.

Mr. Alcaraz: I got a motion by Mr. Anderson.

Madam Clerk: One second. Did you need to clarify the height of the fence?

Mr. Anderson: No, because we're not changing it. That's what's in the right?

Madam Clerk: Okay, so we're not going to eight?

Mr. Anderson: We are not.

Madam Clerk: Okay.

Ms. Hippen: Second.

Mr. Alcaraz: I have a motion with a modification by Mr. Anderson, a second by Ms. Hippen. Is there any abstentions? I think you need to make a statement, please.

Ms. Estaris: I Naomi Estaris abstaining from this agenda item.

Mr. Alcaraz: Thank you.

Madam Clerk: Letters on file.

Mr. Alcaraz: Letters on file, okay for the record. Alright. We're going to vote.

Madam Clerk: Yep. We're going to go down to Mr. Anderson?

Mr. Anderson: Yes.

Madam Clerk: Ms. Byler?

Ms. Byler: Yes.

Madam Clerk: Mr. Clemons?

Mr. Clemons: Yes.

Madam Clerk: Mr. Coston?

Mr. Coston: Yes.

Madam Clerk: Ms. Hippen?

Ms. Hippen: Yes.

Madam Clerk: Mr. Mauch?

Mr. Mauch: Yes.

Madam Clerk: Mr. Parks?

Mr. Parks: Yes.

Madam Clerk: Mr. Plumlee?

Mr. Plumlee: Yes.

Madam Clerk: Vice Chair Cuellar?

Ms. Cuellar: Yes.

Madam Clerk: And Chairman Alcaraz?

Mr. Alcaraz: Yes.

Madam Clerk: By a vote of 10 to 0 with one abstention agenda item number eight has been recommended for approval.

Mr. Alcaraz: Congrats, sir. Now you just get with the staff, see when you'll be in City Council agenda.

Mr. Mariano: Thank you again.

Mr. Alcaraz: Thank you. Before we adjourn, I think we need to thank Mr. Clemons for four years of his service here. We do appreciate it. I think Ms. Cuellar has something to say and anybody else, please jump in.

Ms. Cuellar: Yes. So today, Mr. Clemons term does expire, and we'd like to say a few words before we officially invite him back in February for a more formal presentation, you know, Michael, I was really fortunate to be your seat mate for many months, and so we found our way together when it came to the new voting procedures and the ways of Planning Commission and I find you to be a dedicated public servant, and I'm grateful for your friendship. I'm here on the Commission, but for your insight and your strategic thinking when it comes to reviewing our applications, and in particular, I had the opportunity to meet your wife and so we certainly owe her an extension of thanks' your home family and your ODU family for sharing your time and your talent with us. So we will miss you, but I would like to think that you know where to find us every Wednesday and there

will be many applications if you'd like to also take a view on or share your thoughts with the Commission, and so thank you very much for your service.

Mr. Alcaraz: Anybody else like to say anything? No. If I can ask everyone to stand and shake their hand. All right, we're adjourned. Thank you.

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