



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 4-SA-23-C  
4-B-23-DP

**AGENDA ITEM #:** 36  
**AGENDA DATE:** 4/13/2023

▶ **SUBDIVISION:** THE PRESERVE AT HINES BRANCH CREEK

▶ **APPLICANT/DEVELOPER:** ZENITH HOMES / RANDY GUIGNARD

**OWNER(S):** Café International LLC

**TAX IDENTIFICATION:** 48 070 [View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 3009 RIFLE RANGE DR

▶ **LOCATION:** North side of Rifle Range Drive, east of Magnum Lane

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.523 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Attached and detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** This is a residential area comprised of detached single family homes, multifamily homes and mobile home neighborhoods. The forested slopes of Black Oak Ridge are to the south and Hines Branch are to the north.

▶ **NUMBER OF LOTS:** 32

**SURVEYOR/ENGINEER:** David Harbin; Batson, Himes, Norvell and Poe

**ACCESSIBILITY:** Access is via Rifle Range Drive, a minor arterial with a 20-ft pavement width within a 50-65-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
1. Reduce the minimum intersection separation from 400 ft to 372 ft between the centerlines of Postmaster Lane and Magnum Lane

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

None

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

\*\* See attached variance and alternative design request form

## STAFF RECOMMENDATION:

▶ Approve requested variance based on the justification provided by the applicant and the

**recommendations of Knox County Engineering and Public Works.**

**Approve the Concept Plan subject to 6 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing a 50 ft right-of-way connection to the adjacent property to the west to allow for a future public or private road connection (3003 Rifle Range Drive, parcel 048 07001). The location of this right-of-way connection will be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
- 4) Certifying that the required sight distance is available at the Rifle Range Drive access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. The sight distance shall be certified using design grades at the entrance before grading permits are issued for the site.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.

► **Approve the development plan for a 32-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

**COMMENTS:**

This proposal is for a 27-lot lot subdivision, with 24 lots for attached houses and 3 lots for detached houses, including the existing house that will remain. The subject property is 6.523 acres and was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-N-22-RZ). The proposed density is 4.14 du/ac.

The Postmaster Lane access point to Rifle Range Drive is near the crest of a hill. The required 300 feet of sight distance must be certified during the design plan phase. If the access location has to be shifted to obtain sight distance, a new Concept Plan approval may be required if it results in significant changes to the subdivision layout or new variances that cannot be approved as part of a final plat.

The Postmaster Lane connection to Rifle Range Drive requires one variance to reduce the intersection separation from 400 ft to 372 ft. Staff is recommending approval of the intersection separation variance because the location of the proposed access point provides for the greatest sight distance looking to the west along Rifle Range Drive.

Staff is recommending a 50-ft right-of-way connection be provided for the property to the west (3003 Rifle Range Drive, parcel 048 07001). This right-of-way connection is provided in the northeast corner of 3003 Rifle Range Drive. Because of the crest vertical curve in Rifle Range Drive, it is beneficial to as few road and driveway connections in this area as possible.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows attached and detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.9 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback along

the eastern boundary, which is adjacent to a mobile home park in the RB (General Residential) zone. There is a vegetated drainage area between the mobile homes and the subject property.

## 2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The required stream buffers are provided for Hines Branch on the north side of the property.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures to the east and the vegetated drainage area that is predominantly located on the adjacent property.
- c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for 31 attached and 1 detached house. The mix of house sizes and price points are to be determined by the developer.

## 3) NORTH COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 4.9 du/ac.

## 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 348 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).

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## *Requested Variances & Alternative Design Standards*

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### 4-SA-23-C / 4-B-23-DP– THE PRESERVE AT HINES BRANCH

#### **VARIANCES**

1. Reduce the minimum intersection separation from 400 ft to 372 ft between the centerlines of Postmaster Lane and Magnum Lane.

#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. None

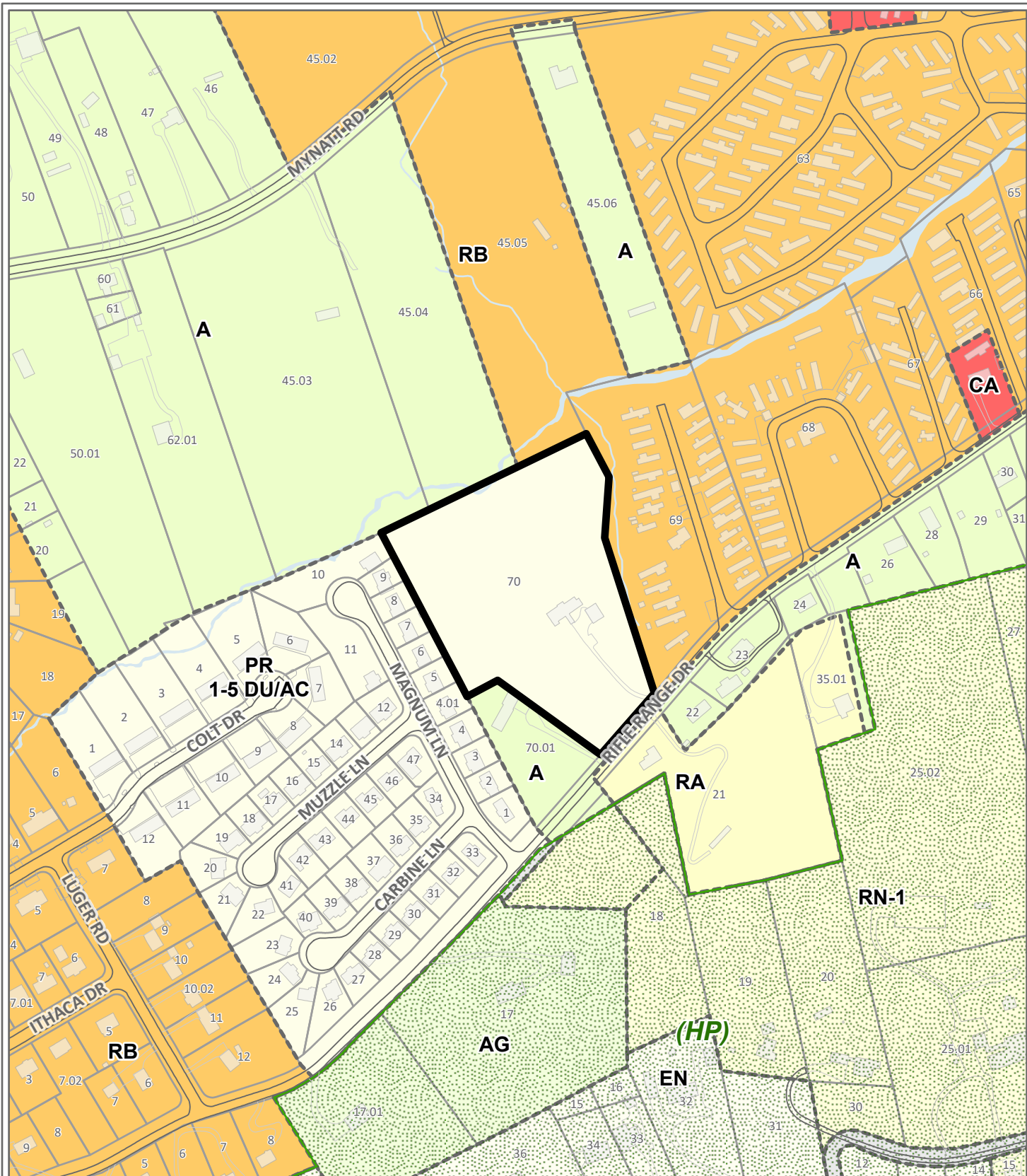
#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Increase the maximum intersection grade from 1 to 3 percent on Postmaster Lane at the Rifle Range Drive intersection.
2. Reduce the minimum intersection right-of-way radius from 25 ft to 10 ft on the southwest side of the Postmaster Lane and Rifle Range Drive intersection.

#### **KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:**

Approves variances and ADS as requested since they will not create unsafe conditions.

Steve Elliott 4/5/2023



**CONCEPT PLAN / DEVELOPMENT PLAN**

**4-SA-23-C / 4-B-23-DP**

**Petitioner:** Zenith Homes / Randy Guignard



Attached and detached residential subdivision in PR (Planned Residential)

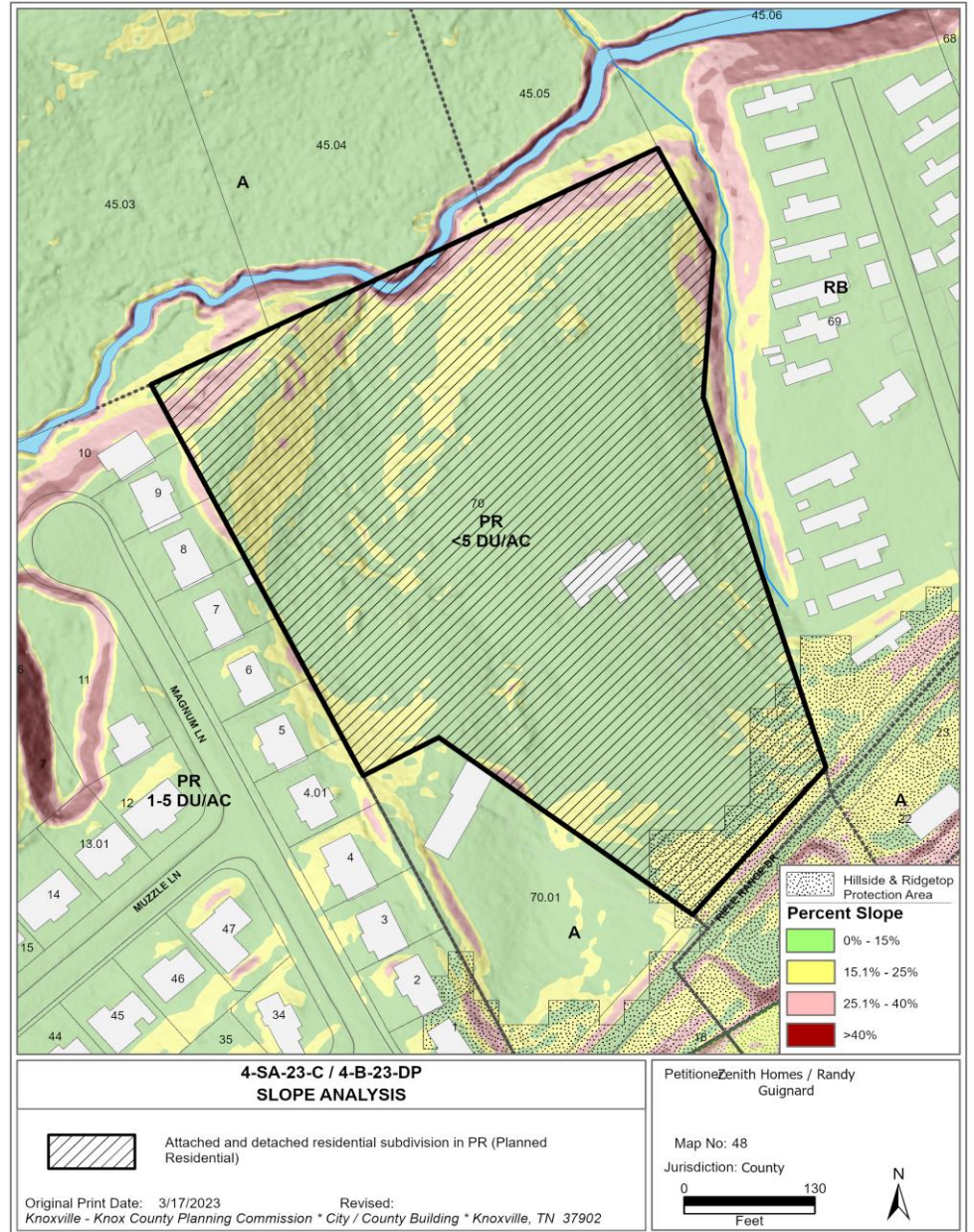
**Original Print Date:** 4/4/2023  
 Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

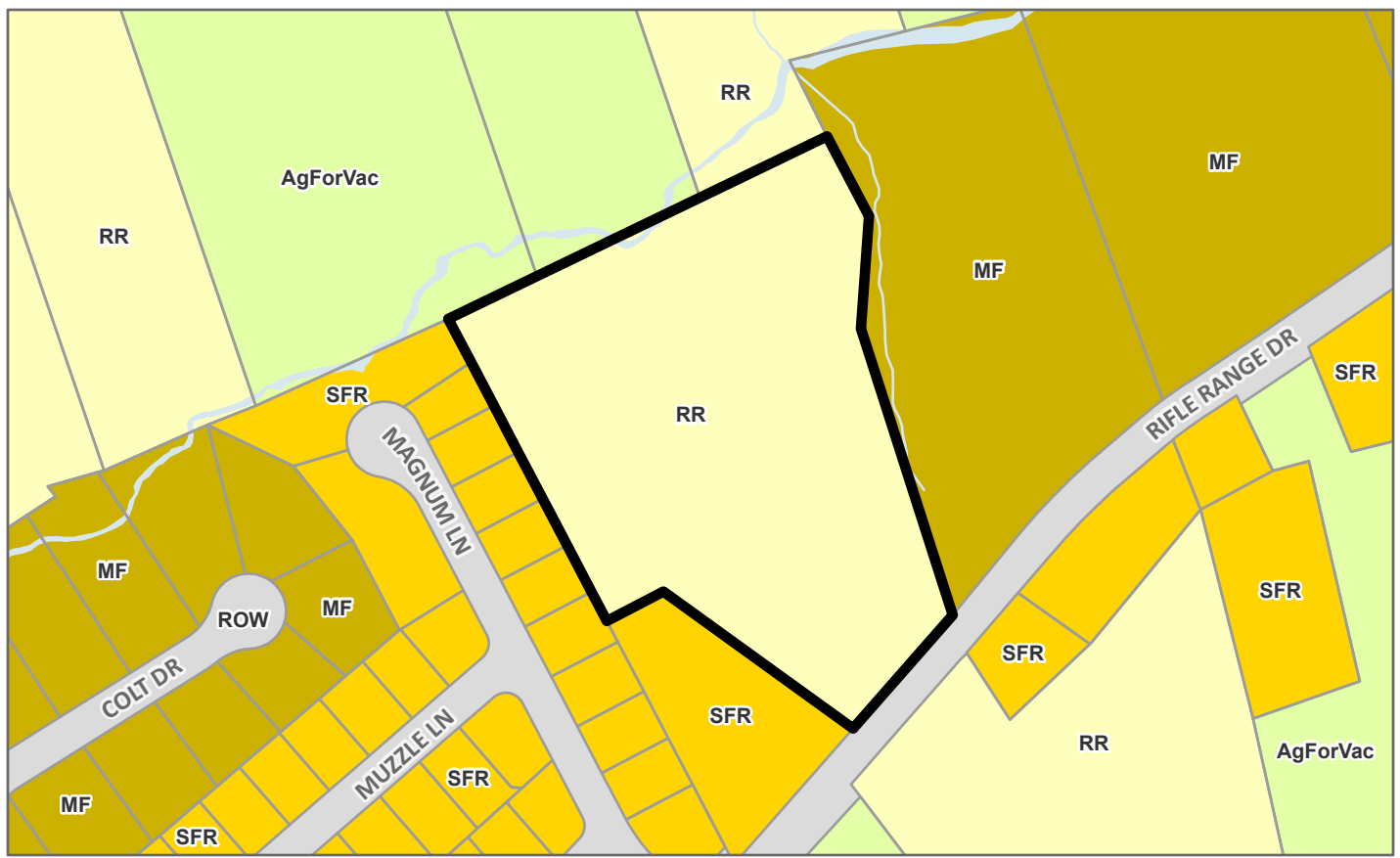
**Map No:** 48  
**Jurisdiction:** County

0 340  
 Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>6.75</b>		
Non-Hillside	6.42	N/A	
0-15% Slope	0.11	100%	0.11
15-25% Slope	0.21	50%	0.11
25-40% Slope	0.00	20%	0.0001
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	0.33	Recommended disturbance budget within HP Area (acres)	<b>0.22</b>
		Percent of HP Area	<b>0.67</b>





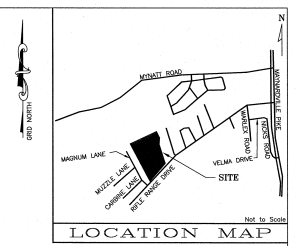
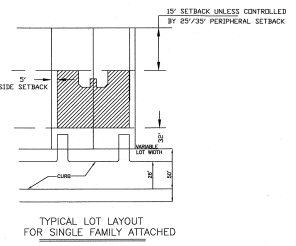
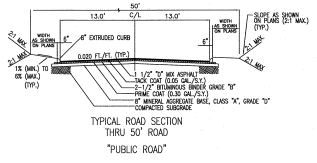
**Existing Land Use and Aerial Maps**

**4-SA-23-C / 4-B-23-DP**

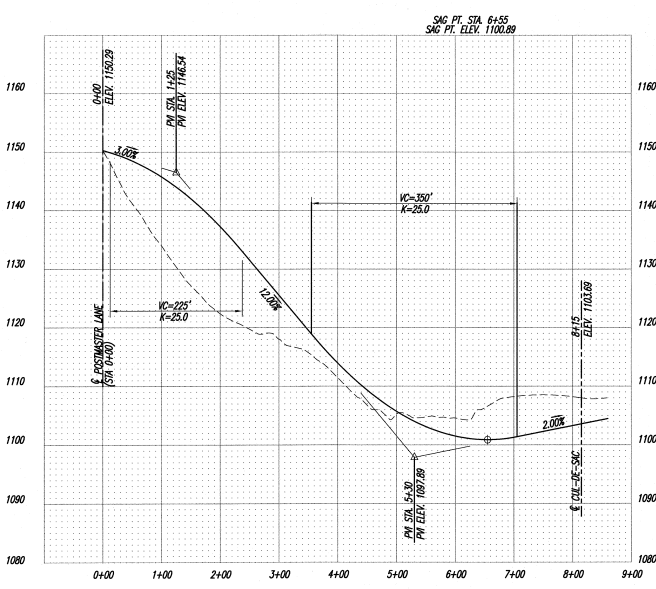


Case boundary





- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE UTILITY AND COLLECTION BASINMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 12" UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 6.523 ACRES SUBDIVIDED INTO 32 SINGLE FAMILY LOTS AND 2 COMMON AREAS.
  - THIS PROPERTY IS ZONED FR.
  - ALL ROAD PROFILES ARE BASED ON LEAD CONTOURS.
  - UTILITIES: WATER: HILLSDALE POWELL UTILITY DISTRICT  
SEWER: HILLSDALE POWELL UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 20'  
REAR- 15'  
SIDE- 5' (UNLESS CONTROLLED BY A 25'/25' PERIPHERAL SETBACK)
  - A 25 FOOT PERIPHERAL SETBACK WAS APPROVED ALONG THE EASTERN PROPERTY LINE. THE ADJOINING PROPERTY IS ZONED FR.
  - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ROADWAY COUNCIL AT AN INTERSECTION FROM 1/8 TO 3/8 (3/8, 6/4 TO 1/2 TO 5/8) (4/8) (POSTMASTER LANE).
  - 300 FEET OF SIGHT DISTANCE WILL BE CERTIFIED AT THE INTERSECTION OF POSTMASTER LANE AND RIFLE RANGE ROAD.
  - VARiances REQUESTED:  
INTERSECTION SEPARATION FROM 400FT TO 375FT BETWEEN POSTMASTER LANE AND WINDHAM LANE.



DAVID B. HARRIS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
NO. 12185  
3-27-23

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DIMENSIONS, DIMENSIONS AND DIMENSIONS CONTROL TO THE BEST OF MY KNOWLEDGE, SKILL AND EXPERIENCE. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES AND I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES AND I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES.

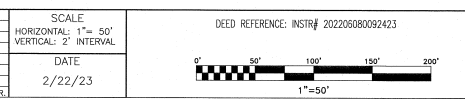
David B. Harris  
PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. 101265 DATE: 3-27-23

4-SA-23-C/4-B-23-DP Revised: 3/27/2023

DEVELOPER:  
ZENTH HOMES  
C/O RANDY GUIGNARD  
5408 FOUNTAIN GATE ROAD  
KNOXVILLE, TN 37918  
(865)244-8506

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4354 PAPERHILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-4472  
FAX: (865) 588-8473  
email: bhn@bnp.com

DESIGNED	DBH	DATE	REVISION	APPROVED	DATE	REVISION	APPROVED
DRAWN	KPW						
CHECKED	DBH	1/3/27/23	REVISED PER PLANNING COMMENTS				



CONCEPT & DEVELOPMENT PLAN FOR  
THE PRESERVE AT HINES BRANCH  
CREEK  
TAX MAP 48 PARCEL 70  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25434-CP  
SHEET 1 OF 1 SHEET(S)  
0:25434:25434-C2:005





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Zenith Homes / Randy Guignard**

Applicant Name

Affiliation

**2/23/2023**

Date Filed

**4/13/2023**

Meeting Date (if applicable)

**4-SA-23-C / 4-B-23-DP**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**David Harbin; Batson, Himes, Norvell and Poe**

Name / Company

**4334 Papermill Dr. Dr. Knoxville TN 37909**

Address

**865-588-6472 / harbin@bhn-p.com**

Phone / Email

## CURRENT PROPERTY INFO

**Café International LLC**

Owner Name (if different)

**5408 Fountain Gate Rd Knoxville TN 37918**

Owner Address

**865-244-8050**

Owner Phone / Email

**3009 RIFLE RANGE DR**

Property Address

**48 070**

Parcel ID

**6.523 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District, Knoxville**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Rifle Range Drive, east of Magnum Lane**

General Location

City **Commission District 7 PR (Planned Residential)**

County District

Zoning District

**Rural Residential**

Existing Land Use

**North County**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Attached and detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>The Preserve at Hines Branch Creek</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>32</b> Total Number of Lots Created
Additional Information _____	
<input checked="" type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
Proposed Zoning		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,350.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Zenith Homes / Randy Guignard</b>	<b>2/23/2023</b>
Applicant Signature    Please Print	Date

Phone / Email

<b>Café International LLC</b>	<b>2/23/2023</b>
Property Owner Signature    Please Print	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

ZEUITH HOMES / RANDY GUIGNARD

Applicant Name

Affiliation

2/22/23

Date Filed

Meeting Date (if applicable)

File Number(s)

4-SA-23-C / 4-B-23-DP

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN

Name

BATSON Himes Llovel + Poe

Company

4334 Papermill Dr Knoxville TN 37909

Address

City

State

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

### CURRENT PROPERTY INFO

5408 Fountain Gate Road  
Knoxville, TN 37918

865-244-8050

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3009 Rifle Range Dr.

Property Address

048 070

Parcel ID

HDPS

Sewer Provider

HDPS

Water Provider

NO

Septic (Y/N)

### STAFF USE ONLY

North side of Rifle Range Drive, east of Magnum Lane

6.523 acres

General Location

Tract Size

City  County

7th  
District

PR (Planned Residential)  
Zoning District

Rural residential  
Existing Land Use

North County

Planning Sector

LDR & HP

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) Attached and detached residential subdivision

Related City Permit Number(s)

**SUBDIVISION REQUEST**

The Preserve at Hines Branch Creek

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel   32

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change   Proposed Zoning

Plan Amendment Change   Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY**

**PLAT TYPE**

Staff Review    Planning Commission

**ATTACHMENTS**

Property Owners / Option Holders    Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1		Total
0102	Concept Plan	<b>\$1,350</b>
Fee 2		
Fee 3		

MR

**AUTHORIZATION**

David Harbin  
Applicant Signature

DAVID HARBIN  
Please Print

2/22/23  
Date

905-568-6472  
Phone Number

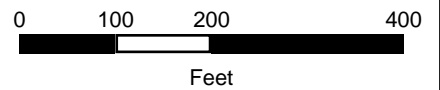
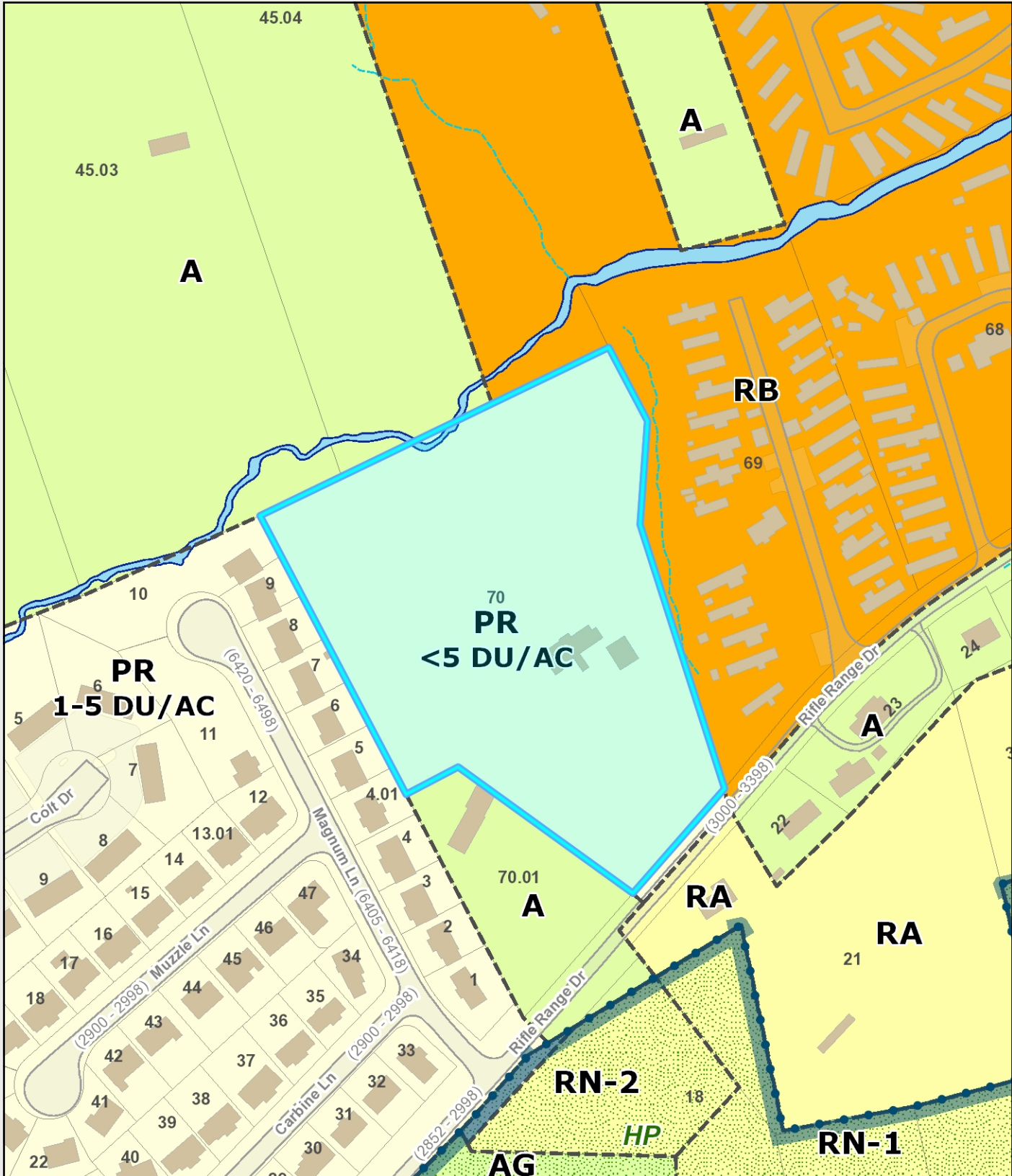
harbin@bhn-p.com  
Email

\* on rezoning  
B-5C-22-C / B-4-22-PP  
Property Owner Signature

Randy Guignard  
Please Print

2/22/23  
Date

*I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.*

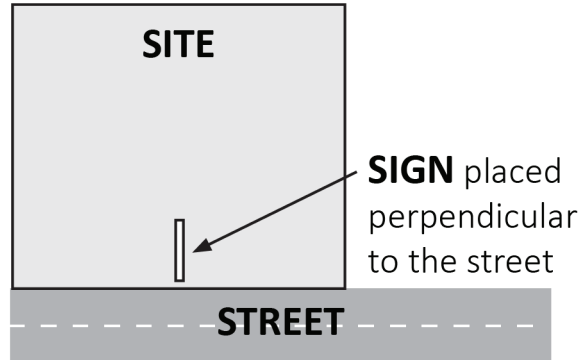


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ March 31, 2023 \_\_\_\_\_ and \_\_\_\_\_ April 14, 2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Randy Guignard

Date: 2/23/2023

File Number: 4-SA-23-C / 4-B-23-DP

- Sign posted by Staff
- Sign posted by Applicant