



PLAN AMENDMENT REPORT

► **FILE #:** 8-C-24-PA

AGENDA ITEM #: 23

AGENDA DATE: 8/8/2024

► **APPLICANT:** JOHN GARGIS
OWNER(S): John W. Gargis

TAX ID NUMBER: 67 09601

[View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 7218 LARKSPUR LN

► **LOCATION:** South side of Powell Dr, north of Clinton Hwy

► **APPX. SIZE OF TRACT:** 3.03 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Current access is via Larkspur Ln, a local street with 13 ft of pavement width within 94 ft of right-of-way. County Commission placed a condition on the CA rezoning in May 2024 that access only be via Powell Dr, a major arterial street with 60 ft of pavement width within a right-of-way of 88 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** SMR (Suburban Mixed Residential), SP (Stream Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION:** CMU (Corridor Mixed-use), SP (Stream Protection)

► **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION: No, this is not an extension. The tip of the flag stem touches CMU, but it does not abut a parcel line and the SMR place type is located between this parcel and the CMU.

HISTORY OF REQUESTS: This was rezoned to CA (General Business), subject to two conditions: 1) Access only via Powell Rd; 2) Type A Landscape screen on rear of parcel (4-K-24-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Agriculture/forestry/vacant land - SMR (Suburban Mixed Residential), SP (Stream Protection)

South: Commerical, agriculture/forestry/vacant land - SMR (Suburban Mixed Residential), CMU (Corridor Mixed-use), SP (Stream Protection)

East: Multifamily residential, single family residential - SMR (Suburban Mixed Residential), SP (Stream Protection)

West: Agriculture/forestry/vacant land - SR (Suburban Mixed Residential), SP (Stream Protection)

NEIGHBORHOOD CONTEXT

This property has frontage on Powell Dr just off of Clinton Hwy, a major commercial corridor. Beaver Creek is to the north of Powell Dr, which remains mostly undeveloped because of the floodway. The southside of Powell Dr is a mix of uses, including a mobile home park to the east, single family subdivisions and office, industrial and commercial uses.

STAFF RECOMMENDATION:

- **Deny the CMU (Corridor Mixed-use) place type because it is not compatible with surrounding development and does not meet the criteria for a plan amendment. The SP (Stream Protection) area will be retained.**

COMMENTS:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. As noted in the Comprehensive Plan, the existing conditions of the areas include the Beaver Creek Water Trail, which roughly parallels Powell Dr, a state scenic highway. There is ADA boat dock with kayak put-in behind Powell High School just one mile north. The 44-mile trail runs from Halls to Melton Hill in Hardin Valley and is a popular spot for paddling. Near term (2024-2028) capital projects include the Beaver Creek West Greenway, which would connect to the existing greenway at Powell Station Park and Powell High School alongside Beaver Creek to Powell Community Center.
2. There is no error or omission in the plan. CMU was intentionally placed on Clinton Hwy as it is an existing commercial corridor. CMU primary uses are commercial and office. The SMR place type was chosen for this section of Powell Dr to acknowledge the existing development pattern and encourage more residential uses with connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas. The primary uses listed for SMR are single family and attached residential. SMR does allow commercial uses as secondary, but the intent is for small-scale commercial uses that could be supported by CN or OB zoning since those are the zones that can be considered in the SMU place type. SMR is appropriate given it is adjacent to the existing small scale residential development along this scenic designated highway and recreational area.

OR, IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC):

1. This property was denied the CA rezoning request (4-K-24-RZ) at Planning Commission in April 2024 because it would allow more intense commercial encroachment into a residential area. Subsequently, the application was appealed to County Commission in May and the property was rezoned to CA subject to two conditions, 1) access could only be provided via Powell Dr and 2) Type A landscape screen along the rear.
2. While there have been some changes in the area (Food City rezoning and development fronting Clinton Highway and the construction of Powell Drive), Planning does not believe these changes warrant consideration of a plan amendment to the CMU place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property has frontage on Powell Dr, a major arterial, but currently only has access on Larkspur Ln, a local road off Clinton Hwy. TDOT has reported sight distance issues on the west-bound approach to the area. If TDOT was to grant access to Powell Dr from this location, the access would have to be right in-right out with a concrete island and have a channelized median with delineators to prevent left turns. Access to a parcel cannot legally be denied, so if TDOT cannot grant access to safety concerns with sight distance, the applicant may need to seek access from Larkspur Lane. This would require another rezoning to remove the condition for access on Powell Drive.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data or trends that warrant a change to the newly adopted plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The extension of the CMU place type onto Powell Dr is not consistent with Implementation 7.4 and 20.2, which encourages higher development standards along scenic corridors and encourages neighborhood scale development near parks and greenways. CMU's primary use is commercial and extending commercial uses may encourage unwanted more intensive development along a scenic highway and community conservation area.
2. The CA zoning with the conditions to provide access off of Powell Dr and landscaping screening along the rear of the property is somewhat consistent with the SMR place type. The intent of SMR is to provide a mix of housing types with opportunities for limited, service-based commercial businesses. It is, however, to be located on or near collector roads. The uses permitted as uses on reviews in the CA zone are higher intensity developments, which are inconsistent with Implementation Policy 2, ensure that development is sensitive to existing community character.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/16/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



Request to Postpone • Table • Withdraw

John Gargis

8-2-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

8-8-2024

Scheduled Meeting Date

8-C-24-PA

File Number(s)

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Staff Signature

Whitney Warner

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

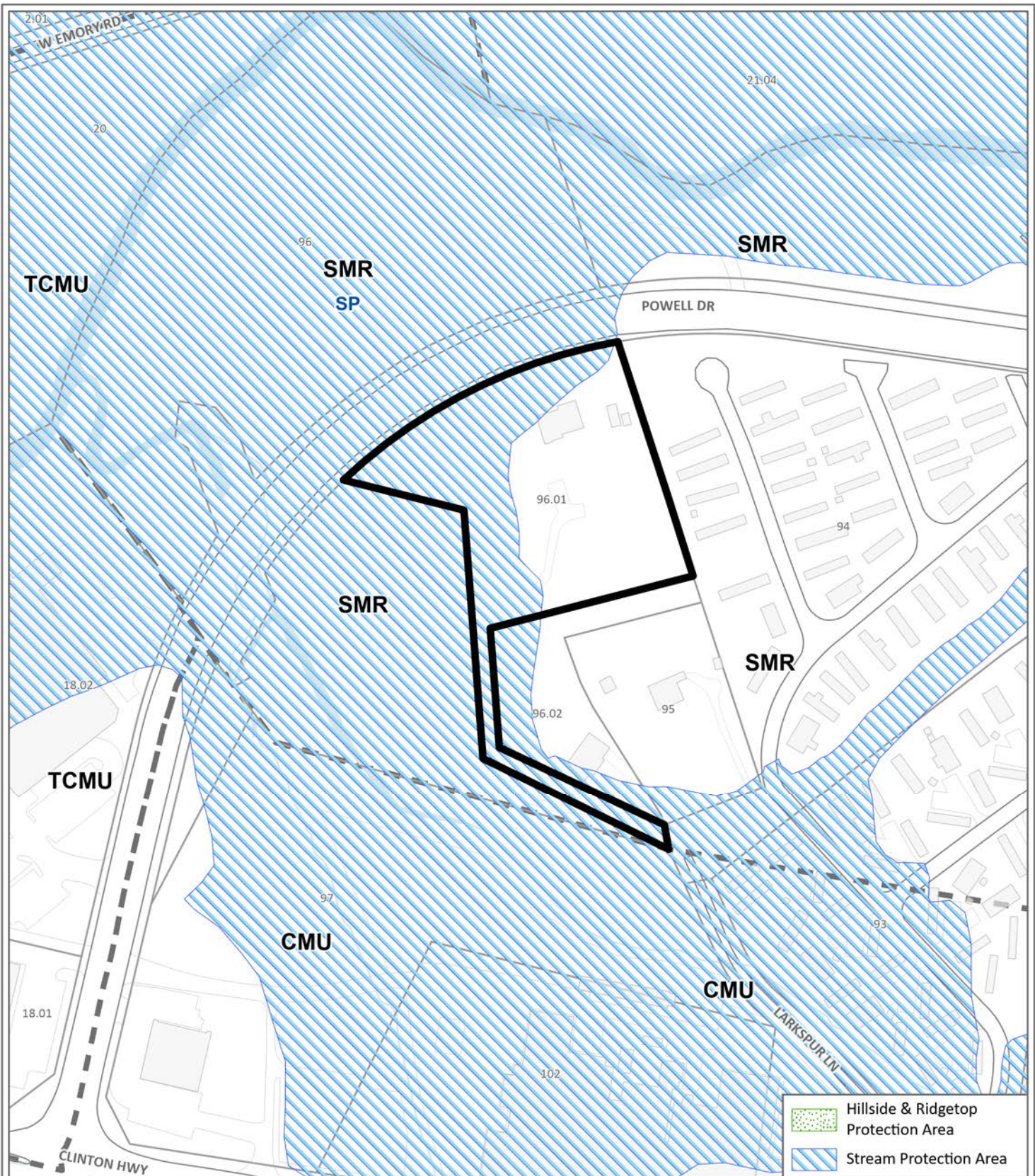
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**8-C-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

Petitioner: John Gargis



From: SMR (Suburban Mixed Residential), SP (Stream Protection)
To: CMU (Corridor Mixed-use), SP (Stream Protection)

Map No: 67

Jurisdiction: County

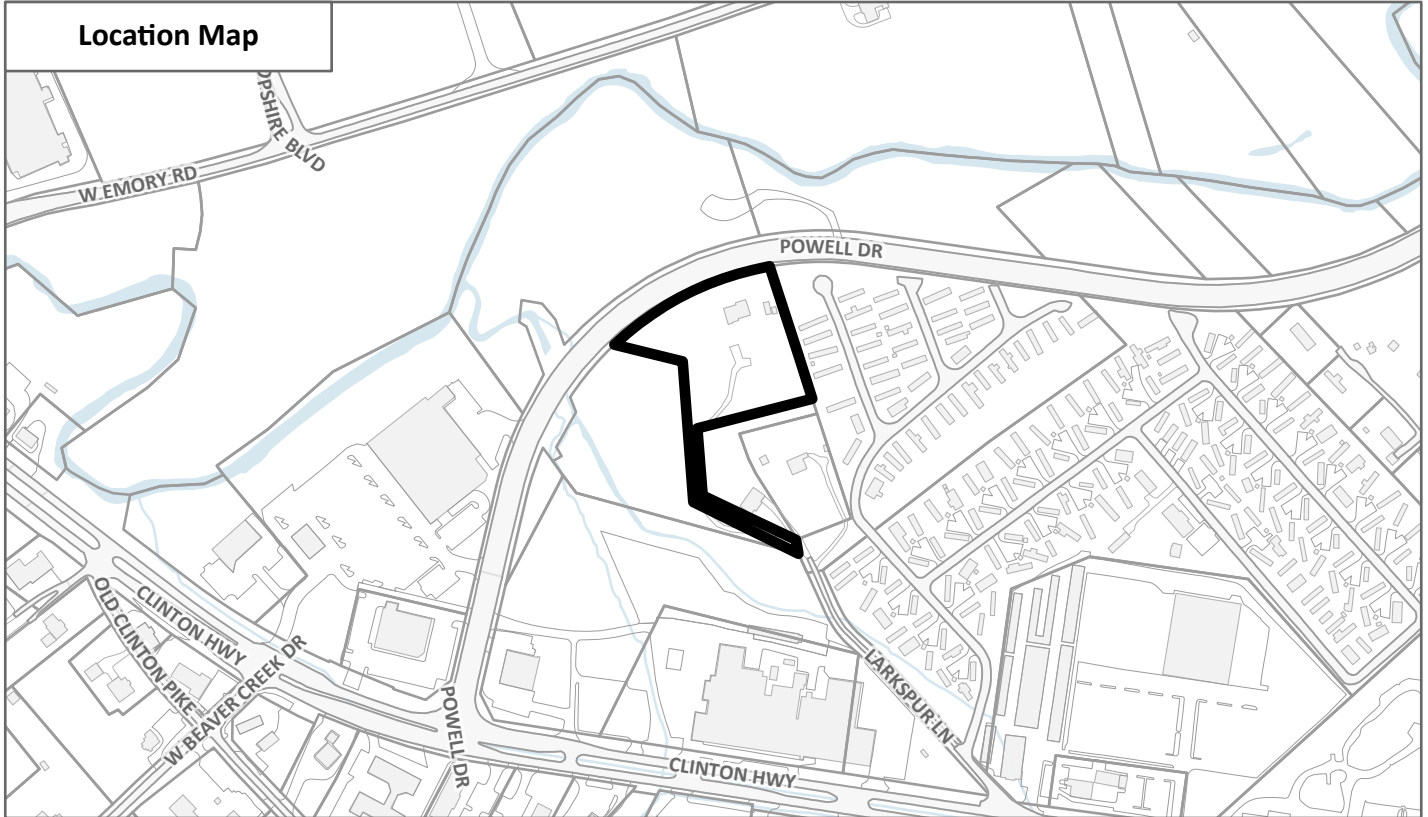


Original Print Date: 7/10/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

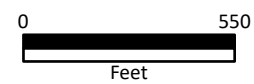


CONTEXTUAL MAPS 1

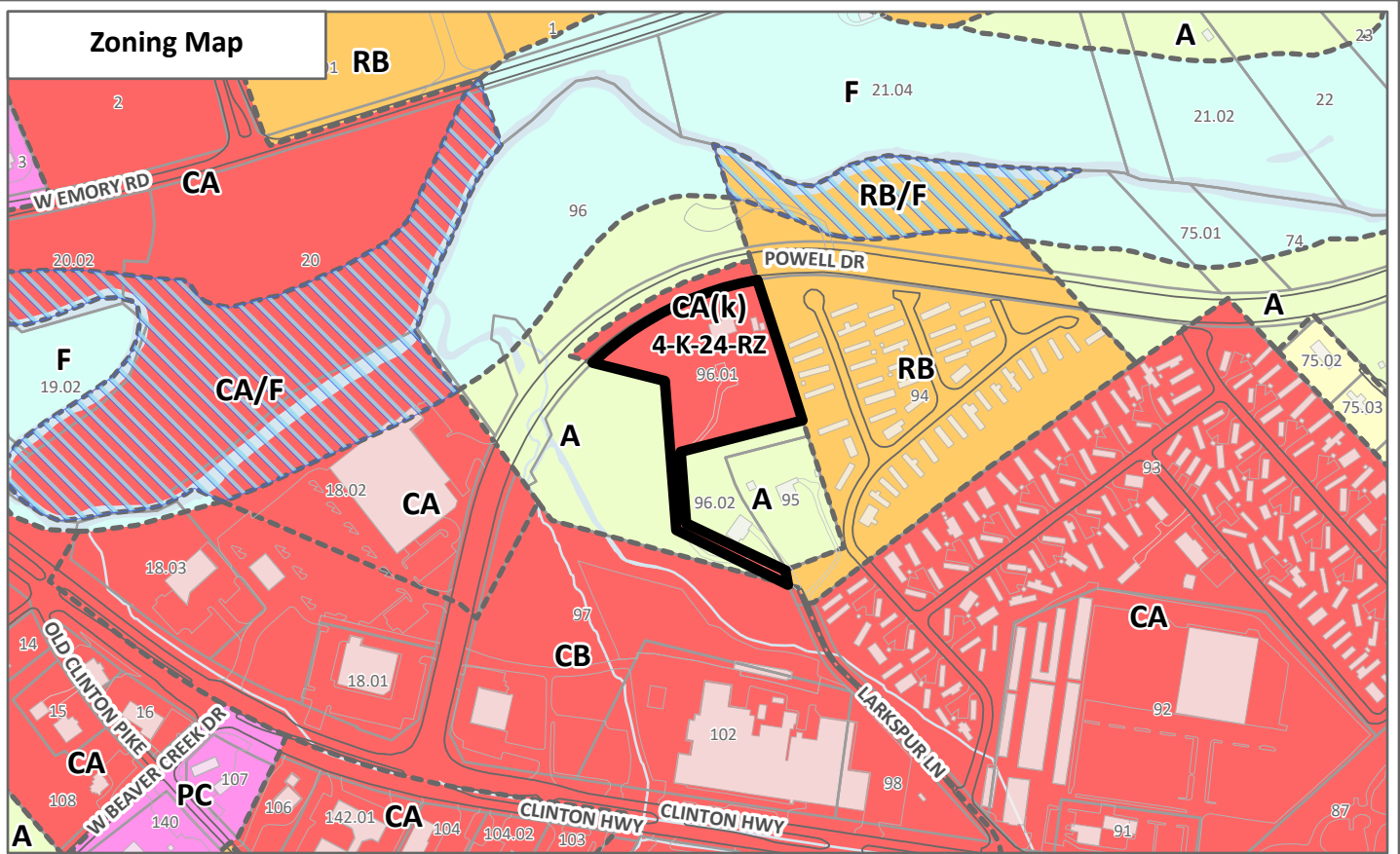
8-C-24-PA



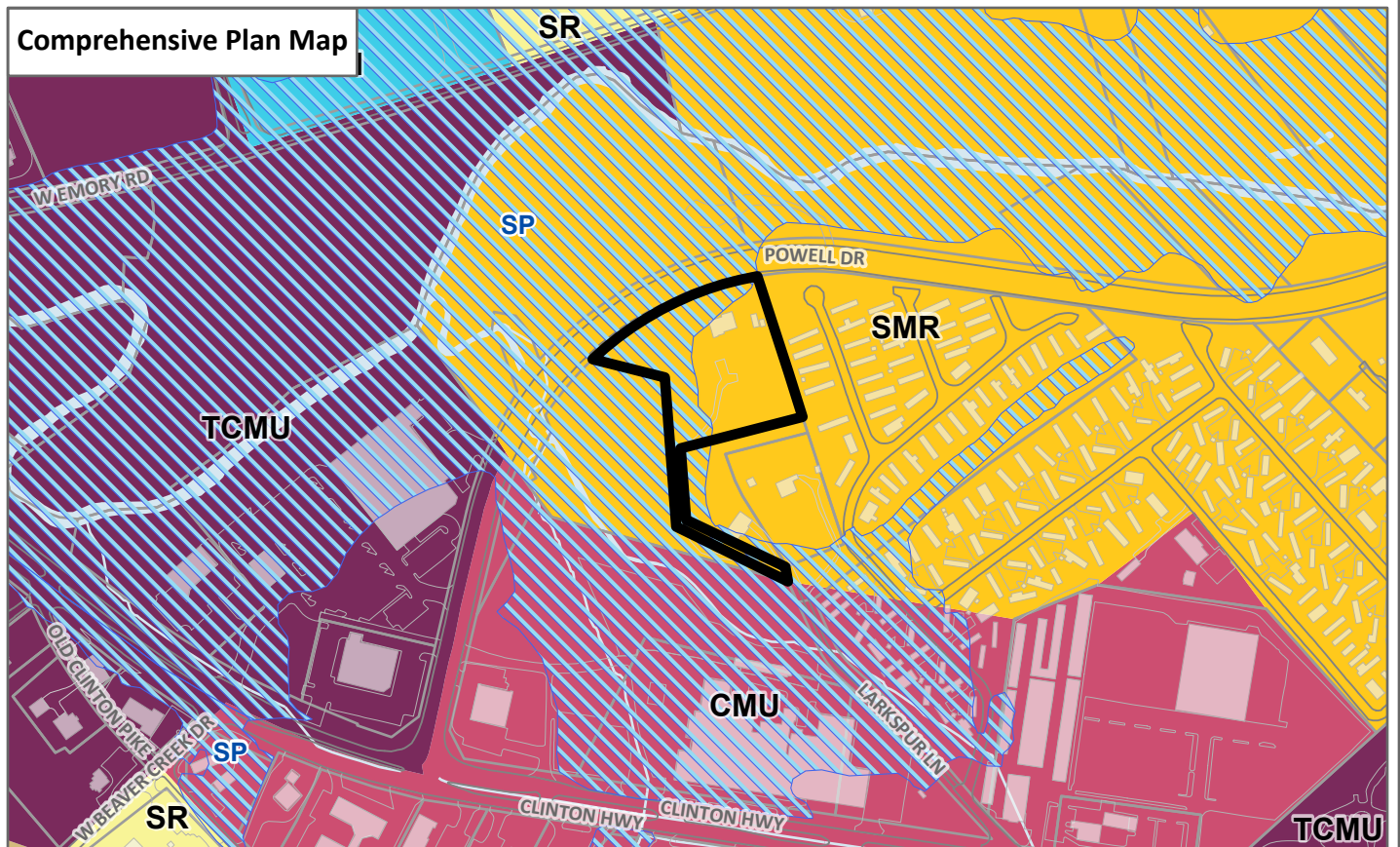
Case boundary



Zoning Map



Comprehensive Plan Map

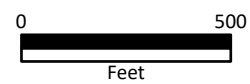


CONTEXTUAL MAPS 2

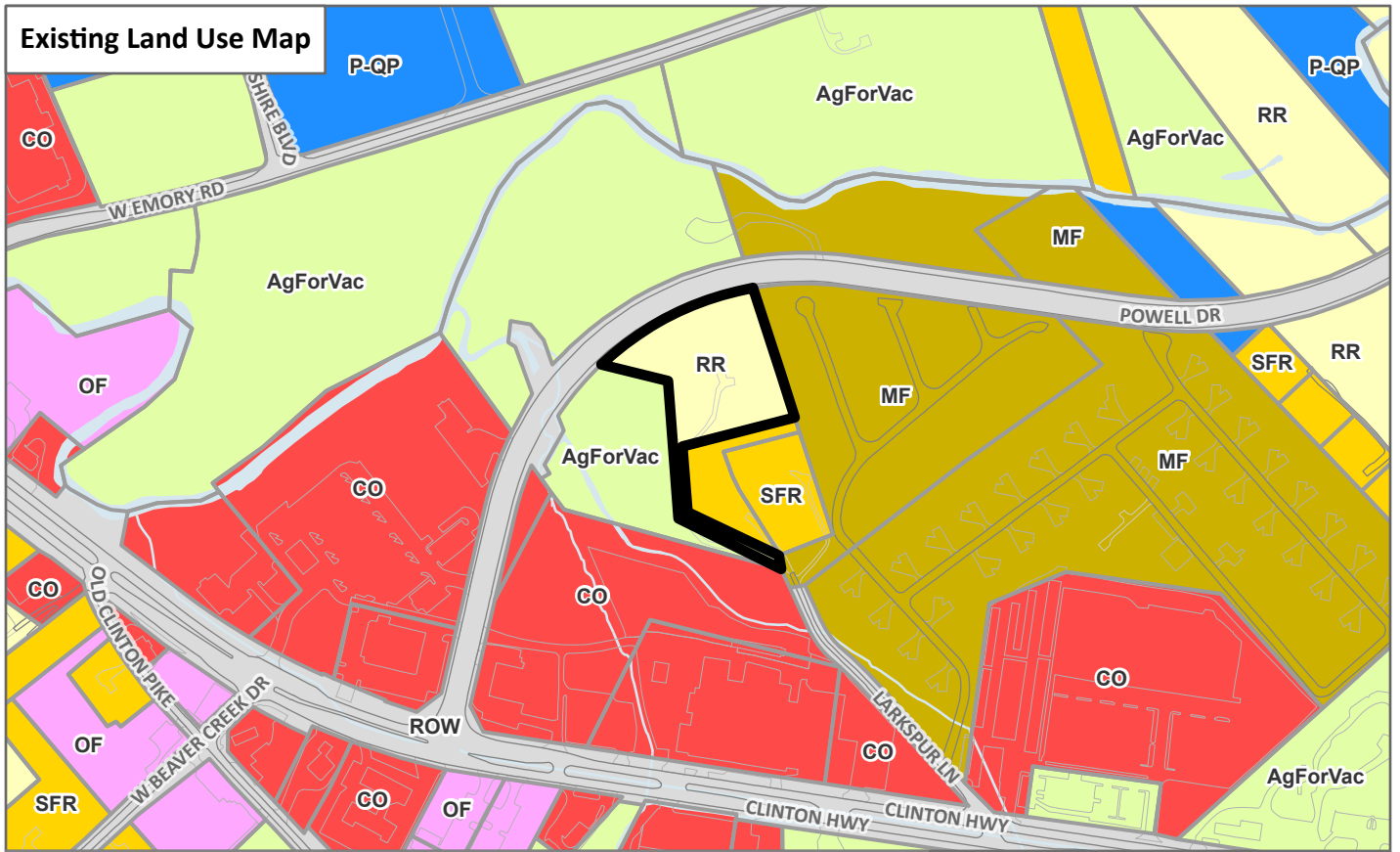
8-C-24-PA



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

8-C-24-PA



Case boundary

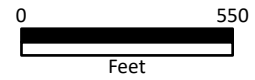
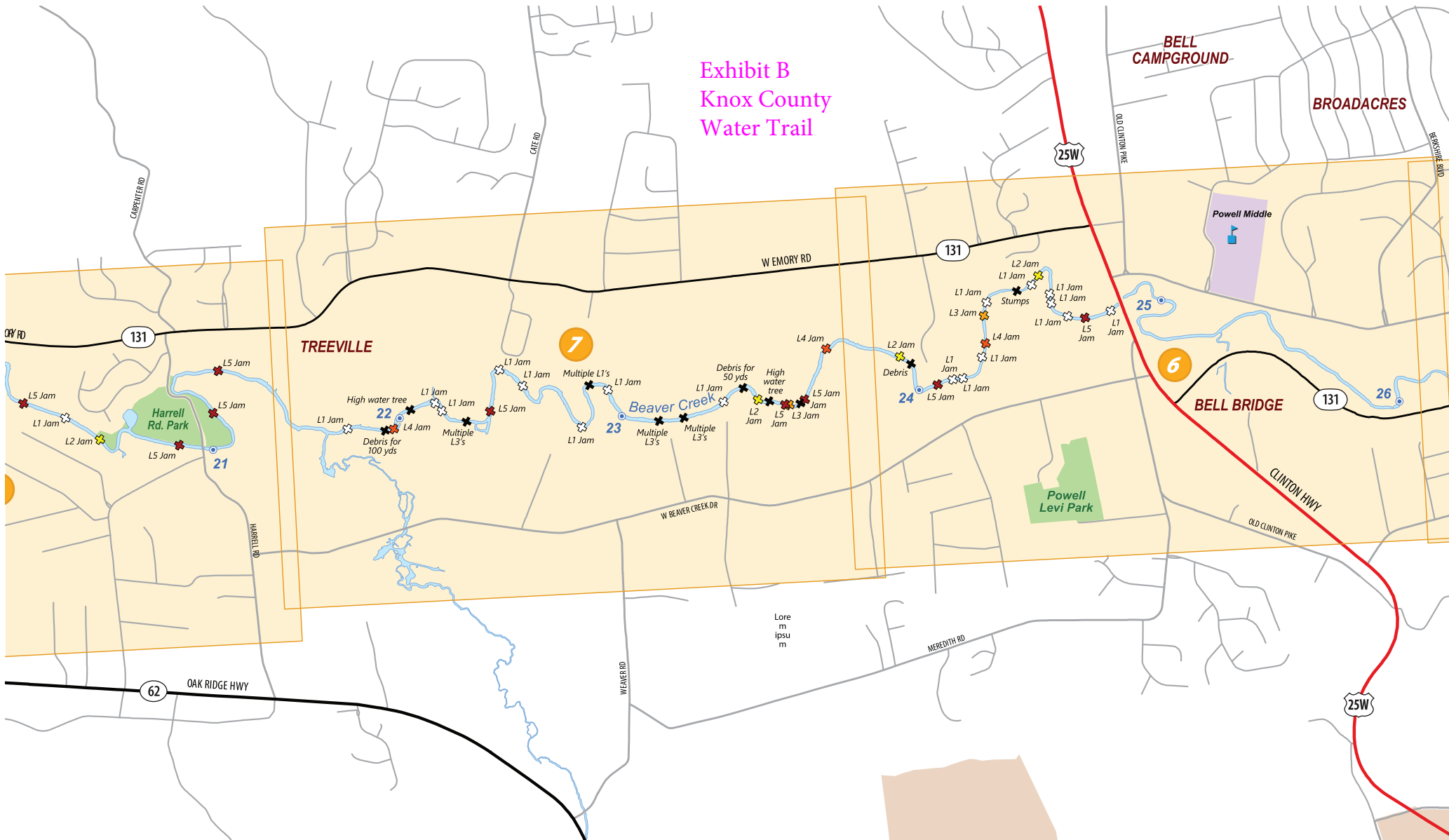
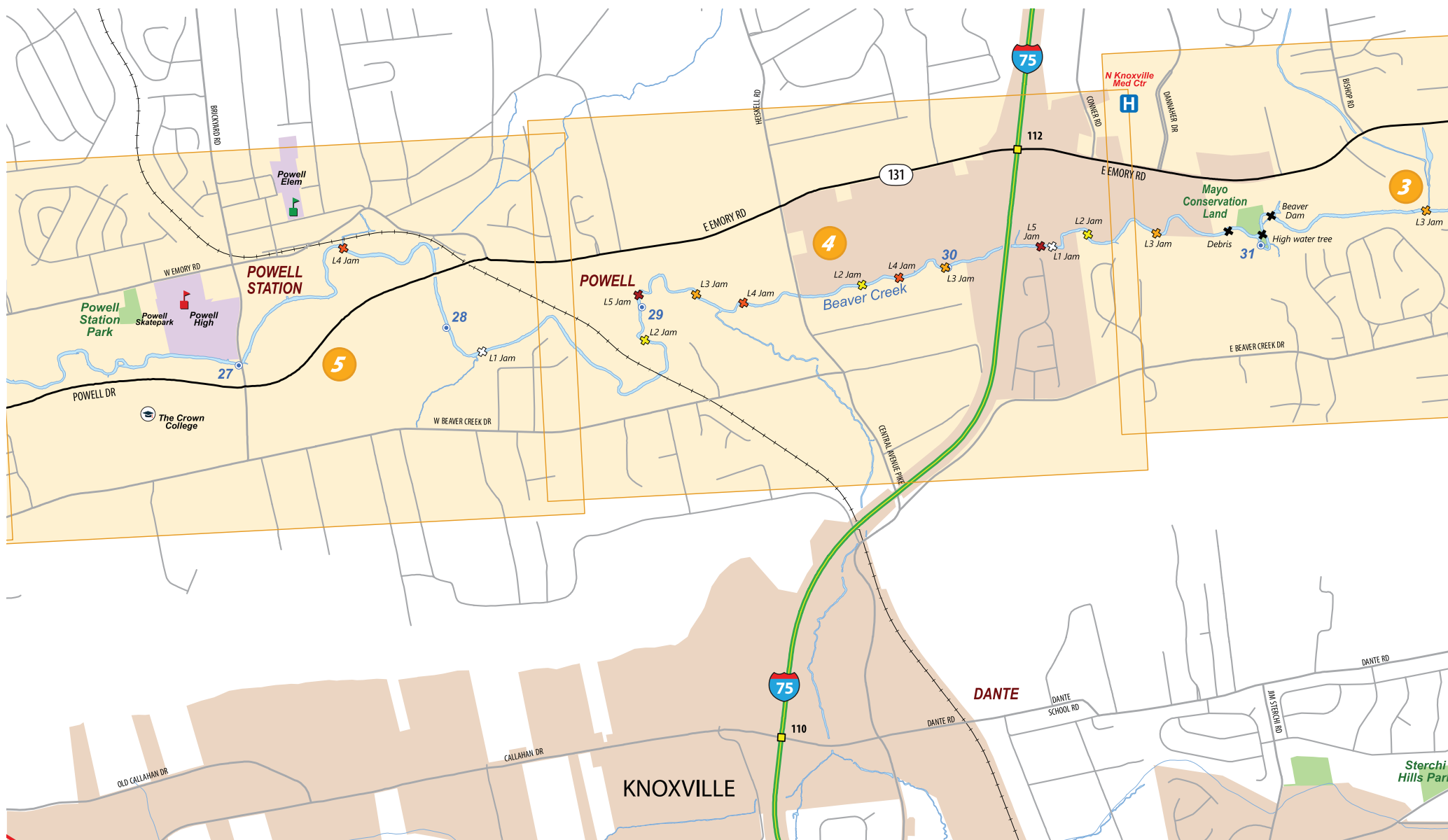


Exhibit B
Knox County
Water Trail







Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☒ Plan Amendment
☐ Sector Plan
☒ City OYP / County Comp Plan

John Gargis

Applicant Name

Affiliation

5/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-C-24-PA

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

John W. Gargis

Owner Name (if different)

10611 Sandpiper Ln Knoxville TN 37922

Owner Address

865-548-1151 / jwgargis@gmail

Owner Phone / Email

7218 LARKSPUR LN

Property Address

67 09601

Parcel ID

3.03 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Powell Dr, north of Clinton Hwy

General Location

☐ City
☒ County

Commission District 7
District

A (Agricultural)
Zoning District

Rural Residential
Existing Land Use

SMR (Suburban Mixed Residential), SP (Stream Protection)

Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	CMU (Corridor Mixed-use), SP (Stream Protection) Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

John Gargis	5/24/2024
Applicant Signature	Date

Phone / Email

John W. Gargis	5/24/2024
Property Owner Signature	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING **Comp Plan**

- ☒ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

John Gargis

Owner

Applicant Name

Affiliation

05/23/2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-C-24-PA

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

10611 Sandpiper LN Knoxville TN 37922

865-548-1151

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7218 Larkspur Lane Powell TN 37949

067 09601

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

SE side of Powell Dr., NW of Clinton Hwy

3.03 acres

General Location

Tract Size

7

CA

RR

☐ City ☒ County

District

Zoning District

Existing Land Use

North County

SMR

Planned Growth

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning

☒ Plan Amendment Change

CMU

Proposed Plan Designation(s)

4-K-24-RZ

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☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

John Gargis

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

Property Owner Signature

John Gargis

Please Print

Date Paid

05/24/2024, SG

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either:

- ☐ There is an obvious or significant error or omission in the Plan

OR Two or more of the following criteria apply:

- ☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☐ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

Please explain:

See Supplemental Sheet.

By signing below, I certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.



Benjamin C. Mullins

7-1-2024

PROPERTY OWNER SIGNATURE

PRINTED NAME

DATE

8-C-24-PA -- Plan Amendment Justifications for 7218 Larkspur Lane

Context for Land Use Amendment Request:

- Application was filed for rezoning from A to CA in January 2024. At that time, no plan amendment was required.
- Planning Commission denied the rezoning request on April 11, 2024, when the applicant was late to the meeting because of inclement weather
- The Applicant appealed the denial of the zoning to County Commission which voted to approve the zoning to CA.
- Per Tenn. Code Ann. Section 13-3-304(b), the plan amendment is only necessary for those uses in the CA zone that require use-on-review approval or other Planning Commission action. The majority of the uses permitted in the CA zone would not require a plan amendment.

There has been an obvious or significant error in the Plan:

- When this matter was filed for a rezoning from A to CA, no plan amendment was required. The existing sector plan, MU-SD/NCO-1 allowed for CA to be considered without a plan amendment. The Planning Commission took action on this zoning prior to the effective date of the Comprehensive Plan, but County Commission could not take action until after the Comprehensive Plan went into effect. By the time the County Commission rezoned this property, the Land Use map became inconsistent with the zoning.
- The Land Use designation for this property, SMR, was inconsistent with the prior MU-SD map designation insofar as the SMR designation would not allow commercial development along a state controlled major arterial drive; however, the CMU designation, which was applied to existing commercial property to the south, should have been applied to this property since it would not only allow considerations for commercial development, but also general and planned residential uses.
- The CMU should have been applied because it is more consistent with the prior MU-SD in the uses allowed and more appropriate for an area that is transitioning from Agricultural to both residential and commercial uses along a major arterial highway.
- The requested CMU place type is to occur along major corridors, like Powell Drive.

Conditions Have Changed:

- The County Commission voted to change the zoning from A to CA after the adoption of the Comprehensive Plan. The surrounding land use/zoning has changed based on this legislative action of County Commission.

New Utilities/Projects:

- Although there are not new utilities, staffs' prior recommendation stated that Powell Dr. was controlled by TDOT has not approved any requests for an entrance on Powell Dr.; however, TDOT has also stated to the applicant that it would approve an entrance from the property on Powell Dr. once presented with a plan that would depend on the land use proposed.

Since the zoning wasn't in place, there was no plan to present, but the project is viable at this location in the future depending on the use.

- Once a use is proposed, and access is granted by TDOT from Powell Dr., the access from Larkspur will be closed as it cannot support traffic for a commercial or other development aside from the SFR use currently on the property.

New Data:

- This plan amendment change is supported by the May 20, 2024, legislative action of the County Commission who identified this property as appropriate for Commercial and as an extension of the commercial zonings in the surrounding area (which were placed in the CMU place type).

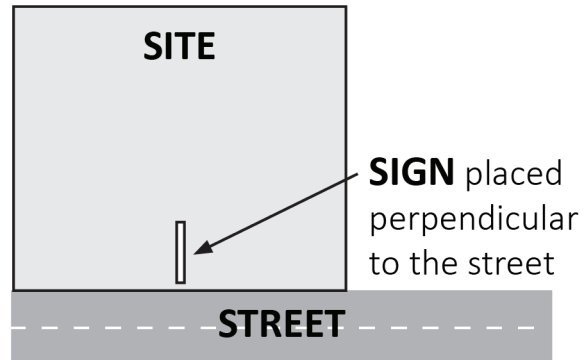
Proposed Changes Support the Policies and Actions, goals, objectives and criteria of the Comprehensive Plan:

- The CMU place type sets forth several criteria that would be met by the Map Amendment:
 - CMU should be located along a major corridor.
 - The property is located along Powell Dr., a major arterial, which meets this criteria.
 - The area may incorporate commercial, office, and residential uses:
 - The existing land uses in the area are predominantly commercial with some office and general residential uses interspersed.
 - CMU areas are approved for moderate scale walkable development.
 - The property is 3.3 acres which would limit the scale of any commercial development to a moderate scale development.
 - Powell Dr. is improved with existing sidewalks on both sides of the street.
 - There's an opportunity for walkable connectivity to the adjacent mobile-home park to access the property.
- The CMU place type is consistent with Section 4.1 and 4.2 of the Comprehensive Plan:
 - Consistent with Article 4.1 of the Comprehensive Plan, the land use in the immediate area is commercial, residential, existing but un-utilized agricultural, and office uses. The CMU promotes mixed use developments and is consistent with the prior MU-SD sector plan in place for this property.
 - Consistent with Article 4.2 of the Comprehensive Plan, the property, and surrounding properties along Powell Dr., are served by sidewalks which promote both pedestrian and vehicular connectivity with the development.
- The CMU place type, with the CA zoning on this parcel, is consistent with Article 6.2 of the Comprehensive plan.
 - The CA zoning was recently amended¹ to allow for mixed-use commercial and multi-family development in addition to houses and duplexes.

¹ This justification document was drafted on July 1, 2024. The public hearing and second reading for the amendments to CA and CB which would allow for multi-family development in these zones is scheduled to be heard on July 15, 2024. This amendment application won't be heard by Planning Commission until August 8, 2024, after the amendment is adopted by County Commission. It is not anticipated that the amendment will be denied, but if it is, the CA zone still allows for "houses and duplexes" in its current form.

- The CMU place type is consistent with Article 9.3 of the Comprehensive Plan because it focuses commercial growth in an area served by a major arterial road with pedestrian connectivity. No County investment in improving the infrastructure is required for this development.
- The CMU place type is consistent with Article 11.3 with its existing sidewalks.
- The CMU place type at this location is consistent with Article 17.1 by facilitating growth of commercial development in the county. The county's budget is constrained and additional sales tax generation, i.e. "cash-registers in the county" is one way to encourage additional revenue streams without raising property taxes.
- The CMU land use classification is appropriate because it is a minor extension of existing CMU land use classification and because it is compatible with the surrounding development.

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:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John Gargis

Date: 05/24/2024

File Number: 8-C-24-PA



Sign posted by Staff



Sign posted by Applicant