January 24, 2012

The City of Opelika Planning Commission held its regular monthly meeting January 24, 2012 in the Planning Commission Chambers, located at the Public Works Facility, 700 Fox Trail. Certified letters were mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Lewis Cherry, James Morgan, Arturo Menefee, Ira Silberman, Keith Pridgen, David Canon

MEMBERS ABSENT: Gary Fuller, Lucinda Cannon, Michael Hilyer

STAFF PRESENT: Gerald Kelley, Planning Director
Martin Ogren, Assistant Planning Director
Rachel Dennis, Planning and Zoning Technician
Walter Dorsey, City Engineer
Josh Hawkins, Opelika Utilities Board
Brian Kriel, Opelika Power Services
Guy Gunter, City Attorney

CALL TO ORDER: Vice-Chairman Cherry called the meeting to order at 3:02 p.m.

II. Approval of December 20, 2011 Minutes

Vice-Chairman Cherry asked for any changes or corrections to the December 20, 2011 Planning Commission Minutes.

Council Member Canon made a motion to accept the December 20, 2011 minutes of Planning Commission as written.
Mr. Silberman seconded the motion.
Ayes: Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

A. <u>PLATS (preliminary and preliminary & final) – Public Hearing</u>
1. Rowell-Shady Grove Subdivision, 2 lots, Hwy 29, Willie D. Rowell, preliminary and final plat approval.

Mr. Ogren reported the applicant is requesting preliminary and final approval for a 2 lot subdivision located in the PJ (Planning Jurisdiction). A double wide mobile home is located on a 20,000 square foot lot (Lot 2B), and a single family home on a 1.8 acre lot (Lot 2A). The plat shows a 15 foot wide easement as a shared driveway for the two lots providing one access point onto Highway 29. The plat needs to be tied to a section corner. Each lot meets the minimum 100 foot lot width and 15,000 square foot lot size requirements.

Planning Department recommends preliminary and final plat approval subject to:
1. Provide a section corner tie on the plat.

Mr. Dorsey reported sanitary sewer service is not available to either developed lot in this two-lot subdivision, which is located just outside the Opelika corporate limits on U.S. Highway 29. Both existing residences share an in-place septic system that was installed between the two structures and partially on both lots. The plat indicates a common sewage easement that contains the septic tank and field lines. Vehicle access to both lots is gained via a shared gravel drive on U.S. Highway 29. A 15-foot wide driveway easement is indicated along the shared property line between the right-of-way boundary and a point where the in-place gravel drive splits.

The Engineering Department recommends preliminary and final plat approval, subject to the following:

1. Provide a section corner tie on the plat.
2. Re-title the plat to 'Shady Grove Acres S/D, Second Revision, a Re-division of Lot 2'.

Mr. Hawkins reported this subdivision is in the Beulah Utilities District service area.

Mr. Kriel reported this subdivision is outside the Opelika Power Services territory.

Vice-Chairman Cherry opened the public hearing.
No comments were given by the audience.
Vice-Chairman Cherry closed the public hearing.

Dr. Menefee motioned to grant preliminary and final plat approval with staff recommendation.
Mr. Silberman seconded the motion.
Ayes: Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

2. Opelika Marketplace Subdivision, 3 lots, 1700 block of Frederick Road, Jim Parker Family Properties, preliminary and final plat approval

Mr. Ogren reported the applicant is requesting preliminary and final approval for a 3 lot subdivision located off Frederick Road and Parker Way. The purpose of the subdivision is to create Lot 5-A-2 (5.4 acres) for a new retail store (The next agenda item is conditional use review for the retail store.). The other lots are for future developments. The lots meet the minimum 100 foot lot width and 15,000 square foot lot size requirements of the zoning requirements which is C-3, GC-2.

Planning Department recommends preliminary and final plat approval.

Mr. Dorsey reported sanitary sewer service is available all three lots in this commercial subdivision via in-place gravity mains within the Frederick Road right-of-way and within a sanitary sewer easement running north and south along the western boundary of all three parcels. Public street access to Lot 5-A-1 is gained via Frederick Road, while access to Lots 5-A-2 and 5-A-3 is gained via Parker Way. Parker Way will be extended approximately 450 feet eastward as part of the plat approval. The Engineering Department has already reviewed and approved construction plans for the street extension. Lot 5-A-3 contains the existing Microtel, while Lots 5-A-1 and 5-A-2 are undeveloped.

The Engineering Department recommends preliminary and final plat approval, subject to the following:

1. The developer shall provide a bond or letter of credit to the City of Opelika in an amount equal to 125% of the cost of all public works improvements.

Mr. Hawkins reported Water service is accessible to this subdivision by a water main in the right-of-way of Frederick Road.

Mr. Kriel reported this subdivision is in the Opelika Power Services territory. Easements shall be granted for any existing electrical facilities. If any electrical facilities must be moved the developer shall incur the full cost to relocate. Underground electric utilities are available to this subdivision, the developer will be responsible for paying the estimated difference between overhead and underground service.

Vice-Chairman Cherry opened the public hearing.
No comments were given by the audience.
Vice-Chairman Cherry closed the public hearing.

Council Member Canon motioned to grant preliminary and final plat approval with staff recommendation.
Mr. Morgan seconded the motion.
Ayes: Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

Chairman Pridgen joined the Commissioners and took lead of the meeting at 3:16 p.m.

B. CONDITIONAL USE APPROVAL

3. Brooks and Amaden, Inc, 1700 block of Frederick Road, C-3, GC-2, Retail sales of outdoor sporting goods

Mr. Kelley reported Nick Messina, engineer with Brooks and Amaden from Brandon FL., representing Gander Mountain, is requesting conditional use to construct a facility in Opelika. Gander Mountain is a national retail chain organization in twenty-three (23) states offering outdoor recreational products and services which include the following: hunting, fishing, camping, footwear, clothing apparel (for all ages and gender), and other outdoor recreational products; plus an educational academy for training classes.

A site area of 5.4 acres (See Agenda Item #2) will accommodate a building of approximately 52,000 square feet with 280 parking spaces provided. Parking requirements are met. Access will be available from two (2) driveways on Parker Way (extended), with primary (front door) access from the private access easement on the west side of the property between Frederick Road and Parker Way.

The lighting plan meets zoning requirements. The landscape plan meets zoning requirements and will provide irrigation. Building materials will be stucco finish with store entryway of stone and timber along with a green metal roof. Building height will be twenty-four (24) feet except for entryway at forty-six (46) feet.

Planning Department recommends conditional use approval with no conditions attached.

Mr. Dorsey reported sanitary sewer service is available to this 5.41-acre commercial site via an in-place gravity main that extends along the western side of the parcel and within a 20-foot wide easement. Vehicle access to the site is gained via an in-place driveway on the western side of the site that intersects an existing entrance drive to Lowe's and two new driveways to be constructed as part of the eastward extension of Parker Way. The in-place driveway on the western side of the site will be relocated approximately 70 feet northward so it aligns with one of the on-site parking lot aisles. The easternmost of the two new Parkway Way driveways will provide truck access to the loading dock at the rear of the 52,000 square foot building. 280 paved, on-site parking spaces are provided, of which eight are designated for use by the disabled. Storm water will be managed via an in-place regional detention pond that is located south of the site and adjacent to Interstate Highway 85. Compacted garbage will be collected by private carrier at the rear of the building.

In 2010, a traffic impact study was conducted to estimate the traffic impacts upon Frederick Road, Gateway Drive and other surrounding roads due to the development of a 14-screen movie theater on land adjacent to the subject parcel. The development of the subject parcel for retail use was also included in the impact study, but the traffic consultant assumed the movie theater would be developed before the subject parcel. The 2010 study recommended several intersection and corridor improvements in the vicinity, most notably the installation of a traffic signal at the intersection of Frederick Road and the easternmost Lowe's access drive. As a result of the timing of this conditional use request, the traffic study was recently updated to consider the impacts of the development of the subject parcel before the movie theater. That study concluded the in-place intersection traffic controls and access corridors were sufficient to accommodate traffic to and from the subject parcel without any improvements at this time.

The Engineering Department recommends conditional use approval, subject to the following:

1. The developer's engineer shall submit a complete set of site construction plans to the Engineering Department for review and approval prior to the issuance of a building permit.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the right-of-way of Frederick Road

Mr. Kriel reported this use is in the Opelika Power Services territory.

Mr. Silberman motioned to grant conditional use approval with staff recommendation.
Dr. Menefee seconded the motion.
Ayes: Cherry, Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

4. Joan King, 3601 Pepperell Pkwy, C-3, GC-2, Expansion of auto repair business

Mr. Ogren reported the applicant is requesting conditional use approval to expand an existing automobile repair business. The expansion is the construction of a 28' x 50' building in the rear yard area (see site plan). The building will be used as a 'paint booth' to paint automobiles. The applicant has an existing 50' x 75' building fronting along Pepperell Parkway. The building/property has been used for automobile repairs for 25+ years.

Other improvements shown on the site plan include adding five (5) parking spaces for employees, adding thirteen (13) parking spaces for automobile storage, and landscaping. Minimum off-street parking requirements are met; the site plan shows 12 parking spaces including 1 handicap parking space for customers and employees. These parking spaces must be paved. A security fence is proposed to enclose the rear yard area. Most of the property is asphalted or consist of compacted gravel so pervious areas (grass) for landscaping is limited. The landscape plan shows shrubs (Indian Hawthorn) and three trees (crepe myrtles) along a 5 foot grass strip. The grass strip is located parallel to the Airport Road right-of-way. Staff recommends a wooden fence be installed along the 5 foot strip. Staff also recommends that Leyland cypress (6 feet tall) be planted in the 5 foot grass strip. The wooden fence and Leyland cypress serves as a visual screen for automobiles stored on site. The fence and Leyland cypress should begin near the Airport Road driveway entrance and end at the rear portion of the business property. Landscaping will also be installed on a 300 square foot area at the corner of Pepperell Parkway and Airport Road.

Planning Department recommends conditional use approval subject to:

1. The five parking spaces in the rear yard designated for employees must be paved.
2. A wooden fence be installed along the 5 foot strip (that begins near the Airport Road driveway entrance and end at the rear portion of the business property).
3. Leyland cypress trees at least 6 feet tall be planted in the 5 foot strip. The trees should begin near the Airport Road driveway entrance and end at the rear portion of the business property.

Mr. Dorsey reported sanitary sewer service is available to this developed 1.83-acre commercial site via in-place gravity mains within the Pepperell Parkway and Airport Road rights-of-way. Vehicle access to the site is gained via in-place curb cuts on Pepperell Parkway and Airport Road. As part of the approval process, the owner has agreed to remove a portion of the concrete pavement at the Pepperell/Airport intersection and replace it with sod to better define the intersection and the business entrance along Pepperell Parkway. Seven paved, on-site parking spaces are provided at the front of the building, of which one has been designated for use by the disabled. A gravel parking area for approximately 18 vehicles will be installed at the rear of the site

and adjacent to the existing paved parking pad. The proposed building's location at the rear of the site will cover a small sampling well that was installed many years ago to monitor groundwater from leaking underground storage tanks at the gas station at Midway Plaza.

The Engineering Department recommends conditional use approval, subject to the following:

1. The user of the monitoring well shall provide written documentation that it has been abandoned and can be removed.
2. The owner's engineer shall provide a complete set of construction plans to the Engineering Department for review and approval prior to the issuance of a building permit.

Mr. Hawkins reported Opelika Utilities currently serves this location.

Mr. Kriel reported this use is presently served by Opelika Power Services.

Mr. Morgan asked about the letter stating the testing well has been removed.

Joan King stated I have the abandonment letter. The monitoring well was removed last Thursday about 2:00 PM.

Mr. Morgan motioned to grant conditional use approval with staff recommendation including in the motion a receipt of the well abandonment letter.
Mr. Cherry seconded the motion.
Ayes: Cherry, Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

C. <u>REZONING (Public Hearing)</u>

5. Lee County Youth Development Center, 1215 Grand National Parkway, 8.5 acres, from R-2 to I-1

Mr. Kelley reported the applicant is requesting to rezone the property to accommodate the expansion of the group home by 1,081 square feet. An addition will provide extra office space and a bedroom (allow for 2 more teens; total of 12 teens) to bring the total floor area of the two-story residential facility to 2,927 square feet. The property has been used as a residential group home for over 15 years and owned by the county since 1986 on an 8.5 acre tract.

Planning Department recommends a positive recommendation to City Council for the rezoning request from R-2 to I-1.

Mr. Dorsey reported sanitary sewer service is not presently available to this developed residential parcel; however, sewer service is accessible via an in-place gravity main that parallels Saugahatchee Creek on the adjacent City-owned parcel to the south. Vehicle access to the site is gained via an in-place driveway on Grand National Parkway. In-place overhead power transmission lines extend along the parcel's northern and southern boundaries. The parcel contains one residential structure, but the remaining land areas have not been developed. As currently used, the rezoning of this parcel will not have any storm water or traffic impacts upon the surrounding areas.

Therefore, the Engineering Department has a positive recommendation for this rezoning request.

Mr. Hawkins reported Opelika Utilities currently serves this location.

Mr. Kriel reported no report.

Chairman Pridgen opened the public hearing.

Laura Cooper Executive Director of the Lee County Youth Development Center (LCYDC) at 1109 Spring Drive in Opelika. The LCYDC purchased this property in 1984 and in 1986 we opened a group home serving primarily disenfranchised children. The two story home itself was donated to us by the Stokley family in Opelika. We reconfigured the interior [floor plan]. In the early 90's we transferred our use of the group home from young children to serving older teens. I am very proud to say that we have been operating the transitional living home for about the past 15 years serving young men and women who have no safe place to go to finish growing up. Our children are students at Opelika High School, a lot of them work in the community. We have children that have been successful. They are typical teenagers but had atypical circumstances.

We are looking to expand the space by adding two bedrooms. We have the girls upstairs and the boys downstairs. It is a real tight space. We also have some ADA concerns that we need to address. We are serving 10 children now; we hope to serve 12 to 13. A lot of those students are Lee County children that are disenfranchised. Their issues are not such that these teens cannot be properly assimilated into the regular population.

Chairman Pridgen stated the purpose of this hearing today is not to talk about this conditional use, the addition to the home, or how it is used. It is strictly to rezone. The LCYDC came to the Planning Department with building plans to expand. We saw an opportunity where we needed to correct the zoning. This is just updating a particular zoning.

Bertrand Anz and Mike Speakman, nearby property owners, spoke about their concerns for the rezoning of the LCYDC property. In summary they both agreed that the rezoning of the [11 acre] property to I-1 would not prevent future development of a campus on the property with concrete commercial buildings and parking lot. They both support the LCYDC addition but not in support of rezoning the property

Chairman Pridgen stated whatever the specific recommendation is from the Planning Commission; the Planning Commission will then forward that recommendation to the City Council. The City Council will hold a public hearing at one meeting and then make a final vote at the next City Council meeting.

Mike Speakman stated, Dr. Anz and I are asking is there a way to keep the property a residential zone but give a conditional use approval so the good folks at LCYDC can make this 1,081sf addition to the property and add 2 kids to their group home [from 10 children to 12 children]. Then, 5 or 10 years from now if they want to build a massive parking lot and campus-type building they would be required to come back to the Planning Commission and ask for rezoning. Lee Armstrong is a University Attorney and a property owner who lives near the rezoning property. He lives on the cul-de-sac that is accessed from Hwy 280. He could not attend the meeting today but he also asked the same question.

Mr. Kelley addressed the possibility asked by the property owners. The situation here is a legal non-conforming use now as a group home because there are more than 6 students. Therefore, in an R-2 zoning district the number of people is over and above the required maximum of 6 in the R-1, R-2, and R-3 zones. This leaves us in the position where we have to look at rezoning the property to a zoning district that will allow conformity with the group home requirements. Both gentlemen spoke about a variance. We cannot grant a variance for land use. An alternative, you could rezone to institutional (I-1) and hold LCYDC to the site plan and architectural drawings submitted That is, tie the rezoning to 1,081sf addition and that would be all of the expansion that could occur on the property.

Mr. Gunter stated this is a case where the use precedes the enactment of the zoning ordinance. The ordinance was enacted in 1991 and it has been used as a group home at least since 1984. Our ordinance does not distinguish between ages of occupants in a group home. The problem is our ordinance says you can have no more than 6 persons in a group home in a residential neighborhood. The problem is they asked that the

building be enlarged. That violates the zoning ordinance [Section 8.20 Nonconforming Uses] .You cannot enlarge a legal non-conforming use. The Planning Commission does not have the authority to grant a variance for something that is in the Zoning Ordinance. The City Council can change that by:

1. Leave the group home as it is [and not allow the addition].
2. Change the provisions of the zoning ordinance regarding group homes.
3. It can rezone the property to I-1 to allow more than 6 persons to occupy the group home.

On limited occasions we have done some conditional zoning. It is done very rarely. The reason we do not do it a lot is it is difficult to keep up [administrative burden]. In my opinion, you cannot grant a conditional use as requested because that would violate the zoning ordinance concerning a maximum of 6 children in a group home [The existing group home has 10 children.].

Randy Wilson, Architect representing the LCYDC, we have come to this table because the City has requested to rezone the property at this time and bring the property up to its proper zone. I understand the sensitive nature of the people who own land in the vicinity. The 11 acre property is mostly wooded and in other areas it's a pastoral setting. The group home building is way off the road [about 200 feet] and will stay way off the road.

There is the distinct possibility of placing an overburdening element to our rezoning request. I think it would be cumbersome for LCYDC to have to come back and go through a rezoning hearing again. The group home is already overcrowded. We are tripped up here at this meeting and we really want this to work and not go on for months. There is a wooded buffer along the road that will maintain a visual separation even if LCYDC should decide to add another bedroom or two. We would be willing as a condition on the property to maintain and leave the wooded buffer that is presently all along the right-of-way the buffer preserved includes 50 feet of trees, bushes, and undergrowth that will not be disturbed.

Mr. Kelley asked Ms. Cooper if she was at the point where she could indicate a maximum number of occupants for the property that might make the Commission and property owners more comfortable.

Randy Wilson stated that for an [non-profit] organization as LCYDC it would be unrealistic to determine future investments as their funds are sporadic and the priority of needs may be refocused to other LCYDC programs and properties. At times it is hard for LCYDC to come up with money and the availability of funds in the future is uncertain. It's difficult to make an investment in the future as anyone in this room can understand. One tries to make a proper investment of the funds available and sometimes that involves allocating funds to other pressing needs. Up to this time the transitional [group] home is a big success. However, at this time I would be hesitant to place a limit on future growth for this property by stating a maximum number of children that will be served.

Chairman Pridgen asked what is the maximum number of children that the group home will serve after the 1,081 square foot addition is complete.

Randy Wilson stated 12 children. We have 10 children now.

Chairman Pridgen stated: I don't know that we need to limit the number of occupants, but can we put a condition based on current plans that we have with no further development to be made without being reviewed by the Commission. Would that be an acceptable condition?

Mr. Gunter stated you can put a condition limiting the square footage or the property area.

Mr. Kelley stated the total square footage of the home is 2,927sf including the addition with a maximum of 12 students as proposed.

Chairman Pridgen stated we could round that to 3,000sf.

Mr. Gunter stated it would have to be rezoned to allow that condition.

Mr. Cherry asked how many acres does the home use.

Randy Wilson stated total area is 2 acres.

Mr. Cherry asked is there any way this property could be subdivided and just rezone that portion to I-1. That is, just rezone the portion of property I-1 that is enough and necessary for them to do what they want to do. Then if they want to expand in the future they can come back and rezone the additional land that they own from R-2 to I-1. Unless, the Planning Commission and/or City Council has some objection.

Mr. Kelley stated to follow-up on your suggestion Mr. Cherry, one option would be 200 feet from the right-of-way of Grand National along the frontage remain as R-2 and maybe take the massive easement along the property line. By that point you would have probably knocked it down to 4 acres.

Mr. Cherry stated if LCYDC is satisfied with the objective discussed here then lets determine a development site area for the property and rezone it to I-1. Let's get a happy medium and just rezone enough area to satisfy everybody. Is that possible Mr. Gunter?

Mr. Gunter stated you can rezone all or part of a property and it does not have to be subdivided.

Randy Wilson stated: yes I believe we could come up with a property area. We would like to use the property for what they need it for to serve the children of the group home. We are willing to give a wooded buffer in the front and I think there is buffer on two sides already. We would like to have a buffer around the whole rezoning area. I would ask that we do not delay or stop our operations. We need to get started in building this addition. I am sure we can work with Planning staff to resolve this. We want to be good neighbors and not upset anyone.

Mr. McCrory stated I have a question as the land surveyor for LCYDC. If they came back in the future and asked to build any additions to the property, would they have to come back to the Planning Commission for approval in the I-1 zone?

Mr. Kelley stated no.

Mr. McCrory stated there is a 150 foot power line on the north side, a 100 foot power line on the south side, the railroad is on the east side, and Grand National Pkwy is on the west. What is the front setback requirement in the I-1 zone?

Mr. Kelley stated the front setback is 30 feet.

Mr. McCrory stated I do not recommend subdividing in order to do the rezoning but that is up to the LCYDC.

Mike Speakman stated if you do an 8 acre flag lot and rezone the 8 acres I-1 that opens the box for the 8 acres to be developed. I think Dr. Anz would agree we are fine with a 2 acre flag lot. We support the addition. We are just concerned about the future. We are asking that you limit it to the 2 acres. I think Mr. Cherry had a great idea and a good proposal.

Laura Cooper asked Mr. Cherry to repeat his proposal.

Mr. Cherry stated to take enough property as you determine adequate and then rezone that area I-1. Include any addition on the property or maybe any more parking spaces that maybe added and rezone it I-1. In the future, ten years from now, you plan to expand beyond this property area we are deciding on today then you come back to Planning Commission and request rezoning any additional property R-2 to I-1.

Laura Cooper asked if additional surveying will need to be done because that would require additional funding.

Mr. Kelley stated you would not have to survey unless you were going to subdivide the property. If you create a legal description and carve out a nitch of 2 or 3 acres there is no need to subdivide that out for just zoning purposes. But we would need a legal description for the rezoning area. Mr. McCrory could do that, for example, out of these 11 acres we are keeping 8 acres in R-2 and rezoning 3 acres in I-1.

Bertrand Anz stated I believe the other nearby property owners would support the rezoning of 3 acres as suggested just not rezone the entire 11 acres.

Chairman Pridgen closed the public hearing.

Chairman Pridgen stated Commission these are the options:
1. Deny the rezoning, and no further expansion of the structure can happen.
2. Change to an I-1 zone, with the condition of no further expansion of 4000 square feet for the home as presented and that would cover the whole property.
3. Carve out and rezone a specified area somewhere between 2 and 4 acres and let the Planning Staff come up with the final specific area to rezone from R-2 to I-1. This option will not change LCYDC ability to expand as much as they want in the future.
4. Another suggestion that you may have.

Mr. Silberman motioned to send a positive recommendation to City Council to change zoning to I-1 of an area of approximately 3 acres including the facility, giving Planning Staff the ability to work through the final area to be rezoned.

Mr. Morgan seconded the motion.
Ayes: Cherry, Morgan, Silberman, Menefee
Nays: None
Abstention: Council Member Canon

D. <u>OTHER BUSINESS</u>

6. Clarify motion related to points of access for conditional use approval on December 20, 2011 by Mrs. Joan King applicant for property located at 1901 Airport Road.

Chairman Pridgen stated based on Thursdays recommendations of Mr. Gunter and Planning Staff and such, the motion from the Mayor did not place a specific exit or mandatory route that the Planning Commission voted for. Therefore, the exit area is not going to be mandated. The owners of the property and business on Airport Road will be able to make their own determination.

I. Elect Officers to Planning Commission (Chairman, Vice Chairman)

Mr. Gunter took lead of the meeting for election purposes.

Mr. Gunter asked for nomination for Chairman of Planning Commission

Mr. Cherry nominated Mr. Pridgen for Chairman.
Dr. Menefee seconded
Mr. Silberman motioned to close nominations.
Ayes: Cherry, Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

Chairman Pridgen asked the Commission for nominations for Vice-Chairman.

Mr. Silberman nominated Mr. Cherry for Vice-Chairman of the Planning Commission. Council Member Canon seconded and closed the nominations.
Ayes: Pridgen, Morgan, Silberman, Menefee, Council Member Canon
Nays: None
Abstention: None

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 4:06 p.m.

_____ Keith Pridgen, Chairman

_____ Rachel Dennis, Secretary