

December 18, 2012

The City of Opelika Planning Commission held its regular monthly meeting December 18, 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, Ira Silberman, Mayor Fuller, Keith Pridgen, David Canon, Lucinda Cannon, Michael Hilyer

MEMBERS ABSENT: Arturo Menefee

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
Scott McBurney, Fire Marshall
Guy Gunter, City Attorney

CALL TO ORDER: Chairman Pridgen called the meeting to order at 3:00 p.m.

I. Approval of November 27, 2012 Minutes

Chairman Pridgen asked for any changes or corrections to the November 27, 2012 Planning Commission Minutes.

Mr. Silberman made a motion to accept the November 27, 2012 minutes of Planning Commission as written.

Council Member Canon seconded the motion.

Ayes: Cherry, Morgan, Silberman, Council Member Canon, Cannon

Nays: None

Abstention: Fuller and Hilyer

II. Update on Previous PC cases

Mr. Kelley reported:

1. City Council Action- tonight Council will have a second reading for the Zoning Ordinance discussing the annexed property to be the R-1 zoning district.
2. A parcel off of Andrews Road near exit 66 to annex a residential parcel
3. A public hearing on Executive Park Drive rezoning, I have asked Pres. Smith to continue the hearing to January 8, 2013. We had a discrepancy in property owner notification that has been corrected.

A. PLATS (preliminary and preliminary & final) – Public Hearing

1. **James Subdivision, 2 lots, Grand National Parkway, Dora James, preliminary and final approval**

Mr. Kelley reported the applicant is requesting to subdivide the property into two (2) lots; an eighty (80) acre lot and a sixty-two (62) acre lot for estate planning. Staff has minor additions to include on the plat.

Staff recommends Approval subject to the following:

1. Provide a 50 foot front yard building setback along Sedgfield, Grand National, & Stonewall
2. Show the power transmission line (width) crisscrossing Lot 2
3. Indicate the location of the lake on Lot 1

4. Locate the residential structure on Lot 1
5. Signatures of owner and surveyor with seal
6. Clarify the provision of water availability

Mr. Dorsey reported sanitary sewer service is not available to either lot in this residential subdivision. Public street access is available to both lots via Stonewall Road and Sedgefield Lane, while Lot 2 also has access via Grand National Parkway. Lot 1 contains two ponds, an existing residence, and several accessory structures, while Lot 2 is undeveloped. Parallel overhead power lines pass through Lot 2 in a north/south direction near the Grand National Parkway right-of-way.

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

1. Indicate the front-yard building setback on both lots.
2. Indicate all permanent structures and water bodies.
3. Indicate the location, width, and ownership of the easement containing the overhead power lines.
4. Indicate the survey tie to a section corner.

Mr. Hawkins reported water service is accessible to this Subdivision by a water main in the R.O.W. of Sedgefield Lane.

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

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

Mayor Fuller made a motion to grant preliminary and final plat approval with staff recommendations.

Mr. Hilyer seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

2. Wyndham Industrial Park Subdivision, 2nd Revision of Lot 2, 4 lots, Wyndham Industrial Blvd., Brent Gladden, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 4 lot subdivision located off Gateway Drive in the designated commercial area of the Wyndham PUD zoning district. The purpose of the subdivision is to revise two lot lines so Lot 2-B-2 has adequate driveway access onto Wyndham Industrial Boulevard. An erosion control business is located on Lot 2-B-2. The four lots range in size from 4.6 acres to 7.3 acres.

Staff recommends preliminary and final plat approval as submitted.

Mr. Dorsey reported sanitary sewer service is available to Lot 2-C-1 and Lot 2-B-2 via an in-place gravity main within the Wyndham Industrial Drive right-of-way. Sanitary sewer service is not currently available to Lot 2-B-1 and Lot 2-B-3. Sanitary sewer service is accessible to Lot 2-B-1 via a northward extension of a gravity main from the intersection of Society Hill Road and Gateway Drive, and is accessible to Lot 2-B-3 via an in-place manhole within the Wyndham Industrial Drive right-of-way. In 2009, the Engineering Department approved construction plans for a sanitary sewer main within the Society Hill Road right-of-way that can serve Lot 2-B-1, but the main was never installed. Public street access is available to all lots via Society Hill Road and Wyndham Industrial Drive. Lot 2-B-2 contains several commercial structures, while the other three lots are undeveloped. An overhead power line passes through three of the four lots in a northwest-to-southeast direction.

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

1. Remove the Lee Road 54 designation from the Society Hill Road right-of-way.
2. Indicate all permanent structures on Lot 2-B-2.
3. Indicate the location, width, and ownership of the easement containing the overhead power lines.
4. Revise Note 7 on the plat to accurately reflect the availability of sanitary sewer service.
5. Revise Note 8 on the plat to indicate all streets are maintained by the City of Opelika.
6. Revise Note 9 on the plat to indicate all properties within the subdivision are located in flood zone 'X'.
7. The developer shall provide a performance bond to the City of Opelika in an amount equal to 150% of the estimated construction cost of the sewer main to serve Lot 2-B-1 and for the placement of the wearing surface asphalt on Wyndham Industrial Drive and on Media General Drive.

Mr. Hawkins reported water service is accessible to this Subdivision by a water main in the R.O.W. of Wyndham Industrial Blvd.

Mr. Dorsey reported this subdivision is in the Opelika Power Services territory. Easements shall be granted to existing electrical facilities. If electrical facilities are requested to be relocated the developer shall be required to pay the full cost of relocation.

Chairman Pridgen opened the public hearing.
 No comments from the public.
 Chairman Pridgen closed the public hearing.

Dr. Cherry made a motion to grant preliminary and final plat approval with staff recommendations.

Mr. Silberman seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

3. WP Properties Opelika LLC Subdivision, 5 lots, 1st Avenue, WP Properties Opelika LLC, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 5 lot subdivision located on First Avenue in an M-1 zoning district. The purpose of the subdivision is to sell Parcel 2 (49.5 acres) and Parcel 3 (12.1 acres).

Staff recommends preliminary and final plat approval subject to adding the following: flood zone boundary lines, signature line for Opelika Utilities, and the parent parcel for Parcel 3.

Mr. Dorsey reported sanitary sewer service is available to all four parcels via in-place gravity mains along Pepperell Creek, within the First Avenue right-of-way, and within several easements that traverse through the parcels. Public street access is available via First Avenue, North 30th Street, Cunningham Drive, and Frederick Road. Parcels 1 and 3 have been developed with manufacturing and/or storage structures, while Parcels 2 and 4 are undeveloped. CSX Railroad tracks pass through the middle of Parcel 1. Portions of all four parcels are located within the 100-year flood zone boundary, including almost the entire land area of Parcel 1 on the southern side of the CSX tracks. Several utility easements for overhead power and natural gas also traverse through the parcels.

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

1. Indicate the remaining parent parcel area where Parcels 3 and 4 were created and identify it on the plat as Parcel 5.
2. Indicate all water bodies on the plat.

3. Indicate the boundaries of the 100-year flood zone on all parcels and identify those areas within the 100-year boundary as being in Zone 'AE'.
4. Add a note to the plat stating all lots have access to public water and sanitary sewer service.
5. Revise Note 3 on the plat to indicate the correct flood zone designation.
6. Indicate the sanitary sewer main extending in a north-south direction through Parcel 2 is privately-owned.
7. Indicate all sanitary sewer mains on the plat that extend through Parcels 1 and 3.

Mr. Hawkins reported water service is accessible to this Subdivision by a water main in the R.O.W. of 24th Street

Mr. Dorsey reported this subdivision is in the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.

Adria Zelmer, 222 30th Street, said in the past West Point Stevens cleared out the woods area and now we personally clear out the woods. We also have concerns about the zoning change that is being discussed.

Blane Alsobrook, a Pepperell Village residential property owner said he was concerned about the zoning change and which parcel is going to be sold.

WP Properties representative stated the company is selling Parcel 3 at this time.

Chairman Pridgen closed the public hearing.

Mr. Hilyer made a motion to grant preliminary and final plat approval with staff recommendations.

Mayor Fuller seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

4. Redivision of Achievement Center and King Automobile Properties Subdivision, 2 lots, Highway 280, King Automobiles and Alabama Society of Crippled Children and Adults, preliminary and final approval

Mr. Kelley reported the applicants are requesting a re-subdivision which will create additional land area for King Honda to total 6.35 acres, and a land area for the Achievement Center of 5.16 acres. The subdivision will eliminate the former lots 34, 35, 36, and 37 on W. Thomason Cr. and be included into the King Honda, Parcel 2. Former lot 33 on W. Thomason Cr will be included into the Achievement Center, Parcel 1.

Staff recommends Approval subject to certificate signatures and surveyor seal. Also, a directional north/south sanitary sewer easement/sewer line (25 feet wide) must be relocated from the middle of the property; to be adjacent along the western property line of King Honda and the right of way line of US #280. A building permit will not be issued until this sewer line is relocated.

Mr. Dorsey reported sanitary sewer service is available to both commercial parcels via in-place gravity mains within the West Thomason Drive right-of-way. Public street access is available via Birmingham Highway (U.S. 280), Dunlop Drive, Linch Avenue, and West Thomason Circle. Parcel 1 has been developed as the Achievement Center, while Parcel 2 is proposed for development as King Honda. The boundary of Parcel 1 indicates the addition of a 40-foot right-of-way strip along Dunlop Drive and Linch Avenue that was recently deeded to its owner by the City of Opelika.

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

1. Change the name of the plat to 'Achievement Center – King Automobiles Subdivision'.

2. Include 'Birmingham Highway' as an additional name of the public street to the west of Parcel 2.
3. Change the name of 'Linch Drive' to 'Linch Avenue'.
4. Add a note to the plat stating all lots have access to public water and sanitary sewer service.
5. Add a note to the plat indicating the flood zone designation and reference the current FIRM map.
6. Indicate the front-yard building setback on both parcels.
7. Indicate all permanent structures on Parcel 1.

Mr. Hawkins reported water service is accessible to this Subdivision by a water main in the R.O.W. of W Thomason Drive.

Mr. Dorsey reported this subdivision is in the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

Ms. Cannon made a motion to grant preliminary and final plat approval with staff recommendations.

Mayor Fuller seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

5. Dorothy Gibson/Berthena Hill Subdivision, 2 lots, Dorothy Gibson & Berthena Hill, Brannon Avenue, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 2 lot subdivision on Brannon Avenue. The purpose of the subdivision is to erase a side lot line on the east side of the existing dwelling on Lot 1 and add the side lot line as shown on the plat between the two existing dwellings. Lot 1 is 38,070 square feet and Lot 2 is 29,270 square feet. Each lot meets the minimum 7,500 square foot lot size requirements.

Staff recommends preliminary and final plat approval subject to adding a 25 foot building line on the lots.

Mr. Dorsey reported sanitary sewer service is available to both developed residential lots via an in-place gravity main within the Brannon Avenue right-of-way. Public street access is available via Brannon Avenue. A 60-inch diameter storm water pipe within a variable-width drainage easement is located along the western side of Lot 1.

The Engineering Department recommends preliminary and final plat approval as submitted.

Mr. Hawkins reported water service is accessible to this Subdivision by a water main in the R.O.W. of Brannon Avenue.

Mr. Dorsey reported this subdivision is in the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

Mayor Fuller made a motion to grant preliminary and final plat approval with staff recommendations.

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

B. FINAL PLAT APPROVAL

6. Historic Lake Condry Subdivision, 2 lots, 600 Andrews Road, Michael Price, final approval

Mr. Kelley reported the applicant is requesting the property be divided into a thirty-two (32) acre parcel (Lot 1) and a seven (7) acre parcel (Lot 2). Current access to the structure on Lot 2 is via a driveway through Lot 1. Either an access easement needs to be shown for the existing drive or a new driveway location provided across from the Norman St. intersection with Andrews Rd.

Staff recommends Approval subject to certificate signatures and surveyor seal plus determination on driveway location for access to Lot 2.

Mr. Dorsey reported sanitary sewer service is not currently available to this two-lot subdivision. The nearest accessible sanitary sewer main is located approximately 750 feet west of Lot 1 in the Davis Industrial Park and approximately 1,500 feet east of Lot 2 on the Sportsplex property. Public street access is available to each lot via Andrews Road. Lot 1 has been developed with several in-place structures, while Lot 2 contains an in-place residential structure that was moved onto the site in 2001. Several in-place overhead power lines within utility easements traverse across Lot 1.

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

1. If the in-place gravel drive across Lot 1 will continue to be used for access to the residence on Lot 2, then the gravel drive shall be placed within a permanent access easement. If the in-place gravel drive will not be used for access to Lot 2, then the new driveway for Lot 2 shall be constructed so it intersects Lake Condry Road directly across from Norman Street.

Mr. Hawkins reported water service is accessible to this Subdivision by a water main in the R.O.W. of Andrews Road.

Mr. Dorsey reported this subdivision is in the Opelika Power Services and Tallapoosa River Electric Co-op territory.

Mr. Morgan made a motion to grant final plat approval with staff recommendations.

Mayor Fuller seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

C. CONDITIONAL USE APPROVAL

7. Tony Coleman, 614 South 7th Street, C-3, GC-2, automobile maintenance: auto wash and detailing

Mr. Ogren reported the applicant is requesting conditional use approval to open an automobile wash and detail business at the corner of South 7th Street and Torbert Boulevard. About 40 years ago this property was constructed as a full service gasoline station. In recent years auto body shops and/or wash/detail shops have located on this property. Planning staff has had problems with these businesses complying with requirements and on several occasions code enforcement has dealt with these businesses. The problem is the lack of storage area on the property for cars because the property was originally designed for a gasoline station not an automobile wash & detail business that requires storage of vehicles. The previous body or detail shops would park or store autos at various locations on the property that created a cluttered and disorderly appearance. These concerns were discussed with the applicant.

The site plan provided shows 16 parking spaces including five parking spaces inside the two buildings. The two buildings have five roll-up bay doors. Auto washing takes place under the canopy at the two drain areas shown on the site plan. The applicant said during a busy time a maximum of two maybe three cars will be lined-up at each of the wash areas. For those customers asking for an auto wash only most of the time the customer waits for his/her car to be washed then drives away. In this case there is no storage of cars. The applicant said if a car is left overnight then a washed car will be parked/stored in one of the designated parking spaces. Auto detailing takes place in the bays. During a busy time maybe one car will be waiting at each bay door to be detailed. Staff recommends that when an automobile is left on the property overnight then the auto must be parked in one of the designated 16 parking spaces. The business has five full time employees; therefore eleven parking spaces are available to park cars in a designated parking space. This recommendation will assist in preventing the property from becoming cluttered or disorderly with automobiles. The site plan provided includes a landscape plan. The plant material was installed by the previous business. Landscape requirements are met.

Planning staff recommends approval subject to all automobiles stored on the property over-night should park in one of the designated 16 parking spaces.

Mr. Dorsey reported sanitary sewer service is available to this developed, 0.48-acre commercial parcel via an in-place gravity main within the South 7th Street right-of-way. Public street access is available via in-place two-way curb cuts on South 7th Street and Columbus Parkway. Sixteen paved, off-street parking spaces are provided, of which one has been designated for use by the disabled. An in-place 36-inch diameter metal storm water pipe extends under the masonry block building near the northern end of the site.

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

1. All car washing activities shall be conducted in locations where the water runoff drains to the City's sanitary sewer system. The owner shall verify to the Public Works and/or Engineering Departments that the wash areas drain in this manner.

Mr. Hawkins reported Opelika Utilities currently serves this location

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

Mr. Silberman made a motion to grant conditional use approval with staff recommendations.

Mayor Fuller seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

8. Watwood Investments LLC, 17801 North Uniroyal Road, C-3, GC-2, Welding, repairing, warehousing for auto industry (Tabled at November 27th PC meeting)

Mr. Kelley reported after receiving from the applicant a designation of Manufacturing and Fabricated Metal Products (#3499) from the Department of Labor; and further research by staff of the North American Industry Classification System from the Department of Commerce, Metal Coating and Allied Services to Manufacturers (#332812); with additional input from the Fire Marshall and Chief Building Inspector: staff informed the applicant that our recommendation to the Planning Commission would be denial. This land use is not permitted in C-3, GC-2. Staff informed the property owner of our recommendation. On December 3, 2012 the applicant withdrew the request for conditional use.

Mr. Dorsey, Mr. Hawkins no reports.

Chairman Pridgen asked if the property owner could be contacted to remove the improper structure.

Mr. Kelley stated we will go through the steps to remove this structure.

9. APR auto facility, 4800 Highway 280, C-3, GC-2, Addition to automobile facility

Mr. Ogren reported the applicant is requesting conditional use approval for a 45,200 square foot addition to an existing 22,600 sf automobile facility. The business, APR (Audi Performance & Racing), performs after-market automobile modifications. The business customizes vehicles for customers by modifying engines and/or computer components. The modifications enhance the power and performance of the automobiles. The company has about 35 employees and foresees about 60 employees in the future. (The adjacent property to the West is in the Auburn city limits.)

The site plan shows the 45,200 sf addition that consists of a production area, an area for motorsport services, storage area for the car haulers, and shipping and warehouse area. The addition is located adjacent to the existing parking area in the rear yard (see site plan). An existing driveway/parking/loading area (55 to 80 feet wide) separates the addition from the existing building. About 15 parking spaces will be eliminated because of the addition; however, 79 new parking spaces are added on the east side of the driveway. There are 26 existing parking spaces on the front and east side of the existing building. The total number of parking spaces is 105.

The landscape plan meets the minimum landscape requirements based on the area disturbed. The landscaping was planted following the October 2006 conditional use approval. Most of the landscaping is at the Highway 280 entrance, along the 470 foot driveway, and in front of the existing building. Landscaping planted includes 44 trees and 455 shrubs. There are about 50 existing trees on the west and east side. The total landscape points required is 686 points including parking lot points. The landscape plan shows a total of 798 points. The development meets the maximum 75% impervious surface area requirement.

The exterior material of the addition will be the same as the existing material - vertical corrugated metal siding, silver color, (see photo attached of existing building). The existing exterior material was approved at the November 2006 Planning Commission meeting. A large portion of the existing front wall is glass panels that enhance the entrance way to the APR building. Most of the addition will not be seen because it's located in the rear yard area hidden by the existing APR building (see exterior wall elevations attached). Also, the APR facility is located on a hill elevated about 60 feet above Highway 280.

Planning staff recommends conditional use approval as submitted.

Mr. Dorsey reported sanitary sewer service is available to this developed, 10.3-acre commercial parcel via an in-place gravity main within the Birmingham Highway (U.S. 280) right-of-way. Public street access is available via one in-place curb cut on Birmingham Highway. 79 new paved, off-street parking spaces will be added for customers, employees and company vehicles. Garbage will be collected by private carrier from a dumpster located at the rear of the in-place building. Storm water is controlled by an in-place detention pond located at the southwestern corner of the site. This pond may require enlarging and/or modifying to accommodate the additional runoff generated by the building and parking lot expansions. A portion of the in-place storm water collection system at the northwest corner of the site must either be relocated or placed under the new building addition.

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

1. The owner's engineer shall submit site construction plans and storm water management calculations 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. Dorsey reported this use is outside the Opelika Power Services territory.

Mr. Hilyer asked what kind of production would be used and asked the property owner to discuss the byproducts that will be entering the public sewer system.

Mayor Fuller made a motion to grant conditional use approval with staff recommendations.

Mr. Cherry seconded the motion.

Ayes: Cherry, Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

D. OTHER BUSINESS

10. Discussion on amendment to Future Land use Map of the 2020 Comprehensive Plan: Amend property along 2400/2600 block of First Avenue from Manufacturing to Light Commercial

Mr. Kelley reported demolition is continuing at a quick pace for portions of Westpoint-Stevens Mill on First Avenue. In 2010 the property under petition for annexation was approved by City Council and the zoning of M-1 remained.

However, land use changes are underway at this time with the recent approval of conditional use for Dr. Hemberg's office at the intersection of 1st Avenue and 24th St. Also, there is interest by parties desiring to preserve and restore the vast majority of the Mill's brick structure for uses other than industrial. The administration building will remain intact.

Another land use change in Pepperell Village would be to designate the Red Cross Facility on 26th St. to an Institutional land use category on the Future Land Use Map.

STAFF RECOMMENDATION: Proceed at the January 22, 2013 meeting to hold a public hearing to change the land use categories by RESOLUTION for some properties in Pepperell Village along 1st Avenue, and the Red Cross Facility of 26th St. Depending upon the results of that meeting, schedule a public hearing to rezone specific parcels based upon the land use category of the Future Land Use Map 2020 at the Planning Commission meeting on February 26, 2013.

Mr. Dorsey and Hawkins have no reports.

Mr. Kelley stated there is interest in the property by different parties. We want to ensure that the potential land use for that area not be anything of an industrial character.

44:53

Jim McCrory, surveyor for James Subdivision, asked a question for clarification about the restrictive covenants for James Subdivision:

Mr. McCrory stated on James Subdivision, I know that the city only requires a 50 foot building line but the reason I put a 200 foot building line is because the previous subdivision called Rolling Acres had a 200 foot building line. The property was resubdivided around 1986. The restrictive covenants require a 200 foot setback until those restrictions are revoked. I was advised by Bob Petty to leave the 200 foot setback line on the plat.

Mr. Kelley stated I would disagree with Mr. Petty's recommendation. I will leave it to Mr. Gunter to advise staff. The City does not recognize the 200 foot setback when it is not

a City standard. If that is something you want to put in the notes, I think that is very appropriate.

Mr. Gunter stated the City could only enforce the regulations. The Subdivision Regulations call for a line at 50 feet. I would show the line at 50 feet. A note could be placed, restrictive covenants is a contract between the property owners.

Mr. McCrory stated I will put a note on the plat about the 200 foot setback requirement as stated in the restrictive covenant and change the plat to show a 50 foot building line on the lots. I will also put a note to refer to the restrictive covenants.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 3:52 p.m.

Keith Pridgen, Chairman

Rachel Dennis, Secretary