



# PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

**June 27, 2023**

**TIME: 3:00 PM**

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting June 27, 2023 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT: Mr. Michael Hilyer and Mr. Sheldon Whittelsey.

STAFF PRESENT: Mr. Matt Mosley, Planning Director  
Mr. Martin Ogren, Assistant Planning Director  
Mrs. Rachel Dennis, Planner  
Mrs. Claire Barber, Planning and Zoning Technician  
Mr. Jonathan McInnis, Assistant City Engineer

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

## Approval of Planning Commission Minutes May 23, 2023

|                  |                                                                                             |
|------------------|---------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | Passed                                                                                      |
| <b>MOVER:</b>    | Mayor Gary Fuller                                                                           |
| <b>SECONDER:</b> | John Sweatman                                                                               |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward<br>1 Allen, Sweatman |
| <b>NAYS:</b>     | None                                                                                        |
| <b>ABSTAIN:</b>  | None                                                                                        |

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that there are no updates on previous cases.

IV. NEW BUSINESS

A. **PLAT (Preliminary Only) - Public Hearing**

1. The Landing SD, Redivision of Parcel 2A, 3 lots, accessed from Freddie Way, Brett Basquin, Foresite Group, LLC, authorized representative for Jim Masingill, Broad Metro, LLC, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for The Landing Subdivision, Redivision of Parcel 2A, accessed from Freddie Way. He stated that staff recommends preliminary approval subject to the following:

1. The plat is named similarly to an adminstrtive plat for Parcel 2-A-2.
2. Setback lines are not required to be shown on the individual lots.
3. The final plat should reference the administrative plats that were part of this property.
4. The proximity map does not appear to match the proposed development.
5. A temporary turnaround should be located on Capps Landing where the street will terminate.
6. All utilities shall be underground.
7. Sidewalks shall be required on both sides of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

#### **Motion to grant preliminary plat approval with staff recommendations**

|                  |                                                                                             |
|------------------|---------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                               |
| <b>MOVER:</b>    | John Sweatman                                                                               |
| <b>SECONDER:</b> | Arturo Menefee                                                                              |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward<br>1 Allen, Sweatman |
| <b>NAYS:</b>     | None                                                                                        |
| <b>ABSTAIN:</b>  | None                                                                                        |

2. Foxrun SD, Phase 3, 43 lots, accessed from Village Drive and Woodland Circle, Daniel Holland, Holland Homes LLC, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for Foxrun Subdivision, Phase 3, accessed from Village Drive and Woodland Circle. He stated that staff recommends preliminary approval subject to the following:

1. Underground utilities are required.
2. Sidewalks are required on at least one side of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water infrastructure has not passed final inspection for approval and that the final plat cannot be approved until water infrastructure is accepted. He also stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

**Motion to grant preliminary plat approval with staff recommendations**

**RESULT:** Passed  
**MOVER:** Arturo Menefee  
**SECONDER:** Jay Walters  
**AYES:** Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman  
**NAYS:** None  
**ABSTAIN:** None

**B. PLAT (Preliminary and Final) - Public Hearing**

3. Pepperell Manufacturing Company Subdivision of Lot 2 SD, 2 lots, accessed from Cunningham Drive, Brandon Bolt, Bolt Engineering, Inc, authorized representative for SKPW 400 LLC, Preliminary and Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Pepperell Manufacturing Company Subdivision of Lot 2 Subdivision, accessed from Cunningham Drive. He stated that staff recommends preliminary and final approval.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Greg Mann, 2805 Sutton Way, asked if there would be a privacy fence between the neighborhood and this development? He also noted that they were on septic and asked if City sewer would be coming to their street?

Mr. Mosley stated that if there is a commercial use there, it will be required to have a buffer of either landscaping and a fence, a 20-foot undisturbed buffer, or a double row of evergreens. He stated that he would pass along the sewer information to the Public Works Director.

Chair Cannon closed the public hearing.

**Motion to grant preliminary and final plat approval with staff recommendations**

**RESULT:** Passed  
**MOVER:** Councilman Ward 1 Willie Allen  
**SECONDER:** John Sweatman  
**DISCUSSION:** Mr. Walters asked if the right turn lane would be on Cunningham Road.  
  
Mr. Mosley stated that the 8 feet on Cunningham Road would be the right turn lane.  
**AYES:** Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman  
**NAYS:** None  
**ABSTAIN:** None

**C. REZONING and PLAT (Preliminary only) - Public Hearing**

4. (a) Amendment to Future Land Use Map, accessed from Oak Bowery Road, 4.18 acres, from a low density residential land use category to a medium density land use category.

(b) Rezoning request, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley, 4.18 acres, accessed from Oak Bowery Road, from R-1 to R-2.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 4.18 acres accessed from Oak Bowery Road from R-1 to R-2. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to R-2.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that Opelika Utilities has no objections to the proposed plat. However, the water line in place at the Briarwood Lane connection to Northgate Drive is a 6" Main. He stated that to serve the proposed development, the developer will need to increase the connection and extension at Northgate Drive to an 8" main.

Chair Cannon opened the public hearing for the Amendment to the Future Land Use Map and the Rezoning request at the same time.

Al Mattox, 1937 Cannon Gate Drive, asked what the developer intended to do with the 4.18 acres being on the east side of what he considered a swamp.

Ms. Cannon stated that it will likely be residential.

Al Mattox asked if it would be a part of whatever roadway comes off of Northridge?

Mr. Mosley stated that it was a part of the subdivision.

Gage Pridgen, stated that her parents, Sam and Brenda Pridgen, lived at 1706 Oak Bowery Road. She asked where the entrances and exits would be for this property and who the builder is?

Mr. Mosley stated that it comes off of Briarwood Lane in North Gate Drive and that there is a future development stub that is owned by the Dudleys towards Oak Bowery Road. He stated that if the Dudley property were ever to develop, it could attach there, but that the main entrance for now would be off of Briarwood Lane. He stated that Bryan Stone was the builder.

Gage Pridgen asked Bryan Stone about similar neighborhoods and prices.

Chair Cannon requested that this discussion be saved for the public hearing on the subdivision.

Chair Cannon closed the public hearing.

**Motion to send a positive recommendation for rezoning to City Council with staff recommendations**

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|------------------|------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                            |
| <b>MOVER:</b>    | Arturo Menefee                                                                           |
| <b>SECONDER:</b> | Councilman Ward 1 Willie Allen                                                           |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman |
| <b>NAYS:</b>     | None                                                                                     |
| <b>ABSTAIN:</b>  | None                                                                                     |

**Motion to approve the amendment to the Future Land Use Map with staff recommendations**

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|------------------|------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                            |
| <b>MOVER:</b>    | Councilman Ward 1 Willie Allen                                                           |
| <b>SECONDER:</b> | John Sweatman                                                                            |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman |
| <b>NAYS:</b>     | None                                                                                     |
| <b>ABSTAIN:</b>  | None                                                                                     |

5. Southern Pines SD, 46 lots, accessed from Oak Bowery Road, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley

Mr. Mosley presented the staff report to the Planning Commission for the Southern Pines Subdivision, accessed from Oak Bowery Road. He stated that staff recommends preliminary approval subject to the following:

1. City Council approve the rezoning of 4.18 acres from R-1 to R-2.
2. Remove the minimum setbacks shown on the lots.
3. Correct Lot 31 to meet the minimum lot size requirements of 15,000 sf.
4. Add a note to clarify size, use, ownership, and maintenance for Tract 3 proposed open space.
5. Add a temporary turn around per requirements at the end of Long Leaf Avenue.
6. All utilities shall be underground.
7. Sidewalks are required on both sides of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the water line in place at the Brairwood Lane connection to Northgate Drive is a 6" Main. He stated that to serve the proposed development, the developer will need to increase the connection and extension at Northgate Drive to an 8" Main.

Chair Cannon opened the public hearing.

Al Mattox, 1937 Cannon Gate Drive, stated that he is the Vice President of the Cannon Gate Homeowners Association and asked about square footage and the selling price. He stated that there is an underground spring to the west of the swamp that feeds through the proposed subdivision and terminates at Cannon Gate Lot 50. He asked that Engineering address that so that runoff and drainage doesn't adversely affect the residents of Cannon Gate and he noted that the drainage and runoff is currently adversely affecting residents. He also asked what kind of buffer there would be between Cannon Gate and the future houses and what the estimated length of build would be for the project.

Bryan Stone, BC Stone Homes, stated that he plans on staying in tune with what is currently in the area as far as price point and size. He stated that they stubbed to the Dudley piece because there is probably some opportunity that one day that piece could develop and it would make a good tie in to Oak Bowery, but unfortunately, when Cannon Gate was developed there was no other way out. He stated that he spoke with Scott Parker, the City Engineer, and Mr. Parker agreed that that would be the best course of action as far as stubs go. He stated that they have done a full wetlands delineation and a stream delineation on the property, so any water is indicated on the plat. He noted that he thought it would be a two or three year project and he stated that they would have to grade the site to get sewer access, but that he would fully comply with any buffer requirements.

Dantzler Frazer, 1907 Cannon Gate Drive, stated that his concern was the setback and he stated

that if they clear to the line, they are basically clearing to his backyard. He stated that he felt it would be a negative impact on those houses and requested that that area remain wooded. He stated that his other concern was the streamside management. He stated that he didn't feel like the streams were accurately identified on the plat.

Bryan Stone stated that streams and wetlands on the plat were delineated by Will Neighbors with Wildland Services. He stated that as far as the buffer goes, they didn't want their houses to open up into the back of the existing homes, but that he couldn't say at this time if he would be able to keep trees to the line or not.

Chair Cannon stated we want to make sure that there will be trees there.

Bryan Stone stated that he would take out as little as possible, but that the site will have to be mass graded in order to have sewer access.

Roxanne Nix, 1806 Northgate Drive, asked when the start date for construction would be?

Mr. Mosley stated that if they are granted approval tonight, they would still have to get zoning approval to start any construction, which would take approximately 50 to 60 days. He stated that they would then need to have their engineering plans approved through the Engineering and Utility Departments, which could take anywhere from one month to six months depending on how complicated it is. He stated that any construction would probably be in three months at the earliest.

Roxanne Nix asked if there would be any grading or clearing before then?

Mr. Mosley stated that someone could come in and grade the lot right now without Planning or Zoning approval through a land disturbance permit with the Engineering Department.

Chair Cannon closed the public hearing.

#### **Motion to grant preliminary plat approval with staff recommendations**

**RESULT:** Passed

**MOVER:** John Sweatman

**SECONDER:** Mayor Gary Fuller

**DISCUSSION:** Councilman Allen asked if it was feasible to table this until they get either approval or denial from City Council in order to give them an opportunity to get some more answers for the residents.

Mr. Mosley stated that the Commission could table it for 30 days, but that City Council wouldn't hear this until probably August because it has to be advertised in the paper. He stated that Bryan Stone probably wouldn't start to work on those engineering designs to know what the grading is going to look like until the City Council handles the issue one way or another, so waiting until that point probably wouldn't give them more clarity. He stated that it would give them more time but that nothing could move very far on this project without City Council approval. He noted that if this is zoned R-2 there would be a 30-foot rear setback which is what the buffer would be, but that there is no required buffer when a like single-family backs up to a like single-family.

Councilman Allen made a motion to table this item in order to give the

residents an opportunity to get some of their questions answered.

Mayor Fuller stated that the Commission has heard from all the citizens.

Mayor Fuller called for the question.

**AYES:** Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Sweatman

**NAYS:** None

**ABSTAIN:** Councilman Ward 1 Willie Allen

**D. REZONING - Public Hearing**

6. (a) Amendment to the Future Land Use Map accessed from 1625 1st Avenue, for a 7,324 sf, from a general commercial land use category to a light commercial land use category.

(b) Rezoning request, A&P Holdings, LLC, 7,324 sf, accessed at 1625 1st Avenue, from M-1 to C-2.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 7,324 sf, accessed from 1625 1st Avenue, from M-1 to C-2. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from M-1 to C-2.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the Opelika Utilities Board has no objections to rezoning. He stated there is currently no meter or service line for vacant lot. He stated that the Developer/Owner will need to apply and pay for service connection when water is needed.

Chair Cannon opened the public hearing for the Amendment to the Future Land Use Map and the Rezoning request at the same time.

No comments.

Chair Cannon closed the public hearing.

**Motion to send a positive recommendation for rezoning to City Council with staff recommendations.**

**RESULT:** Passed

**MOVER:** Arturo Menefee

**SECONDER:** John Sweatman

**DISCUSSION:** Mr. Sweatman asked if the two adjoining parcels were already single-family homes?

Mr. Mosley stated that most of the houses there are single-family, but that the homes on the M-1 lots are considered legal non-conforming. He noted that this means that they were allowed when they were approved, but they are no longer allowed. He stated that because the Mill is no longer there, we need to rezone some of those properties to allow those single-family homes to be there and allow uses that would be consistent with that area.

**AYES:** Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

**NAYS:** None

**ABSTAIN:** None

**Motion to approve the amendment to the Future Land Use Map with staff recommendations.**

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|------------------|------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                            |
| <b>MOVER:</b>    | John Sweatman                                                                            |
| <b>SECONDER:</b> | Councilman Ward 1 Allen                                                                  |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman |
| <b>NAYS:</b>     | None                                                                                     |
| <b>ABSTAIN:</b>  | None                                                                                     |

**E. FINAL PLAT**

7. Laurel Lakes SD, Phase 1, 62 lots, accessed from North Uniroyal Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, Final Approval

Mr. Mosley stated that the applicant has requested this item be tabled so that they can finish some sewer issues.

**Motion to table the item at the applicants request**

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|------------------|------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                            |
| <b>MOVER:</b>    | Arturo Menefee                                                                           |
| <b>SECONDER:</b> | Jay Walters                                                                              |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman |
| <b>NAYS:</b>     | None                                                                                     |
| <b>ABSTAIN:</b>  | None                                                                                     |

8. Wyndham Gates SD, Pod 3, Phase 3, 9 lots, accessed from Raiden Circle, Doug Ransom, DRB Group Alabama, LLC, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Wyndham Gates Subdivision, Pod 3, Phase 3, accessed from Raiden Circle. He stated that staff recommends final approval subject to the following added to the final plat or installed before a CO (certificate of occupancy) is issued:

1. Sidewalks required on at least one side of the street.
2. All utilities installed underground.
3. Add landscaping as shown on landscape plan.
4. Add a note on plat providing the uses allowed in the open space.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this subdivision is outside of the Opelika Power Services territory.

**Motion to grant final plat approval with staff recommendations**

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|--------------------|------------------------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                                            |
| <b>MOVER:</b>      | Councilman Ward 1 Willie Allen                                                           |
| <b>SECONDER:</b>   | John Sweatman                                                                            |
| <b>DISCUSSION:</b> | Chair Cannon asked if these have garages?                                                |
|                    | Mr. Mosley stated that they all have at least a single-car garage unit.                  |
| <b>AYES:</b>       | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman |
| <b>NAYS:</b>       | None                                                                                     |



**ABSTAIN:** None

9. National Village SD, Phase 6B, 9 lots, accessed at the corner of Spa Loop and Robert Trent Jones Trail, Steve Timms and Mike Maher, authorized representative for Retirement Systems of Alabama, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for National Village Subdivision, Phase 6B, accessed at the corner of Spa Loop and Robert Trent Jones Trail. He stated that staff recommends final plat approval subject to the following:

1. All utilities shall be underground.
2. Install sidewalks on at least one side of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that Opelika Utilities does respectively request City review of storm infrastructure and detention basin receiving flow from development. This detention area discharge flows directly to Saugahatchee Lake.

**Motion to grant final plat approval with staff recommendations**

**RESULT:** Passed  
**MOVER:** John Sweatman  
**SECONDER:** Mayor Gary Fuller  
**AYES:** Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman  
**NAYS:** None  
**ABSTAIN:** None

**F. OTHER BUSINESS - Public Hearing**

10. A petition for the vacation of Country Club Road from 3500 block of Country Club Road to the intersection of Country Club Road and Saugahatchee Road.

Mr. Mosley presented the staff report to the Planning Commission for a petition for the vacation of Country Club Road from the 3500 block of Country Club Road to the intersection of Country Club Road and Saugahatchee Road. He stated that staff recommends a positive recommendation be sent to City Council to the proposed right-of-way for Country Club Road.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.  
No comments.  
Chair Cannon closed the public hearing.

**Motion to send a positive recommendation for the vacation to City Council with staff recommendations**

**RESULT:** Passed  
**MOVER:** Arturo Menefee  
**SECONDER:** Councilman Ward 1 Willie Allen  
**AYES:** Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman  
**NAYS:** None  
**ABSTAIN:** None

**G. Master Plan Revision, Minor Amendment - Public Hearing**

11. The Villages at Opelika PUD, Minor Amendment to the Master Plan, 2003 Executive Park Drive, Joe Mazzucchelli, authorized representative for Trust Homes Southcoast, LLC, The amendment concerns minimum front and rear yard setbacks for the proposed single family homes. The existing minimum setbacks are 15 feet in front yard and 10 feet in rear yard. The amendment request is a 10 foot setback in front yard and a 15 foot setback in rear yard. The amendment provides more rear yard space.

Mr. Mosley presented the staff report to the Planning Commission for The Villages at Opelika PUD, a minor amendment to the Master Plan, 2003 Executive Park Drive. He stated that staff recommends approval of this minor amendment to the Villages of Opelika master plan: Allow a minimum 10 foot setback in the front yard and a minimum 15 foot minimum setback in the rear yard for all single family home lots and townhome lots. (The minimum side yard setbacks will remain the same: minimum 5 foot side yard setback and minimum 6' side yard setback on street.)

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

**Motion to approve the minor amendment to the Master Plan with staff recommendations**

**RESULT:** Passed

**MOVER:** Councilman Ward 1 Willie Allen

**SECONDER:** John Sweatman

**DISCUSSION:** Mr. Sweatman asked if 18 feet is the minimum allowed by the ordinance for a parking space?

Mr. Mosley stated that the standard parking space is 9 by 18 feet. He noted that if somebody has an oversized car it could potentially extend into the sidewalk.

Ms. Cannon asked if two cars could park there?

Mr. Mosley stated that these have a single car garage on them and one space in front.

**AYES:** Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

**NAYS:** Chair Cannon

**ABSTAIN:** None

**V. OLD BUSINESS**

**H. REZONING - Public Hearing**

12. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 meeting at the applicant's request.)*

Mr. Mosley stated that the applicant requested this item remain on the table.

VI. ADJOURN

Motion to adjourn at 4:04 p.m.

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| RESULT:   | Passed                                                                                      |
| MOVER:    | Mayor Gary Fuller                                                                           |
| SECONDER: | John Sweatman                                                                               |
| AYES:     | Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward<br>1 Allen, Sweatman |
| NAYS:     | None                                                                                        |
| ABSTAIN:  | None                                                                                        |

\_\_\_\_\_ Lucinda Cannon, Chair

\_\_\_\_\_ Matt Mosley, Secretary