



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

October 24, 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 October 24, 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. Michael Hilyer, Mr. Jay Walters, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT:

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. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

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

Approval of Planning Commission Minutes September 26, 2023

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

III. UPDATE ON PREVIOUS PC CASES

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

IV. NEW BUSINESS

A. PLAT (Preliminary and Final) - Public Hearing

1. Creekside Village SD, Phase 2, 13 lots, accessed from Lee Road 270 and 266, Mike Maher, Precision Surveying, authorized representative for Campfields Lands LLC, Preliminary and Final approval

Mr. Mosley presented the staff report to the Planning Commission for Creekside Village Subdivision Phase 2 accessed from Lee Road 270 and 266. He stated that staff recommends preliminary and final approval subject to the following:

Add an access easement on each adjoining 30' flag lots so the two lots share one driveway to Lee Road 266 or 270.

From: Kendall Andrews

I have the following comments for this plat:

- Show the detention pond and add appropriate drainage easements. The detention pond cannot lie solely on one lot. It must be split among adjacent lots.
- Lots 50&51 and 54&55 will be required to share a driveway. Add a shared driveway easement and number the shared drives (i.e. shared drive 1, shared drive 2). Add the attached shared driveway note. This note should be a standalone note and not included in the list of notes
- Mark the driveway locations for Lots: 48, 49, 50&51, 53, 54&55, 56, 57, 58. I need to verify that these lots will be able to have an access that meets our sight distance requirements prior to approving the plat.
- The site data table is incorrect
- Verify that the pavement on LR 266 is 25ft



Kendall Andrews, P.E.

Assistant Engineer I

P: (334) 737 – 7011 / F: (334) 745 – 6994

www.Leeco.us

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that he has revised the Engineering report based on county comments and the revised plat. He stated that the Engineering department will waive the requirements for a new road to be built and have the access on the easements as shown on the revised plat. He stated that the City and the county will monitor the erosion sediment control and detention ponds according to the county's requirements. He stated that Lee County Engineering will regulate and authorize all access and this development to Lee Road 270 and 266. He noted that the Engineering Department has no other comments or concerns with this proposed preliminary plat. He also stated that this is outside of the Opelika Utilities Service Area and outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Judy Tubbs, 840 Lee Rd 270, stated that she was opposed to having an easement in the back of her property. She stated that she felt feasibility studies should have been done before they applied. She stated that there are other lots that are vacant that they could use as an entrance to the subdivision. She stated that she only received one certified letter and that nothing came from the county.

Linda Fleming, 402 Lee Rd 270, stated that she also only got one certified letter a week ago. She stated that her main concern was that she was looking forward to the neighborhood community and the brush being cleared. She asked for more notice for any future meetings.

Tiffany Simmons, 80 Lee Rd 270, stated that she got an email saying she received a certified letter, but she did not. She asked what it was regarding.

Mr. Mosley stated that the adjacent property was being subdivided and that, according to State Law, letters are sent out to adjoining property owners letting them know that there is a public hearing regarding that property being divided.

Tiffany Simmons asked what they were going to do on the vacant property beside her.

Chair Cannon stated that they do not know.

Mr. Mosley stated that in the county, the city doesn't regulate the use of the property. He stated that the city only regulates how the property will be divided because it is in the planning jurisdiction. He stated that the subdivision covenants or the county zoning might have requirements about how it is used.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: John Sweatman

DISCUSSION: Chair Cannon stated that she thought the driveways were laid out poorly.

Mr. Mosley stated that staff discourages this type of layout because it creates issues if water and sewer ever come here or if it gets subdivided into smaller lots. He stated that right now, there are not any regulations to prevent this. He stated that staff may look at putting in stronger regulations to prevent this kind of layout.

Mr. Whittelsey asked how wide the driveways are?

Mr. Mosley stated that the smallest ones are 30 feet wide and the others are at least 60 feet wide. He noted that most of the driveways are shared.

Chair Cannon asked if the county notifies people in the county about any divisions?

Mr. Mosley stated that if the county doesn't hold a public hearing, then they probably would not notify. He stated that the city is required to send certified letters five days in advance, and staff typically sends them out a week and a half to two weeks in advance.

Mr. Whittelsey asked if these lots are restricted to single-family homes?

Mr. Mosley stated not by zoning requirement. He stated that because it was

set up as a neighborhood, it would probably be in the covenants. He noted that it might be in the county zoning jurisdiction which could have some regulations. He stated that based on the water and sewer situation there will probably be some limitations to the development potential.

Chair Cannon asked if everything would be on either a well or septic?

Mr. Mosley stated that was his understanding.

Mr. Walters asked if staff had spoken with the applicant about making an access road instead of individual driveways?

Mr. Mosley stated that staff has spoken with the applicant about that and the original plat did not meet the subdivision regulations. He stated that they came back with this plan which does meet the minimum of the subdivision regulations.

AYES: Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: Chair Cannon, Walters

ABSTAIN: Sheldon Whittelsey

B. FINAL PLAT

2. Springhill Heights SD, Block G, Redivision of Lots 53-58, 3 lots, accessed from Spring and Arnold Street, Nick Howell, authorized representative for 2H Properties, LLC, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Springhill Heights Subdivision, Block G, Redivision of Lots 53-58, accessed from Spring and Arnold Street. He stated that staff recommends final plat approval subject to the following:

1. **Remove the setback lines from the lots.**
2. **The dates in some of the certificates need to be changed from 2022 to 2023.**
3. **Show recorded course and distances for comparison with measured.**
4. **Add the owner/developer's name and address.**

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that if the applicant has satisfied all sanitary sewer requirements, Engineering recommends final plat approval. He also stated that each lot needs a new service tap and meter for service to dwelling.

Motion to grant final plat approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Sheldon Whittelsey

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

3. Wyndham Gates SD Pod 3, Phase 4, 9 lots, accessed from Alana Court and Raiden Circle, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Wyndham Gates Subdivision, Pod 3, Phase 4, accessed from Alana Court and Raiden Circle. He stated that staff recommends final plat approval subject to the following added to 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. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this is in the Opelika Power Services and Alabama Power Services territory.

Motion to grant final plat approval with staff recommendations

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

C. PLAT (Preliminary Only) and CONDITIONAL USE - Public Hearing

4. Moore Bass Consulting, Inc, authorized representative for Thrash Investments, Inc, accessed from the 220 block of Samford Avenue, R-4 zone, 29 townhome lots.

Mr. Mosley stated that the applicant has requested this item be tabled.

Motion to table the item at the applicant's request

RESULT: Passed
MOVER: Mayor Gary Fuller
SECONDER: Director Mike Hilyer
AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

5. Warwick Retreat SD, 94 lots (55 single family lots & 29 townhome lots), accessed from 220 block of Samford Avenue, Moore Bass Consulting, Inc, authorized representative for Thrash Investments, Inc, Preliminary Approval

Mr. Mosley stated that the applicant has requested this item be tabled. He stated that the Planning Department will resend certified letters to the adjacent property owners for the public hearing when the item comes back.

Motion to table the item at the applicant's request

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: John Sweatman
AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

D. CONDITIONAL USE - Public Hearing

6. Lee Tharp, PE, authorized representative for Hogan Investment Properties, LLC, 2220 Enterprise Drive, C-2 zone, A 7,125 square foot addition to an existing 10,250 square foot ABC distribution warehouse (Alabama Alcoholic Beverage Control Board)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a 7,125 square foot addition to an existing 10,250 square foot ABC distribution warehouse (Alabama Alcoholic Beverage Control Board) at 2220 Enterprise Drive. He stated that staff recommends conditional use approval subject to the following:

1. The addition and new asphalt area for trucks adds to the developed area. A revised landscape plan with legend is required providing updated total base and parking lot points. The buffer along Enterprise Drive needs to be extended based on the added developed area. Also, the demolition plan removes one tree, and the parking islands modified remove shrubs. Trees removed need to be replaced with at least 1.25" to 2.5" caliper tree, depending on tree type. Minimum shrub size 24 inches (3 gallon container). If other shrubs or trees are removed, the plants must be replaced so minimum landscape requirements are met.

2. The existing dumpster and dumpster enclosure and gate will be removed and relocated. The dumpster's new location must be screened on all sides and gated with opaque material.

Mr. Parker 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 grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Sheldon Whittelsey

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

E. REZONING and CONDITIONAL USE - Public Hearing

7. (a) Amendment to the Future Land Use Map, accessed from 600 block Veterans Parkway or 3500 block Waverly Parkway, 16.3 acres, from a mixed use land use category to a light commercial land use category.

(b) Rezoning request, Ledge Nettles, authorized representative for Robert Cash, 16.3 acres, accessed from 600 block of Veterans Parkway or 3500 block of Waverly Parkway from R-5 to C-2, GC-P.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 16.3 acres accessed from the 600 block of Veterans Parkway or the 3500 block of Waverly

Parkway from R-5 to C-2, GC-P. He stated that the rezoning request to C-2, GC-P is adjacent to undeveloped residential zoned property (R-1 or R-5) on three sides. Near the property (1,000 feet) is about 150 residential dwellings. On the south side is a 107 acre M-2, GC-P public manufacturing zoned property. The undeveloped M-2 property is for a technology park administered by OIDA (Opelika Industrial Development Authority). Staff has no concerns with the indoor-outdoor fitness use on 2 acres. The fitness program activities are indoors, and minimal impact to adjacent or nearby properties is expected. The remaining 14 acres is reserved for future development and the land uses on 14 acres are unknown at this time. **Staff recommends a positive recommendation to City Council to rezone the 16.3 acres to C-2, GC-P.** The C-2 zone is defined as office-retail type uses and the outside display of products require conditional use approval. The C-2, GC-P zoning district prohibits automobile sales, mobile home sales, and truck and tractor sales lots. Also prohibited in C-2, GC-P are manufacturing, assembling, or processing type uses that require outside activities or outside storage of equipment or material. In addition, the outside storage of equipment, material, and/or vehicles for a contractor's business (ex. contractor's laydown yard) is prohibited in a C-2, GC-P zone. During conditional use review, a proposed use with an outside display for sale, especially larger scale products may be out of character with the surrounding properties and the request denied. For example, a construction equipment sales lot (or rental lot) or a RV sales lot and/or motorcycle sales. During conditional use review, conditions on large scale outdoor displays may reduce a negative impact on adjacent/nearby properties so 'approval with conditions' is granted. However, a denial may be necessary because of the severity of the impact on nearby properties. The C-2 zone is for office-retail type uses and using the outdoors for business activities in a C-2 zone is limited.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water is available from Waverly Parkway for this development. He also stated that this is in the Opelika Power Services and Alabama Power service territory.

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

Shane Mills, 3613 Pepperell Parkway, stated that Kage Fit is the mixed martial arts gym that they would like to move to this area. He stated that they provide a good service for the community and a network for Auburn University students to come into Opelika and become a part of the Opelika community. He stated that they have outgrown the property that they are at now.

Chair Cannon closed the public hearing.

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

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

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

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

8. Ledge Nettles, authorized representative for Robert Cash, accessed from 3500 block of Waverly Parkway, C-2, GC-P zone, Indoor fitness facility (Conditional use approval is subject to rezoning property to C-2, GC-P).

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of an indoor fitness facility accessed from the 3500 block of Waverly Parkway (conditional use approval is subject to rezoning the property to C-2, GC-P). He stated that staff recommends conditional use approval subject to the rezoning approved and subject to the following:

1. **The 16.3 acre parcel rezoned from R-5 to C-2, GC-P (Office retail, Gateway Corridor Overlay District – Primary).**
2. **The exterior materials meet the exterior material requirements of Section 7.6 Gateway Corridor Overlay District of the Zoning Ordinance (see footnote #2). Provide elevations with exterior material labeled on elevations.**
3. **Provide a landscape plan that meets the requirements of the Landscape Regulations.**
4. **Note on site plan the location of outside activities**
5. **All building mechanical units (ex. air condition units and similar units) and utility meters must be screened not visible from a public right-of-way.**
6. **Dumpsters must be screened with an opaque fence on all sides and an opaque gate; enclosure must be at a height, so dumpster is not visible to a public right of way.**
7. **Power services, communication service, and other services for the building must be provided underground no overhead lines.**

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this is in the Opelika Power Services and Alabama Power service territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Jay Walters
DISCUSSION:	Chair Cannon asked if the applicant knows that they have to submit a plan that meets the conditions?

Mr. Mosley stated that if it is approved it has to be rezoned first, and then staff can sign off on plans. He noted that the applicant signs an agreement to

the conditions of approval based on what the Planning Commission approved.

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

F. **ANNEXATION**

9. Annexation request, Deidre W. Jones and Jason F. Jones, 6551 U.S. Highway 431 North, Annex 30,116 square feet, R-1 zoning district requested.

Mr. Mosley presented the staff report to the Planning Commission for an annexation request of 30,116 square feet at 6551 U.S. Highway 431 North. He stated that staff recommends the Planning Commission send a positive recommendation to City Council to annex the 0.75 acres and zone the property R-1.

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

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

RESULT: Passed

MOVER: John Sweatman

SECONDER: Arturo Menefee

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

V. **OLD BUSINESS**

G. **CONDITIONAL USE - Public Hearing**

10. Foresite Group LLC and QuikTrip Corporation, authorized representative for Food Services of Tallahassee, Inc., 920 Columbus Parkway, C-3, GC-P, Gas station & convenience store (*This item was tabled by the applicant at the September 26, 2023 Planning Commission meeting*)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a gas station and convenience store accessed at 920 Columbus Parkway. He stated that the Planning Department has no issue with the proposed use, however we feel that the request to completely remove any buffering from Fox Run Parkway is counter to the Zoning Ordinance. He stated that they have provided a revised landscape plan that has a 10 foot buffer in most places. He noted that in some places it is greater and there is one small section where it is a little shorter, but on average it is close to what is required for buffering on that side. He stated that with these changes, staff recommends approval subject to the following:

1. **Revise the landscape plan with a detailed gateway corridor buffer requirement. The gateway corridor landscape regulations require a street frontage landscape buffer 15-ft. wide along Fox Run Parkway and Columbus Parkway. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2.b. of the Landscape Regulations.**

2. **Revise the plan to comply with the 70 % maximum impervious surface ratio requirement.**
3. **The dumpster area is to be screened on all sides, and screening materials are required to meet the gateway corridor materials and cladding standards in Section 7.6, A., 6. b, 1.**
4. **All utility meters, air conditioning units, and similar mechanical units shall be screened.**
5. **Record a subdivision plat to join the two lots into one.**
6. **Clad the fuel awning columns.**
7. **Approval of an alternate access for Lafayette Parkway by ALDOT and City of Opelika Engineering through cross access.**

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the access on Fox Run Parkway (US 431) is managed by ALDOT and this department understands that they are going to require the development to share the existing full access with Angel's Antiques and the two accesses' shown will be removed. Opelika will manage the access on Columbus Parkway, and it will be allowed to have right in, left in and right out only. The left out will be restricted at this location because of the congestion at the signal. Other than these comments, the Engineering Department has no issues with Conditional use approval. He also stated that the existing meter serving property is located at proposed retaining wall. The Developer must abandon existing meter and disconnect service from main prior to installing proposed new service. Water for new service is available from Columbus Parkway and Fox Run Parkway.

Chair Cannon opened the public hearing.

Brett Basquin, Foresite Group, stated that they have worked extensively with staff over the past few months to meet the intent of the ordinance. He stated that they are good with all the conditions and that the revised site plan and building elevations show the brick cladding on the canopy columns. He stated that they are still working with staff on the outstanding ISR issues.

Mr. Sweatman asked if they ever considered using the existing access to Columbus Parkway?

Brett Basquin stated that they got cross access with Angels Antiques on the back and that Angels Antiques wanted access across the front of theirs too. He stated that, especially because they were going to be restricted with the access so far back on Fox Run, they needed that direct access there. He stated that it helps with the circulation of the fuel delivery vehicles.

Chair Cannon asked if this meets the Gateway Corridor standards?

Mr. Mosley stated that it meets the requirements. He noted that the primary material will be brick.

Mr. Whittelsey asked if this is going to be a right in, right out on Columbus Parkway?

Mr. Parker stated that it is right in, right out, and left in because there is a dedicated turn lane. He noted that the restriction was a left out towards the signal. He stated that in order to get back to the interstate you would have to loop around to the back and then turn left at the signal.

Mr. Walters asked if the right in on Fox Run is awaiting approval from ALDOT?

Brett Basquin stated that in their conversations with ALDOT, the only access allowed there is a right in. He stated that if they wanted full access they would have to go back and get shared access with the existing Angels Antiques driveway.

Mr. Walters asked if there were any pending ALDOT approvals right now?

Brett Basquin stated that they still have to go through the formal process. He stated that they have had conversations with them and ALDOT has looked at the plans and said what they are allowed to do.

Mr. Walters asked if they felt like they would be able to meet the ISR requirements without any significant changes?

Brett Basquin stated that the only way they are going to be able to meet the ISR is by trying to introduce some pervious pavement in some of the parking stalls, but they aren't going to be able to get below the 70%. He noted that they will probably have to go to the Zoning Board of Adjustment to get a variance for that.

Mr. Walters asked if it is not approved by the Zoning Board of Adjustment, will it come back to the Planning Commission?

Mr. Mosley stated that if it is not approved it will not be able to go there, or they will need to add pervious back in.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

VI. OTHER BUSINESS

H. Approve dates for November and December Planning Commission Meetings.

Mr. Mosley stated that staff recommends the date of November 28th for the November Planning Commission meeting and December 19th for the December Planning Commission meeting.

Motion to keep the November Planning Commission meeting on November 28th and move the December Planning Commission meeting to December 19th

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director Mike Hilyer
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

VII. ADJOURN

Motion to adjourn at 3:57 p.m.

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: John Sweatman

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee,
Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary