



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

February 25, 2025

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.

The City of Opelika Planning Commission held its regular monthly meeting February 25, 2025, 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, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Michael Hilyer, , and Mr. John Sweatman.

MEMBERS ABSENT: Mayor Gary Fuller, Mr. Sheldon Whittelsey, Councilman George Allen, and Mr. Jay Walters

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:03 p.m.

II. APPROVAL OF MINUTES

Approval of Planning Commission Minutes January 28, 2025

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Leigh Whatley
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that he did not have any updates on previous cases.

IV. NEW BUSINESS

- A. PLAT (Preliminary) - Public Hearing

1. Firefly Phase II SD, 125 lots, 3000 Highway 280 East, Daniel Holland-Firefly Development LLC, property owner, Preliminary Approval

Mr. Mosley presented the staff report for Firefly Phase II. He noted that this was a request for preliminary plat approval of 125 lots and was the second phase in a large PUD. He explained that some of the area originally shown on the PUD for residential units was not part of an open space and detention area. He explained that the plat was largely in compliance with the PUD and Subdivision Regulations. Mr. Mosley stated that the Planning Department recommended preliminary approval subject to the following conditions:

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Add a boundary line for the “100’ Community Buffer” on the east side of Parcel E, and on the north side (adjacent to Hwy 280) of Parcel E, Parcel D, and Parcel A.
4. If it is unfeasible to show the remainder parcel to scale, then a reduced-scale breakout drawing should be added showing the relationship between the subdivided portion and the remainder, with an acreage given for said remainder. The adjacent property owner data also needs to be shown on the reduced-scale drawing.
5. A tie should be shown on plat.
6. Exterior materials of all dwelling units must meet the exterior “Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
7. Add a note on final plat providing minimum setbacks for twin home and single family lotstwin home - 10’ front, 10’ side yard on street & 10’ side yard on end units, 20’ rear yard) (all single family homes – 20’ front, 10’ side yard on street, 5’ side yard, 20’ rear)
8. The minimum front setback and lot width must be met at the front property line or the minimum front setback line of all residential lots.
9. For the 40’ lots with minimum 5,000 sf lot size and the 50’ lots with a minimum 6,250 sf lot size provide the actual square footage of all lots that meets the minimum lot size instead of labeling lots +/- square footage (5,000 SF +/-)
10. Revise Lot 214 shown at 6,228 square feet to meet the minimum 6,250 sf for 50’ wide SFH lots.
11. Add note on plat, as stated on developer’s narrative (“Overall Development Scheme”), that the developer is responsible for managing and maintaining the five open space lots, (Parcel A to Parcel F) until a homeowner’s association is established to continue maintenance of said lots.
12. Add note providing the uses allowed on the open space lots, Parcels A to Parcel F
13. Add a note that a minimum of one street tree per single family home lot and one street tree twinhome lot are required. Street trees must be planted on private property not right of way.

Mr. Scott Parker gave the reports for the Engineering Department, Water, and Opelika Power utilities.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Chair Cannon asked the Planning Commission if there was any discussion or a motion on the request.

Chair Cannon asked if the detention area would be fenced or secured.

Mr. Mosley stated that the City of Opelika typically discourages this if possible because it does not look attractive and can become overgrown.

Mr. Parker stated that a fence was not required.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

B. FINAL PLAT

2. Drake's Landing, Section two, Phase Two subdivision, 59 lots, Fuzzy Falls, Mark Strozier, authorized representative for Edger Hughston Builder, Inc., property owner, final approval.

Mr. Mosley presented the staff report for the Final Plat request for Drakes Landing, Section Two, Phase Two. He noted that this was a request for 59 lots located in Drakes Landing PUD and located on Fuzzy Falls. Mr. Mosley explained that there were initially a few conditions of approval for the plat, but he explained the revised plat addressed these comments. Mr. Mosley stated that the Planning Department recommended approval of the final plat.

Mr. Parker presented the report for the Engineering Department and Opelika Water and Opelika Power utilities.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

3. The Lakes at Anderson Road Phase 3 subdivision, 33 lots, Anderson Lakes Drive, Blake Rice, authorized representative for Anderson Lakes, LLC, property owner, final approval.

Mr. Mosley presented the staff report for the Final Plat request for the Lakes at Anderson Road, Phase 3. He explained that this was a request for 33 lots located in the Anderson Lakes PUD on Anderson Drive. He noted that this was the final phase of the neighborhood. Mr. Mosley noted that development was largely finished, but the plat did have a few comments. He stated that the applicant, BSI, Inc. had submitted a new plat, but staff had not had enough time to review it for completeness. He stated that the Planning Department recommended approval subject to the following conditions:

1. All utilities must be underground.
2. Sidewalks are required on both sides of the streets.
3. As stated in the PUD narrative, plant a street tree along the streets on private property with at least one tree planted every 100 feet. Add a note to the plat.
4. Adjust the lot area of Lot 28 to meet the minimum PUD lot size standards of 8,755 square feet.
5. Site plans for structures with any portion of the lot located within the Special Flood Hazard Area are required to designate the finished floor elevation for all lots with structures located in the flood zone.
6. An as built elevation certification shall be required at the batter board or form board stage before the slab is poured.
7. All lots located in the Special Flood Hazard Area shall fully comply with all requirements delineated in the Flood Damage Prevention Ordinance.
8. Add a landscape buffer or undisturbed buffer along the rear of Anderson Lakes Drive for Lots 12-17, as these lots are essentially double frontage lots.

Mr. Parker presented the Engineering Department and Opelika Water Board and Opelika Power reports.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Mike Hilyer
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

C. CONDITIONAL USE - Public Hearing

4. Blake Rice, authorized representative for BSI, Inc., 2750 Society Hill Road, C-2 zone, 79 unit rental townhomes phase 2.

Mr. Mosley presented the staff report for the Conditional Use request for the townhomes located on Society Hill Road. He explained that this was a request for 79 units and was a continuation of the previously approved townhouse project to the north. He stated that this would provide a full additional access to Society Hill Road from both phases. He also explained some of the landscaping and layout concerns that were reviewed. He did note that the engineer felt there was some ability to address the staff comment for an external sidewalk with better internal connectivity. He stated that the Planning Department recommended approval subject to the following conditions:

1. A buffer using landscaping or existing vegetation dense enough to screen the rear yards of any units backing up to Society Hill Road is required.
2. Submit a detailed landscape plan add landscaping as required with minimum base points and parking lot points and added buffers are shown and met in detail required by the Landscape Ordinance.

3. If dumpsters are installed, dumpsters must be enclosed on all sides and gated with an opaque fence
4. at a height so that the dumpster is not seen outside the enclosure. All garbage and trash collection must be coordinated through Opelika Environmental Services.
5. All utilities shall be underground except existing overhead required transmission lines.
6. Any gate is required to be approved by the City of Opelika Fire Department. This gate should be accessible to all residents for entry and exiting the premise.
7. Provide a public sidewalk meeting the requirements of the Opelika Engineering Department along Society Hill Road. Internal sidewalks shall connect to this sidewalk.
8. All units shall meet the Gateway Corridor cladding and screening requirements.

Mr. Parker presented the Engineering Department and Opelika Water Board and Opelika Power reports.

Chair Cannon opened the public hearing.

Blake Rice, BSI Inc., stated that he felt that better access could be provided internally through both a new road connection and sidewalks. He explained that initially there was concern by the gas utility, but those concerns had been addressed.

Chair Cannon closed the public hearing.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to grant conditional use approval with staff recommendations, but allowing an alternate internal connectivity if possible as presented by the applicant.

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

5. Kirti Patel, property owner, 2010 Crawford Road (Hwy 169), C-3 zone, package liquor store.

Mr. Mosley presented the staff report for the Conditional Use request for a package store at M & M Grocery at 2010 Crawford Road (US Hwy 169). He explained that the grocery has a secondary unit that has been used for other uses over the years. He noted that the layout would allow a clerk to work at both the counter for the grocery and the package store, but that units would be separated for customers. Mr. Mosley stated that in most cases package stores are not allowed in many areas that would have the traffic to support them. He explained that this location was a conditional use. He further explained that there was a bar and some other commercial uses located outside the city limits in the area. He stated that part of the review of this use was an evaluation by the Opelika Police Department. He stated that the Planning Department recommended approval subject to the following conditions:

1. The package store's hours of operation must be the same as the grocery store hours.
2. Consumption of alcohol on the subject property is prohibited.

Mr. Parker presented the Engineering Department and Opelika Water Board and Opelika Power reports.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Mike Hilyer
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

6. Clay Caswell, property owner, 3615 Pepperell Parkway, C-3, GC-P zone, Office of Contractor without Equipment and Material Yard

Mr. Mosley presented the staff report to the Planning Commission for the conditional use of an Office of Contractor without Equipment and Material Yard. He noted that this use was located at 3615 Pepperell Parkway in the C-2 zone with a Gateway Corridor Overlay - Primary. He explained that this property was adjacent to the new Fur Buds veterinary location and would share a driveway. He pointed out that this location shows a fenced area in the rear. He explained that there was some concern that this would be used for outdoor storage which is not allowed in the zone. He also noted that the building setbacks and bufferyards were incorrect, but there appeared to be plenty of room for these issues to be addressed. Mr. Mosley stated that there was not a concern with the use provided these issues could be resolved. He stated that the Planning Department recommended conditional use approval of the use with the following conditions:

1. Equipment or material yard stored outside is prohibited in the C-3, GC-P zoning district.
2. Provide the correct setbacks for the Gateway Corridor (Front 40 feet, all others 20 feet).
3. The dumpster must be enclosed with an opaque fence on all sides and an opaque gate installed; the fence and gate must be at a height so the dumpster is not visible when viewed outside the fence.
4. The front buffer is required to be 15 feet in depth to meet the Gateway Corridor requirements.
5. Revise the landscape plan to extend the parking lot buffer along Pepperell Parkway to the side lot lines as required.
6. If the fenced storage area is intended for vehicles, the parking area shall be paved.
7. No razor wire or barbed wire shall be used on the fencing.
8. Any gate access to 3rd Avenue shall be designed so that someone operating the gate will not be forced to park in the street to open the gate.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power

Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

7. Aaron Adams, authorized representative for James G McClain Jr., property owner, 2410 Cunningham Drive, R-4, 56 Townhome Units

Mr. Mosley presented the staff report to the Planning Commission for the conditional use request for townhomes at 2410 Cunningham Drive. He stated that the applicant is requesting conditional use approval for 56 two-story townhome units on 7.5 acres. This agenda item was withdrawn from the January 25th PC meeting. The developer revised the layout for the Feb 25th PC meeting. The two-story townhomes with brick on all sides are attractive and a revised layout for the Feb 25th meeting is an improvement. However, the density is the same as presented at the Jan 25th meeting: 56 units/7.5 acres = 7.46 dwellings per acre. Currently, most lots along this section of Cunningham Drive are larger undeveloped lots that range from 1 to 8 acres with one single family home. The future extension of Veterans and Thomason located about 1,600 feet from this development will change the traffic patterns. Significant redevelopment will likely occur in this section of Cunningham Drive. This townhome development will probably set the standard for future developments on Cunningham Drive.

The revised site plan has the same number of townhomes lots (56) as the January site plan. There are nine groups with 5-units in each group, two groups with 4-units, and one group with 3-units (56 total townhome units). All townhome units are three bedrooms & 2 baths. A townhome owner also owns the adjoining front and rear yard area (fee simple ownership). At a future PC meeting the applicant will submit for subdivision approval if conditional use approval is granted. The exterior material is brick veneer on all sides of a townhome unit.

The proposed townhome property is in an R-4 zoning district located about 800 feet north of the intersection of Cunningham Drive & Frederick Road. The adjacent north, south, and east properties are also zoned R-4. (medium density residential). A R-5 zone (high density) is on the west side. The adjacent uses on the south and west side are single family homes. The uses on the east side across Cunningham Drive from the proposed townhome development are also single family homes. The adjacent east side has 66 single family homes with a density of 3.25 dwellings per acre. On the west and south property lines the adjacent single family homes share a rear property line with the townhome property. The density of the adjacent 20 single family homes on the south and west sides is 2.1 dwellings per acre. The adjacent SFH lots on all sides

range from 10,000 sf to 18,000 sf with a density less than 3.25 dwellings per acre. In the R-4 zoning district, the maximum density allowed is 9 dwelling units per acre. The density of the 56 townhomes is 7.46 dwellings per acre. The density for the adjacent surrounding dwelling units (single family homes) properties is between 0.25 and 2 units per acre.

The revised site plan is an improvement from the site plan submitted at the January 25th meeting. The first plan had two new streets accessing the 56 townhomes from Cunningham Drive and all off-street parking in the front yard; The revised plan shows one 24' street from Cunningham Drive and parking in the side or rear yard. Off-street parking on each townhome lot is accessed from a 20' driveway located between townhome groups; the driveway intersects with the 24' main street. The revised site plan also shows an emergency access driveway to Cunningham Drive. The revised site plan also shows sidewalks on both sides of the 24' main street. A sidewalk is also added in the front yard of the townhomes extending from the 24' street sidewalk to the townhome property line. The driveway between townhome groups adds more open space. The rear and side entry parking are an improvement from the January site plan.

A 100' Alabama Power transmission line runs along the north property line that limits development on the north side. An 11,000 square foot (sf) detention pond is also on the north side. Two additional open space lots (3,300 sf and 20,500 sf) are adjacent to the townhome units. The total open space area is 1.9 acres of the 7.5 acre. Although, only about 0.5 acres is not encumbered with detention or transmission lines.

The Townhouse Development Standards require a minimum of 1,800 square foot townhome lot and 20 foot minimum lot width. The lot sizes are larger on the revised site plan ($24 \times 96 = 2,300$ sf) than the January lot sizes ($24 \times 85 = 2,040$ sf). The lot is about 11 feet longer than the January lot length. The townhome groups meet the minimum building setback requirements (25', 10', 20') for the R-4 zoning district, and the minimum 20 foot separation between townhome groups. The Townhouse Standards require that either the front or rear yard area be no less than 50% of the first floor of a townhome. The main floor of each townhome is the same as the January townhomes at 960 sf (24×40); the front or rear yard area ranges from 500 sf to 620 sf exceeding the minimum 50% of the first floor. At least two parking spaces for each townhome unit is provided as required. One parking space is a one-car garage for each townhome; the 2nd parking space is the driveway behind the garage. Garbage pick-up is City services not dumpster.

A revised landscape plan was not submitted. The landscape plan reviewed at the January PC meeting meets the minimum requirements of the Landscape Regulations concerning base and parking lot points. A total of 64 trees and 16 shrubs are shown on the January plan. The January plan also provides a landscape buffer next to Cunningham Drive as required; the plant material installed should be evergreen trees and shrubs as labeled. No trees are shown on the lots to the north, potentially due to conflicts with the utility easement.

The revised site plan shows a "6 foot privacy fence" along the south and west perimeter property lines on the open space lot to buffer the townhomes from the adjacent single family homes. A residential buffer is required on the south and west side. Next to the privacy fence a row of evergreen trees is required to complete the residential buffer as provided in the Landscape Regulations. The fence is located on a 10' to 20' wide open space lot instead of the townhome lot. This revision provides the townhome owner full use of the side yard (south side) or rear yard (west side) of a townhome lot. Along the west side perimeter property line (adjacent to Park Street homes) the buffer is 23' wide from the perimeter property line to the 20' driveway easement that provides access to townhomes. If conditional use is approved, the fence & buffer must be shown on the site plan review submitted when a townhome building

permit is requested. The layout is an improvement from the January site plan.

Now that the buildings face Cunningham Drive, there is no longer a need for a full screen buffer along the street. The buffer should now include trees and bushes more typical of a corridor frontage buffer.

An H.O.A. (Homeowners Association) will be established for townhome development. HOA documents should include Declaration of Covenants, Conditions and Restrictions, responsibilities, and association fees. The H.O.A. will be responsible for the maintenance or repairs of all outside common area (townhome yard area, open space, private streets, parking spaces, sidewalks, etc.) and responsible for maintenance of the exterior building surfaces. A townhome owner owns the abutting front and rear yards.

Townhomes are potentially a reasonable use for this property based on the overall zone. The density proposed for this development has not changed from the January PC site plan. The townhome density is three times greater than any of the adjoining properties. It is likely that this development if approved will set the tone for the remainder of Cunningham Drive. The proposed townhomes are attractive and the revised layout is a significant improvement from the January site plan. While this proposed use is an improvement, the approval of this site is likely to shape the remainder of the street as many of the lots were developed prior to sewer and are either vacant or only contain a single home on 1-10 acre lots.

Mr. Mosley showed the Planning Commission where the new extension of Veterans Parkway and Thomason Street would intersect Cunningham Drive. He explained that staff has not provided positive or negative recommendation, but feels it is important to review the request with the Planning Commission on this request. If the Planning Commission approves the conditional use request, Staff recommends the following conditions:

1. Install a residential buffer along the west and south property lines as described in this report to screen the townhome lots from the adjacent single family home lots. The buffer must be selected from the options provided in Section 10 Landscape Regulations.
2. The landscape buffer shown along Cunningham Drive should soften the proposed use from the street, but is not required to be a full screen if the front of the building faces the road.
3. Install understory or medium trees on both sides of the 24' street spaced according to tree type.
4. Provide landscaping to include trees adjacent to all buildings.
5. Install sidewalks as shown on revised site plan. Move the sidewalk along Cunningham Drive into the right-of-way as a public sidewalk.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Commissioner Sweatman asked if there would be full access to the northern driveway to this development.

Mr. Mosley stated that it would be gated for emergency access only.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	Chair Cannon
ABSTAIN:	None

D. REZONING - Public Hearing

8. (a) Amendment to Future Land Use Map, 513 Ermine Street, 14,822 square feet, from manufacturing to high density residential land use category

(b) Rezoning Request, Dan Hatcher c/o Auburn Habitat for Humanity, 513 Ermine Street, 14,822 square feet, from M-1 to R-5.

Mr. Mosley presented the staff report to the Planning Commission for a request to rezone a 14,822 square foot lot at 513 Ermine Street. The subject property is zoned M-1 and has a future land use classification of manufacturing. The applicant, Habitat for Humanity, requested to rezone the property to R-5 requiring a future land use classification of high density residential. Mr. Mosley stated that the original request was for R-5M. The "M" allows manufactured homes. Since Habitat wants to construct a single-family home, they were open to rezoning to R-5. Mr. Mosley noted that while there is some manufacturing located closer to the railroad, most of this area is either residential or commercial. He stated that the Planning Department recommended rezoning of the property from M-1 to R-5 and changing the future land use to high density residential.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to send a positive recommendation for rezoning to City Council.

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman

NAYS:	None
ABSTAIN:	None

Motion to amend the Future Land Use map from manufacturing to high density residential.

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

E. Text Amendments to the Zoning Ordinance - Public Hearing

9. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Revisions to Section 3.1 Building Permit Required and revisions to Section 8.11.1 Temporary Structures/Temporary Uses.

Mr. Mosley presented the staff report to the Planning Commission for the

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

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

Chair Cannon asked the Planning Commission if there was any discussion or a motion for this item.

Motion to send a positive recommendation for a zoning ordinance text amendment to City Council

RESULT:	Passed
MOVER:	Mike Hilyer
SECONDER:	Leigh Whatley
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

IV. OLD BUSINESS

10. **Text Amendment to the Zoning Ordinance - Public Hearing**

Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Additions and revisions to definitions in Section 2.2 Definitions; revisions to Section 3.1 Building Permit Required; revisions to 7.3 C. Use Categories (matrix table);

revisions to Section 8.11.1 Temporary Structures/Temporary Uses; and add new section: Section 8.28.4 Bed and Breakfast (*This item was tabled at the January 25th Planning Commission meeting*)

This item remained on the table and no action was taken.

XI. ADJOURN

Motion to adjourn at 4:07 p.m.

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Director Sweatman
NAYS:	None
ABSTAIN:	None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary