

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JULY 11, 2023**

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Eddie Martin, Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: None

Staff Present: Community & Economic Director Rusty Ligon, Community & Economic Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF JUNE 13, 2023

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson
Motion seconded by Board Member White
Vote – 7 favor

OLD BUSINESS

A. Special Use Request

- 1) Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).
Ward Number: Two
Tax Parcel Number(s): 09-125-000-062
Request: Inpatient Rehabilitation Hospital

There was a motion to remove the special use request from the table.

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 7 favor

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is seeking special use approval within R-B zoning for an inpatient rehabilitation hospital at the site of the previous J&J Foods grocery store that will be demolished. The subject 7.95± acres property is located within the Limestone Parkway Overlay Zone and the adjacent uses include the Windcliff Apartments, NGPG Allergy and Asthma Clinic, US Post Office, Dollar General and the Limestone Place Health Center, Magic Years of Learning Daycare and Gainesville Gymnastics.

The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation for patients recovering from neurological conditions including strokes, brain injuries, spinal cord injuries, neurological conditions, orthopedic injuries, amputations and trauma. The rehabilitation hospital will provide a total of 50 inpatient beds and will be 2-stories and 63,000 square feet in size. The proposed use is for an inpatient rehabilitation hospital and will be in operation 24 hours a day / 7 days a week. Visitation hours are generally 8:00 A.M. to 9:00 P.M.

The first phase of construction will include 40 beds and is anticipated to start during the 2nd quarter of 2024. The remaining beds will be determined by market growth as needed. Primary access will be from Limestone Parkway and secondary access will be from Gabriel Drive which currently exist. The applicant is working with GDOT and small modification to the driveway fronting Limestone Parkway.

The Gainesville Future Development Map places the property within the *Commercial* land use category which includes areas with focused retail, office, or other commercial service activities. The subject property is also located within the *Limestone Medical Corridor* Character Area. This area is made up of medical facilities, clinics and professional offices and is envisioned to remain an employment corridor along Limestone Parkway.

The Planning Division staff is recommending conditional approval of this special use request based on the Comprehensive Plan and the adjacent mixture of uses.

Applicant Presentation: **Emily Bagwell**, 9018 Bill Savage Road, Lula, introduced Kevin Matson as the VP for Regional Hospitals for Northeast Georgia Health System and stated he will talk about the project, its use and need.

Kevin Matson, 5667 Britt Whitmire Road, stated he and his family was born at Northeast Georgia Hospital and has spent 23 years of his career at the location. He spoke about the excitement of the Ronnie Green Heart Center opening in 2002 along with countless lives saved due to it and stated this project will be the same for patients with stroke and neurological conditions needing intensive rehab. Mr. Matson spoke about the number of patients needing continued care to recover before going back home on their own and not all families have the resources to care for a person who needs the transition. He said with the new 40 bed facility it will free up 24 beds for medical patients along with a state-of-the-art facility, beautiful gym and rehab kitchen. Mr. Matson stated part of the hospital will have what is called “Activities of Daily Living Apartment” allowing patients to spend a few nights alone without any care before going home. He said due to a rehab facility being very complex due with the rules and regulations always changing have decided to partner with Lifepoint which is a nationwide leader for inpatient rehab care, applied for a Certificate of Need through the Georgia Department of Community Health and has been granted the award. Mr. Matson stated it will impact lives with patients from the Carolinas, Tennessee and Alabama for traumatic care with the need of transition of care and will be given the chance of a full recovery with this hospital.

Emily Bagwell stated construction should start in the second quarter of 2024, met with DOT, will continue to work with the DOT and city staff for signage and stormwater as more detailed plans are available. She stated there will be an additional sewer easement at back side of the property to help serve the rowing venue and growth in the area. Mrs. Bagwell stated they agree with all the conditions and have included an allowance for a twenty percent increase in terms of parking spaces and square footage if additional beds are needed. She complimented Mr. Tate and the staff for attention to detail and always a pleasure to work with.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for an Inpatient Rehabilitation Hospital having a zoning of Regional Business (R-B) with the following conditions:

Conditions

- 1. The development standards shall be consistent with the concept plan, architectural renderings and narrative provided with this special use application.**
- 2. All service areas, including dumpster pads, shall be screened from view from adjoining properties, public streets, parking areas, and other areas open to the public. Such screening, which may be vegetative or structural with vegetation, is subject to the Community & Economic Development Director approval. Any structural buffer shall be made of weather resistant composite materials and shall conform to the architectural style of the building.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**
- 4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed shall be at the full expense of the developer/property owner.**

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 7 favor

NEW BUSINESS

A. Variance Request

- 1) Request from **Doug Sherrill (Land Development Professionals)** to vary the front yard setback requirement on a 0.69± acre tract located at the cul-de-sac terminus of Patten Drive (a/k/a **1550 Patten Drive**), having a zoning of Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-111-001-083
Request: Single-family home

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to vary the front yard setback requirement from 30-feet to 20-feet for a 2-story home over a basement. The property is 0.69± acre in size and is located within a single-family neighborhood and fronts the cul-de-sac at the end of Patten Drive. Part of a 100-foot wide Georgia Power easement is located along the easterly side of the property. The property is heavily wooded and steeply slopes downward toward Lake Lanier about 100 feet. The applicant is basing the hardship on extreme topography

The Planning Division staff is recommending **conditional approval** of this variance request based on the steep topography.

Applicant Presentation: **Doug Sherrill**, 131 Prominence Court, Doraville, stated he represents the owner and would like to retire in the City of Gainesville. He said once laying out the residence the foundation began to become an excessive issue due to the steepness of the topography and would like to minimize the cost on the foundation. Mr. Sherrill stated there will be a sub-wall with a basement and would like to minimize the sub-wall.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Thompson asked and it was confirmed that it would be an owner-occupied home. Board Member Young asked about the side setbacks and Mr. Sherrill stated there would not be a change in the side setbacks.

There was a motion to conditionally approve the request to vary the front yard setback requirement from 30-feet to 20-feet for a single-family home with a zoning of Residential-I (R-I) with the following condition:

Condition

The proposed single-family home shall be generally consistent with the standards depicted on the site plan and architectural rendering provided with the variance application.

Motion made by Board Member Thompson
Motion seconded by Board Member Simmons
Vote – 7 favor

B. Rezoning Requests

- 1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building

Chairman Carter stated Deputy Director Tate received notification from the applicant needing more time and requested the item be tabled to the September 12, 2023 Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the September 12, 2023 Planning and Appeals Board meeting.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Martin
Vote – 7 favor

- 2) Request from **Loan Donuts Holdings, LLC** to rezone a 1.063± acres tract located at the southeast side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2895 Browns Bridge Road, SW**) from Office and Institutional (O-I) to Neighborhood Business (N-B).

Ward Number: Four

Tax Parcel Number(s): 08-015-005-028

Request: Dunkin Donuts restaurant

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the 1.063± acres subject property from O-I to N-B for a Dunkin Donuts restaurant. The property is located within the Gateway Corridor Overlay Zone and the adjacent uses the Hall County Administration Building, Free Chapel Worship Center, Brown Package Store, Walmart Neighborhood Market, RaceTrac gas station and a closed Walgreens store. The property contains a 1,912 square foot BB&T bank building that is closed and will be demolished. The proposed Dunkin Donuts store is 1,828 square feet in size with the exterior facade consisting of mostly brick. The existing right in/ right out driveways located off of Browns Bridge Road and McEver Road will be improved per GDOT standards. The request will require coordination with the Georgia Department of Transportation (GDOT).

The Future Development Map for the City of Gainesville places the subject property within the *Commercial* use category which includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. Land uses allowed in the *Suburban Neighborhood Character Area* include single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public, institutional, parks and recreation.

The Planning Division staff is recommending **conditional approval** of this rezoning request with **Neighborhood Business (N-B) zoning**, based on the Comprehensive Land Use Plan and the adjacent commercial land uses.

Applicant Presentation: **Myles Montgomery**, 7105 Shady Grove Road, Cumming, CivilScapes, Inc. stated he represents their client Dunkin Donuts. Mr. Montgomery said they have met with GDOT to work out any issues at the site and agree with all the conditions by the planning staff.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property from Office and Institutional (O-I) to Neighborhood Business (N-B) for a Dunkin Donuts restaurant with the following conditions:

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community & Economic Development Director.

2. **The frontage landscape areas and right-of-way areas fronting McEver Road and Browns Bridge Road shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.**
3. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
4. **The proposed dumpster shall require a dumpster enclosure per the Unified Land Development Code standards and shall be architecturally compatible to the building.**
5. **All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
6. **Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**
7. **The proposed monument sign shall not exceed 8-feet in height and 80 square feet in size. No more than one monument sign shall be permitted.**

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 7 favor

C. Zoning Amendment Requests

- 1) Request from **QuikTrip Corporation C/O Eric Bikas** to amend an existing Planned Unit Development (P-U-D) zoning on a 2.86± acres tract located at the southwest side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2925 Browns Bridge Road, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-016-001-004
Request: QuikTrip convenience store / gas station

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant proposes to amend an existing 2.86± acres property zoned Planned Unit Development (P-U-D) for a QuikTrip convenience store/ gas station. The property is also located within the Gateway Corridor Overlay Zone and has road frontage on Browns Bridge Road, McEver Road and Saint Charles Avenue. Surrounding properties include the Pine Valley subdivision, Manor Lake Assisted Living facility, Open Haven Church, RacTrac gas station, Brown Package Store, Walmart Neighborhood Market, BB&T (closed), Hall County Administration Building and Free Chapel Worship Center. In 2002 the existing P-U-D zoning was approved for a 13,880 square foot Eckerd pharmacy. The pharmacy building was later occupied by Rite Aid, and Walgreens which is closed. The proposal includes demolishing the existing building for a 5,312 square foot QuikTrip store and fuel canopy with 16 fuel fueling positions located between the proposed building and Browns Bridge Road. Exterior façade of the building will consist of a mixture of brick and stone façade materials. The fuel canopy support beams will be faced with brick. The proposed building will be located similarly as the

existing pharmacy building but will be smaller and not as tall. The existing right in/ right out driveways located off of Browns Bridge Road and McEver Road will be reused and improved per Georgia Department of Transportation. The request will require coordination with the Georgia Department of Transportation (GDOT).

The Future Development Map for the City of Gainesville places the property within the *Commercial* land use category which includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. Land uses allowed in the *Suburban Neighborhood Character Area* include single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public, institutional, parks and recreation.

The Planning Division staff is recommending **conditional approval** of this Planned Unit Development (P-U-D) zoning amendment request, based on the Comprehensive Land Use Plan and the adjacent and nearby commercial uses.

Applicant Presentation: Tyler Smith, 340 Jesse Jewell Parkway, stated he represents the applicant, QuikTrip Corporation and introduced Shanell Robinson and Alex Simmons with Keck and Wood Engineering. Mr. Smith stated in 2002 the property was rezoned for a freestanding pharmacy and has been vacant for a while. He stated QuikTrip would like to amend the PUD zoning for a gas station/convenience store with 16 fueling stations, and 5,312 square feet convenience store operating 24 hours a day. He said QuikTrip agrees with all conditions recommended by the staff.

Shanell Robinson, 1450 Haynescrest Court, Grayson, stated all conditions have been accepted by QuikTrip including fencing made of composite materials, relocating the dumpster away from the residential subdivision, enhancing the buffer along the rear side and residential property to ensure screening and provide lighting to improve security.

FAVOR: None

OPPOSE: **Louis McClure**, 3917 Bloomfield Way, Cresswind subdivision, stated he wasn't against the QuikTrip development but is concerned with increased congestion in the area. He spoke of the traffic on Browns Bridge Road along with a fatality that occurred and is concerned with the safety of people entering Cresswind subdivision. Mr. McClure asked the conditions be modified or added regarding the effect of the entrance where the waterfall is located. He asked the applicant to meet with the Cresswind HOA Board and GDOT to discuss ways to make it safer for the residents.

Board Member Young asked if any other members of the HOA Board were present. Mr. McClure stated he serves as vice-president, and also present were two of the seven member board the president David Shaffer and secretary Linda Ferguson who fully support the project.

Chairman Carter asked Mr. Smith to address the request for QuikTrip to meet with the Cresswind HOA Board regarding the concerns.

Mr. Smith stated QuikTrip and/or the engineers would meet with the board but requested no conditions be amended or added regarding the outcome of the meeting. Mr. Smith stated

there was a meeting with some residents of the adjacent neighborhood to discuss the traffic patterns. QuikTrip has contacted GDOT regarding safety concerns, but asked no condition be imposed as to the outcome of the HOA board meeting.

Chairman Carter clarified it was agreed to hold a public meeting with the neighborhood for open communication.

Deputy Director Tate mentioned the Gainesville/Hall County Metropolitan Planning Organization (MPO) which provides transportation planning for the district said there are two projects scheduled. The short-range project is scheduled for 2024 to 2027 and includes adding an additional left turn lane to the northbound lane and southbound lane on McEver Road. The long-range project involved operational and safety improvements and possibly the widening of Browns Bridge Road from McEver Road to the Forsyth County line.

There was a motion to recommend conditional approval of the zoning amendment request for a QuikTrip convenience store / gas station with Planned Unit Development (P-U-D) zoning with the following conditions:

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community & Economic Development Director.
2. The owner/developer shall replace the existing fence with a new opaque fence. The new fence shall be located along the westerly-southwesterly side of the parking lot and rear access drive behind the proposed building. The fence shall be 8-feet in height, brown in color and made of weather resistant composite materials. The location and type of fence shall be subject to the approval of the Community & Economic Development Department Director.
3. The existing 50-foot wide vegetated buffer shall be maintained along the westerly-southwesterly property line. In addition, a mixture of evergreen trees shall be planted between the detention pond area and the adjacent single-family home located at 3005 Saint Charles Avenue. The minimum height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. The frontage landscape areas and right-of-way areas fronting McEver Road, Browns Bridge Road and Saint Charles Avenue shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
6. The owner/developer shall coordinate with GDOT and the Gainesville Public Works Department to explore signage and other modifications made to the left turn lane

on Browns Bridge Road to Saint Charles Avenue to discourage U-turns at the intersection.

7. The proposed dumpster shall be located at the northern or eastern side of the property away from the adjacent residential property and shall require a dumpster enclosure per the Unified Land Development Code standards and shall be architecturally compatible to the building.
8. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
9. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
10. The two proposed monument signs shall be placed in a similar location as the existing monument signs on the property and no closer than 125 feet of the Saint Charles Avenue road frontage. The signs shall not exceed 8-feet in height and 80 square feet in size. The LED price changers shall adhere to the Unified Land Development Code standards for changeable copy signs and limited to amber and/or white in color lighting.

Motion made by Board Member Thompson

Motion seconded by Board Member Young

Vote – 7 favor

- 2) Request from **Bradley Dunckel** to amend the zoning conditions for a property zoned Residential-II (R-II) on a 1.38± acres tract located east of the terminus of Riverside Terrace (a/k/a **1180 Riverside Terrace NE**).
Ward Number: Two
Tax Parcel Number(s): 01-075-001-016
Request: 7 Single-family condominium homes

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The subject property is zoned R-II and is 1.38± acres in size. The surrounding uses include single-family homes, rental homes, condominiums, townhomes and apartments. In 2006, the property was conditionally approved for 6 detached condominium homes of which 4 homes are built and all are leased out by the owner. The remaining residential home sites are currently padded/grassed.

Specifically, the proposal includes amending zoning conditions 1, 2 and 3 of zoning ordinance 2006-73 to increase the total number of condominium homes by one from 6 to 7; to reduce the minimum heated floor space per unit from 2,000 square feet to 1,800 square feet, and to allow for uncovered parking and visitor parking would be instead of garages for the remaining units. The two-story condominium homes will have 3 bedrooms and 2.5 bathrooms and will be architecturally similar to the two newer homes built without garages. Access is from an existing gated entrance off of Riverside Terrace. Stormwater detention is currently provided and located at the northwesterly corner of the property.

The Future Development Map for the City of Gainesville places the property within the *Single-family Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from 4 to 6 dwelling units per

acre. The proposed residential density for this project is 5.8 dwelling units per acre. The property is also located within *Traditional Neighborhoods Character Area* which encourages a range of housing to meet the needs of different household types, sizes, lifestyles, and incomes.

The Planning Division staff is recommending **conditional approval** of this zoning condition amendment request, based on the Comprehensive Plan and the mixture of adjacent residential uses.

Applicant Presentation: **Bradley Dunckel**, 3703 Timber Walk Drive, representing Cobb Investments requested to amend the zoning conditions. Mr. Dunckel stated in an effort to provide good value for potential renters who could later on purchase the homes one additional unit is requested to spread cost out when the HOA takes over, and allowing for additional density and reasonable price range of the homes needed in the city limits. He stated the two original homes constructed were approximately 2,400 square feet with the two newer homes constructed in 2022 were approximately 2,000 square feet, and two additional new homes at 1,800 square feet. He said the parking area adjacent to new units would be similar to Oak Street with parking pads.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: **Vice-Chair Fleming** asked if the new units would have a parking pad in front of the homes and Mr. Dunckel said it would be located to the side of the homes. Vice-Chair Fleming also asked if the units would be one level or two and Mr. Dunckel answered the units would be two-story homes or a story and a half, three bedroom and two bath, similar to the others but no garage.

Board Member Young asked about condition five regarding the six foot tall fence being around the entire perimeter of the homes. Deputy Director Tate answered stating the current perimeter fence needs repair and improvements with additional landscaping to provide for a better buffer.

There was a motion to recommend conditional approval of the zoning amendment request for 7 single-family condominium homes with Residential-II (R-II) zoning with the following conditions:

Conditions

1. The use of the property shall be limited to seven (7) detached single-family residential condominiums or any use permitted in Residential-I (R-I) zoning. Single-family attached townhomes, two-family dwellings, and multi-family housing are not approved uses for the subject property. A gated entrance, subject to the requirements of the City of Gainesville's Unified Land Development Code, shall be allowed.
2. Each condominium unit shall contain a minimum heated floor space area of 1,800 square feet.
3. The architecture and overall design of the proposed single-family residential condominiums shall be consistent with the attached narrative, site plan, home elevations and floor plans, and shall be subject to the approval of the Community

& Economic Development Director. Garages shall not be required for the three remaining condominium units as depicted on the revised site plan submitted with this application. As well, the exterior walls of the condominiums and any accessory buildings shall be constructed with Hardiplank siding and/or brick masonry, stone masonry, rock masonry; or a combination thereof.

- 4. Any existing healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, and shall be protected throughout construction of any required and/or proposed improvements as per the approval of the Community & Economic Development Director.**
- 5. The existing 6-foot tall, double sided wooden fence located along the perimeter of the property shall be repaired and maintained. In addition, a mixture of evergreen trees shall be planted where needed between the fence and the proposed parking areas so as to be screened from the adjacent properties zoned Residential-I (R-I). The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community & Economic Development Director.**
- 6. Access points, interior driveways, sidewalks, decorative streetlights, storm sewers, garbage pick-up, and all landscaping for the development shall be provided and maintained by the Homeowners' (or Condominium) Association.**
- 7. An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued for the last home built within the condominium development.**

Motion made by Board Member Martin
Motion seconded by Board Member Young
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 6:24 p.m.

Motion made by Board Member Young
Motion seconded by Board Member Thompson
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary