MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
November 6, 2024
6:30 PM

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1. Call to Order / Roll Call

The meeting was called to order by Chairman Jackson at 6:31 p.m.
Roll Call: Chairman Jackson, Commissioner Ragus, Commissioner Patterson, Vice Chair Bodenhamer, Commissioner Vande Zande, Commissioner Trim
Absent: Commissioner Greenall
Staff Present: Darryl Simmons (Planning and Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator), Rebecca Goldstein (Community Development Administrative Assistant)
Speakers: John Gray (Founder and CEO of Fabric Housing, LLC), Kevin Moore (Attorney), Zack Gober (President of Lavista Associates), Vanita Keswani (Education and Exhibits Manager at Smith-Gilbert Gardens)

2. Announcements

A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using the following link: https://www.kennesaw-ga.gov/publicmeetings/. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.

B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: https://arcg.is/1q1ubX0.

C. New business items on this agenda will be heard by the Mayor and Council on November 18, 2024.

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: October 2, 2024

Chairman Jackson called for a motion.

Motion to approve by Vice Chair Bodenhamer.
Seconded by Commissioner Trim.
Chairman Jackson proceeded with a roll call for approval.
Vote taken, Commissioner Ragus, Commissioner Patterson, Vice Chair Bodenhamer, and Commissioner Trim voted in favor. Commissioner Vande Zande abstained. Motion approved 4-0. Motion carried.

4. New Business

A. **RZ2024-04** - Consideration to amend the zoning conditions for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080) as submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions outlined in ordinances #2018-10 and #2022-09 to eliminate the ground floor commercial requirement and replace the two condominium buildings consisting of 9,750 sq. ft with the remaining 12,000 sq. ft of retail along N. Roberts Road. Property consists of 4.57 +/- acres and lies in land lot 174,175, 206, and 207 tax parcel 21, 121, 119, and 8.

Mr. Darryl Simmons approached the podium and stated Ms. Chanelle Campbell will be presenting this agenda item. He also stated he would be available to answer any questions from the Planning Commission or the public.

Ms. Chanelle Campbell introduced this agenda item; a rezoning application submitted by Fabric Acquisition Housing, LLC to amend the zoning condition from Ordinance #2018-10 and Ordinance #2022-09 on parcels located at 2112 and 2114 Old 41 Highway and 1620 North Roberts Road. Ms. Campbell shared that in 2018 the site was rezoned from General Commercial (GC) to Planned Village Community (PVC). The intent of the rezoning was to develop a mixed-use development consisting of a four to five-story hotel, two one-story retail buildings consisting of approximately 22,000 square feet, three four-to-five-story multi-family buildings, and two office condominium buildings consisting of approximately 9,750 square feet.

The construction of the multifamily development known as “The Ellison” was completed in 2021. The project consisted of three four-story buildings totaling 250 units with singular access from North Roberts Road. The same year, the construction of a 10,000 square foot retail building was completed on parcels fronting Old 41 Highway.

The applicant subsequently returned in 2022 to amend the master plan previously approved in 2018. The application at that time requested to replace the hotel requirement with a mixed-use development consisting of 12,000 square feet of ground floor commercial component and multifamily with no more than 208 additional units. The request was approved by Mayor and Council on November 21, 2022 with added stipulations to include outdoor plaza spaces, a parking deck, and an eight-foot multi-use trail.

The application before the Planning Commission today requests to eliminate the ground floor commercial requirement along Old 41 Highway, and place the remaining 12,000 square feet of required retail along North Roberts Road. The applicant is also requesting to eliminate the two-story office condominium building consisting of 9,750 square feet. The applicant additionally requests to construct a multifamily building consisting of 120 apartment units, which is less than what was approved in 2022, where the cap was 208 apartment units.

All the required public notice procedures were completed, including the placement of public notice signs on the property and an advertisement in the Marietta Daily Journal on October 18th.

Ms. Campbell noted that the ground retail component along Old 41 Highway will be eliminated in the revised plan. There is presently 10,000 square feet of retail that was developed as part of the mixed-use. The remaining 12,000 square feet of retail will be placed on North Robert Road as part of the new proposal.

Ms. Campbell continued her presentation and displayed the site plan submitted with the request for an amendment in 2022. The site plan detailed the multi-use trail, plazas, a parking deck, and a mixed-use component with retail on the ground floor.

Ms. Campbell stated that the development pattern along Cobb Parkway and Old 41 Highway has historically been commercial with office and retail services fronting both sides of the roadway. The intent of this area is to promote a mix of retail, dining services, and business that fosters economic development and balances commercial needs with community-focused developments. Because the development of a completely residential unit along Old 41 Highway would be contrary to the existing development pattern, staff recommends a denial of the proposal to amend the master plan that was approved back in 2022 with the remaining conditions from 2018.

Ms. Campbell announced that the applicants were present and will be able to answer any additional questions from the Planning Commission.

Chairman Jackson asked if the applicant wishes to make any additional comments.

Kevin Moore, representative of the applicant Fabric Housing, LLC., approached the podium and reintroduced the project, noting that the original approval in 2018 included a mixed-use development with a hotel, multifamily apartments, and retail, and that the 2022 amendment removed the hotel and replaced it with a multifamily building of 208 apartments, 12,000 square feet of ground floor retail, and an office component designated for 9,750 square feet.

Mr. Moore expressed that the applicant is looking at how the master plan can be executed successfully. He explained that the two parcels have been sitting vacant since the old cowboy shopping center was torn down and redevelopment began.

Due to changes in the market and economy, as well as the impacts from covid, the office market has seen an increase in vacancy rate from a 7 percent vacancy rate to a 50 percent vacancy rate. Thus, building new offices next to already existing office spaces on North Roberts Road would not be economically feasible.

The 12,000 square feet of retail on fronting Old 41 Hwy has been marketed and has not received the reception it needs to be successful along Old 41 Highway. The applicant shared that the developers plan to reposition the 12,000 square feet of remaining retail to North Roberts Road so that it can be more successfully marketed. The project also downsized the entitled number of apartments from 208 to 120 units for consistency in the development.

Mr. Moore reiterated the applicant's belief in the necessity of a new vision for the redevelopment to ensure its completion. The applicant proposes relocating various elements of the master plan to more suitable locations while preserving key components approved by the Mayor and Council. These crucial elements include mixed-use areas, the multi-use trail, and plaza spaces, which were conditions of the master plan amendment in 2022.

Mr. Moore announced that John Gray of Fabric Housing, LLC is present and can speak to the overall vision, of the project. He also shares that Zack Gober from Lavista Associates, the broker and retail broker for the project, is present and can provide further details in response to any questions.
Mr. Moore respectfully requested the Planning Commission’s recommendation of approval of this master plan amendment. He explained that while he understands staff’s position there are other factors such as economics challenges that impacts the success of a project.

Chairman Jackson opened the floor to the public for comment. Hearing no public comment, Chairman Jackson closed the floor to public comment and opened the floor to Commissioner comments.

Vice Chair Bodenhamer asked if the overall retail square footage in the proposal was less than it was before and how it compares with the retail plus the office space component.

John Gray, CEO and Founder of Fabric Housing, LLC, approached the podium and explained that the originally approved retail space was 22,000 square feet. The total retail square footage remains the same, comprising 10,000 square feet of existing retail space and an additional 12,000 square feet to be developed along North Roberts Road.

Vice Chair Bodenhamer asked if the designated office component would be completely removed from the project.

John Gray confirmed that the designated office space is no longer part of the project.

Vice Chair Bodenhamer asked for clarification on whether or not the retail proposal would absorb the office square footage.

John Gray confirmed that the retail square footage would remain unchanged, while the overall commercial square footage would decrease by just over 9,000 square feet due to the elimination of the office component. He explained that with the current occupancy rate of 60 to 70 percent for the office condos to the southeast of the parcel on North Roberts Road, it would be inappropriate to construct new office buildings. He believes there is a better opportunity for retail. Additionally, he noted that having retail adjacent to the existing office park increases marketability and enhances walkability on the Cobb Commercial Corridor from the apartment community and office park.

Vice Chair Bodenhamer requested further explanation from staff regarding denial of the request.
Mr. Simmons approached the podium and explained that the role of Planning and Zoning staff in the rezoning process is to help guide not just the Boards and Mayor and Council, but also the development community. He shared that the applicant did their due diligence and met with the Plan Review Committee. During the meeting, staff shared other examples of successful mixed-use in the City of Kennesaw with ground floor retail and multifamily. He shared that staff acknowledge the hesitation for developing the office component, but he shared that staff provided additional uses such as medical, institutional, education and consulting that could benefit from the office space.

Mr. Simmons stated that due to prior concessions resulting in the elimination of the hotel for the development of mixed-used development along with the pre-existing pattern on Old 41 Highway established for retail, they stand on the approved Master Plan agreed upon by the applicant. Mr. Simmons explained the city has provided as much guidance as it can to promote the redevelopment, including agreeing to removing the hotel portion from the project.

Vice Chair Bodenhamer inquired whether staff's concern was related to the removal of the office component and the introduction of retail on North Roberts Road, or if it was about the lack of a retail component on Old 41 Highway. He also asked if staff would advise against retaining the proposed retail component on North Roberts Road while adding more retail on Old 41 Highway.

Mr. Simmons asked for further clarification.

Vice Chair Bodenhamer indicated that he was referring to placing retail on North Roberts Road, as proposed by the applicant, and adding ground floor retail on Old 41 Highway.

Mr. Simmons stated that staff is repeating the expectations from Mayor and Council and the City of Kennesaw back from 2018 to 2022, but expressed staff’s openness to exploring the Vice Chair’s suggestion.

Vice Chair Bodenhamer reiterated that he was exploring whether staff would agree to retail on North Roberts Road or if they wanted to keep retail on Old 41 Highway.

Mr. Simmons stated that staff always leaves the door open for solutions, and that the Vice Chair should direct his question to the applicant to see if they are amicable.

Mr. Gray shared that the master plan re-envisioned in 2022 had 10,000 square feet of retail on the ground floor of the proposed mixed-use apartment on Old 41 Hwy. Since its completion in 2021, one third of the existing 10,000 square foot retail building has remained vacant. He expressed that creating the mixed-use building became unappealing because they would be adding more retail in addition to retail that has not been successful in leasing.

Mr. Gray explained that some of the site's difficulty stems from the building being at the backside of a gas station and the Waffle House dumpster site. Retailers have expressed a lack of interested in being on the hidden side of Cobb Parkway where nobody is entering activated retail. This was part of the reasoning for moving the retail to the southeast portion of the master plan. Mr. Gray added that from a buildability perspective, the layout of the existing multifamily buildings would mean losing a quarter of the units to add more retail when the number of multifamily units has already been reduced by 42 percent going from 208 units to 120 units.

Vice Chair Bodenhamer noted that, although he is not involved in real estate or development, he speculates that the current retail building may be struggling due to the adjacent vacant parcel and the potential difficulty accessing the site with only one entrance. He suggested that if the area appeared more complete, it might attract more businesses.

Mr. Gray expressed that the accessibility is great for the 10,000 square foot building due to two entrances and surface parking at the front door of the space. He thinks it is a combination of the access and what's on the street that's prevented the leasability of the space.

Commissioner Trim requested the applicant provide further details on the vacancy rate for office uses.

Mr. Zack Gober, President of Lavista Associates, approached the podium and introduced himself and his brokerage firm. Mr. Gober explained that he ran an exercise on CoStar, a product that shows the availability of office space immediately to the east of the site and near Chastain Road, which includes approximately 30 buildings. The exercise showed 50 percent availability for office space on the market for lease and sublease. Mr. Gober conveyed that the office market is currently struggling, estimating that about 90% of office buildings are likely experiencing financial distress. Mr. Gober noted that placing the retail on North Roberts Road could serve as that walkability immediately to the office park.

Mr. Gober stated that Lavista Associates had been leasing this space since 2018; however, a new group took over leasing and they were also not able to get any leasing activity.

Chairman Jackson asked if there were additional comments from the commissioners. Hearing no further comments, Chairman Jackson called for a motion.

Commissioner Vande Zande made a motion to approve the zoning request as presented.
Seconded by Commissioner Ragus.

Mr. Simmons approached the podium to make an additional request if the Chairman would allow it.

Chairman Jackson agreed.

Mr. Simmons explained that if the Planning Commission decides to approve the request, the Public Works director, Ricky Stewart, requested the incorporation of sidewalk connectivity along the frontage of Old 41 Highway due to the change in use to residential. Mr. Simmons stated that the addition of sidewalks would continue the overall theme of connectivity throughout the development as it pertains to access to Old 41Highway.

Commissioner Trim asked if the Planning Commission could add conditions as part of the rezone such as requiring each unit to have a pre-built grease trap.

Mr. Simmons responded that the relevant building and fire requirements will kick in based on use.

Commissioner Vande Zande asked if staff's request was to attach a condition to the motion requiring the installation of sidewalks along the Old 41 Highway. He asked where the sidewalks would lead.

Mr. Simmons responded that with new development, sidewalks are usually put along the frontage of the development.

Commissioner Vande Zande asked the applicant whether they would agree to the sidewalk condition.

Mr. Moore confirmed that they would be agreeable to installing new sidewalks along Old 41 Highway.

Commissioner Vande Zande retracted the first motion. He made a new motion to approve the zoning request with the condition of installing sidewalks along the frontage of the property. He asked Mr. Simmons if that was correct.

Mr. Simmons stated the sidewalk would be along Old 41 Highway and reiterated that the motion includes the removal of the office component on North Roberts as the applicant requested.

Commissioner Vande Zande asked if the sidewalks would extend to the North Roberts Road portion of the project.

Mr. Simmons confirmed.

Commissioner Vande Zande restated that the sidewalk will run from North Roberts Road to the end of the project on Old 41 Highway. He asked whether there is a trail head on Old 41 Highway.

Mr. Simmons stated that there is a previously approved trail that the sidewalk will tie into.

Chairman Jackson asked whether the sidewalk would be 8 feet of 5 feet.

Mr. Simmons stated that the minimum width is 5 feet, but staff would prefer wider sidewalks given the number of units to be added to the development. Depending on the engineering, curb cuts required to make the sidewalk safe, and space available, staff would prefer 8 feet sidewalks, but the minimum requirement is 5 feet.

Commissioner Vande Zande stated that he would not want to mandate 8ft. He stated that 5ft is the minimum requirement.

Chairman Jackson called for a motion.
Motion by Commissioner Vande Zande to approve with the condition that 5ft sidewalks be added along the frontage of Old 41 Highway and North Roberts Road.
Seconded by Commissioner Ragus.
Chairman Jackson proceeded with a roll call vote.
Vote taken, Commissioner Ragus, Commissioner Patterson, and Commissioner Vande Zande voted in favor. Vice Chair Bodenhamer and Commissioner Trim voted against.
Motion approved 3-2. Motion carried.

Mr. Simmons reiterated that the Planning Commission's recommendation will go to Mayor and Council for their November 18th meeting, at which time they will take action on this request. Mr. Simmons thanked Chairman Jackson.

B. **MISC2024-03** - Consideration for approval of a text amendment request as submitted by the City of Kennesaw. Said request is to amend the Unified Development Code, Appendix A, " Unified Development Code" Section 2.03.00 and Section 8.04.00 of said chapters as submitted by the City of Kennesaw.

Mr.Simmons introduced this agenda item. This is a text amendment request submitted by the City of Kennesaw. Said request is to amend the Unified Development Code, Appendix A, "Unified Development Code," Section 2.03.00 and Section 8.04.00 of said chapters as submitted by the City of Kennesaw. This is a text amendment that will dissolve the Kennesaw Art and Culture Commission, which was put in place in 2013 to act as the approval and review arm for the City. The commission will be replaced with an Arts Programming Coordinator, which is a staff level position. An art advisory committee will be added and used, as needed, to assist staff to review. The purpose of this text amendment is to create a more efficient review process. Currently, anything approved for public art has to go through an extensive public notice process including the posting of signs and mailing of letters. Staff believes it would better serve the public to have a better, more efficient, and less arduous process. Staff took over a year looking at different models throughout the region, and came up with this language that went through our legal department. Staff believes this is a good solution to bring art programming downtown and create an easier process for local and national artists.

Vice Chair Bodenhamer disclosed that his wife served on the Kennesaw Arts and Culture Commission within the past year but no longer serves. He asked staff if there is a conflict of interest.

Mr. Simmons responded that there was not a conflict of interest.

Chairman Jackson asked if the purpose of the text amendment was to hire a new staff person.

Mr. Simmons responded that Ms. Vanita Keswani, who is acting as an art program coordinator for the city and possesses extensive experience in arts programming, will be appointed.

Chairman Jackson commented that he has enjoyed past art exhibits in Kennesaw and asks Mr. Simmons to introduce Ms. Keswani.

Mr. Simmons introduced the proposed Arts Programming Coordinator Ms. Vanita Keswani.

Ms. Vanita Keswani, Education and Exhibits Manager at Smith-Gilbert Gardens, approached the podium and introduced herself. Ms. Keswani shared her extensive background and experience in arts programming including creating a loan agreement program for Smith-Gilbert Gardens, growing partnerships with arts organizations in Metro Atlanta, exhibiting the works of professional artists at the gardens, and writing grants to provide stipends to artists. She noted that the current process, including the challenge of obtaining quorum for a commission meeting, adds additional time that can cause a loss of opportunities with partners.

Ms. Keswani provided additional details on the proposed text amendment. She shared that there is a system for working with the City Manager’s office and a committee created to ensure acquisitions are appropriate for the city and our community.

Chairman Jackson opened the floor to public comment. Hearing no public comment, Chairman Jackson opened the floor to Commissioner comments.

Commissioner Trim asked if the definition for “artist” in the proposed text amendment would exclude student artists.

Mr. Simmons stated that student artists can be added to the definition.

Vice Chair Bodenhamer inquired if the text amendment means public art applications are no longer brought before Mayor and Council.

Mr. Simmons responded that the proposed structure has applications going to the City Manager’s office.

Vice Chair Bodenhamer further inquired if the approval process is shifting from approval by Mayor and Council to approval by the City Manager.

Mr. Simmons confirmed.

Ms. Keswani added that the ordinance provides staff with the ability to work with other departments. She explains that cooperating with other departments helps identify challenges and suggestions, which also improves the process.

Vice Chair Bodenhamer expressed that he is in favor of creating a more efficient process. He asked about the role of committee and how members are chosen.

Mr. Simmons responded that the committee is used as needed. Members would be appointed and approved by the City Manager's office. Members would have a background in art and programming. There is a structure on how to appoint an advisory committee, and they would meet as needed as determined by the coordinator.

Chairman Jackson asked for any additional comments or questions.

Chairman Jackson called for a motion.
Motion by Vice Chair Bodenhamer to approve with the condition that "student artist" be added to the definition of "Artist" in section 2.03.02.
Seconded by Commissioner Patterson.
Chairman Jackson proceeded with a vote for approval.
Vote taken, Motion unanimously approved 4-0. Motion carried.

C. **PP2024-01** - Consideration for approval of a preliminary plat as submitted by Tyler Shoop located at 3057 N. Main Street (Parcel ID: 20012702300) for the development of a 38 unit townhome community. The property is located on 5.98+/- acres,and lies in land lot 127, tax parcel 23.

Mr. Simmons introduced this agenda item. This is a preliminary plat application submitted by Tyler Shoop located at 3057 North Main Street for the development of 38 townhome units. This property is located on 5.9 +/- acres in land lot 127, tax parcel 23.
The total project is 14.34 +/- acres and was done in two phases. The completed first phase, titled "Cantrell Crossing," has 70 townhomes on 8.36 +/- acres. This preliminary plat is for part two of the master plan approved in 2018. This phase has 38 units, which will meet the overall density and unit restrictions and zoning conditions for the whole master plan. The preliminary plat identifies potential issues with the proposed streets, access, layout, and greenspace. It is not a recorded document, but it requires review and approval by the Planning Commission. This preliminary plat went through plan review committee, public works, stormwater, and planning and zoning and meets all of our requirements.Staff recommends approval of the Preliminary Plat.

Mr. Simons noted that all identified and labeled roads will remain private.

Chairman Jackson asked for clarification on the verbiage on a road being public or private.

Mr. Simmons explained that when a development constructs roads to city standards, the city can choose to accept the roads, known as a dedication, or allow them to remain private. In the case of this Preliminary Plat, the city and the public works department have decided not to accept these roads, preferring they remain private and be maintained by the HOA and residents.

Chairman Jackson asked if there will be requirements for improvements along Rutledge Road.

Mr. Simmons responded that Rutledge Road will be part of a future S.P.L.O.S.T project. It will not affect access to the proposed townhomes or to the existing Cantrell Crossing townhomes.

Mr. Simmons shared that the roads for phase 2 "Towns at Cantrell", will share the main circular road with phase 1 "Cantrell Crossing". Private roads will then connect to the 38 units. Access will not be compromised. There will still be access off Rutledge Road.

Chairman Jackson asked if the HOA has to maintain the private roads and if the roads must be maintained to a specific standard.

Mr. Simmons responded that the HOA has to maintain the roads. They are required to put it into their covenants, have access, and have appropriate financing for future upgrades and paving.

Chairman Jackson commented that there is already a desire for pedestrians to cross

North Main Street for Swift Cantrell and Pelican's Snoballs. He expressed concern that more development will attract more pedestrians, particularly children, and create an increased safety risk, especially given the lack of a playground on the preliminary plat.

Mr. Simmons explained that the preliminary plat includes a substantial amount of green space fronting North Main Street, available for residents to use, featuring a walking area, a track, and other pedestrian-friendly amenities. This greenspace also acts as a landscape buffer between the homes and North Main Street and is a specific amenity for the new tenants. The city of Kennesaw is evaluating long-term transportation solutions and options for Rutledge Road and Cathey Lane, given the presence of the multi-million dollar facility,Swift Cantrell, across the street. The city's goal is to accommodate pedestrians who wishes to visit the park.

Mr. Simmons informed the Planning Commission that a preliminary plat is not a public hearing.

Vice Chair Bodenhamer commented that he would like staff to look at the line of sight on Rutledge Road. He stated there are visibility issues when turning left onto Rutledge Road that may become more problematic with more development.

Mr. Simmons thanked the Vice Chair for his comment.

Vice Chair Bodenhamer asked if there are sidewalks along the development's side of North Main Street.

Mr. Simmons stated that there are sidewalks.

Vice Chair Bodenhamer asked if the sidewalks fronting North Main Street continue to Pelican's and if the sidewalks will be connected by a crosswalk.

Mr. Simmons responded that a crosswalk would be the City's responsibility and part of the transportation plan.

Vice Chair Bodenhamer commented that he would like staff to look at a way to get pedestrians across North Main Street safely. He noted that currently pedestrians have to walk down to a 4-way stop to access a crosswalk.

Commissioner Trim commented that the distance is too short from the closest crosswalk to justify installing another crosswalk.

Chairman Jackson commented that kids on skateboards are unwilling to travel far to cross the street.

Commissioner Trim commented that the distance is less than a mile and cautions against putting too many crosswalks in one spot. He referenced the crosswalks in front of Revival on South Main Street as an example.

Vice Chair Bodenhamer stated that he wants to ensure people get across the street safely because kids run across the street to Pelican's. He noted that it is an issue worth looking into.

Mr. Simmons responded that ensuring safe pedestrian crossing will be a key part of the solutions being considered for that area. As more programs are introduced at Swift Cantrell and redevelopment continues on North Main Street, the city plans to accommodate increased traffic and pedestrian movement.

Chairman Jackson asked if the preliminary plat needs to be approved by the Planning Commission.

Mr. Simmons confirmed the preliminary plat requires approval by the Planning Commission. He noted that the document is not recorded and is used to identify infrastructure and roads. He added that there is a final plat process that goes before Mayor and Council to establish property lines and fee simple lines for townhomes.

Chairman Jackson called for a motion.
Motion by Vice Chair Bodenhamer to approve
Seconded by Commissioner Trim.
Chairman Jackson proceeded with a roll call vote.
Vote taken, Motion unanimously approved 4-0. Motion carried.

5. Staff Comment

Mr. Simmons thanked the Commissioners for their service and notified the Commissioners that staff would send out notifications to any of the Commissioners whose term expires at the end of this year. Commissioners will be emailed and asked if they would like to continue to serve.

6. Adjourn

Chairman Jackson adjourned the meeting at 7:46 p.m.