



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MARCH 4, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 4, 2021 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Tim Slate.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Mike Allen; Regina Medlen; Andrew Atkins III; Tim Slate; Tony Dover

Staff Present: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Jennifer Bizarri, Planning Technician; Kathryn Bobbitt, Office Coordinator; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Mike Strange, Utilities Director; Bill Culbertson, Fire Chief; James Lawrence, Assistant Chief of Fire Prevention; Scott Byers, Fire Captain

1. Citizens' Comments: None at this time
2. Approval of Minutes of the February 4, 2021 meeting

Motion by Mike Allen, seconded by Tim Slate to approve the Minutes of the February 4, 2021 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old Business:
 - a. Site Plan:
 1. **Duo-Fast - Withdrawn by Applicant**
841 Seven Oaks Boulevard
Owner/Developer: Butch Johnson
4. New Business:

a. Annexation and Plan of Service Request:

1. **John Byrnes/Oak Meadows**
North side of Lee Road
Annexation and PRD Zoning

An Annexation and PRD Zoning request was submitted for the north side of Lee Road, which can be further referenced by Rutherford County Tax Map 51, Parcels 16.00 and 18.03, and is comprised of 32.59 acres. Current zoning is RM in Rutherford County. The surrounding zoning consists of PRD (Woodmont, Wood Pointe and Creekstone Village) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Residential development in this area. This proposed PRD consists of 95 single family lots.

At this time, Regina Medlen entered the meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council for the Annexation and PRD Zoning of the North side of Lee Road with the following condition:

1. Submit a traffic study in compliance with Section 3.200 of the Zoning Ordinance.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Requests:

1. **Sam Coleman**
Southern Terminus of Spring Hill Drive
Rezoning R-1 to R-3

A rezoning request of R-1 to R-3 was submitted for the parcel at the southern terminus of Spring Hill Drive. The properties can be further referenced by Rutherford County Tax Map 33, Parcel 6.00 and Tax Map 33B, Group B, Parcel 3.01. Total request consists of 72 acres and is zones R-1. The surrounding zoning consists of R-1 and R-3. The Land Use Plan would support Medium Density Residential development in this area.

Motion by Regina Medlen, seconded by Andrew Atkins III to recommend approval to the Town Council for the rezoning request of R-1 to R-3 at the southern terminus of Spring Hill Drive.

Vote: 7 - 0 Passed - Unanimously

2. **Shawn Collins/Helmsley Place**
8964 Rocky Fork Almadale Road
Rezoning R-3 to PRD

A rezoning request of R-3 to PRD was submitted for 8964 Rocky Fork Almadale Road. This property can be further referenced by Rutherford County Tax Map 54, Parcel 15.24, and is comprised of 13.3 acres. The surrounding zoning is PRD (Bankside and Westover) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Residential development in this area.

Motion by Tim Slate, seconded by Regina Medlen to recommend approval to the Town Council for the rezoning request of R-3 to PRD (Helmsley Place) at 8964 Rocky Fork Almadale Road, with the following conditions:

1. The proposed PRD is for 33 single family lots and 24 age restricted townhomes.
2. Adequate fire flow not provided at this time. Must be submitted before any building permits will be issued.
3. CUD's existing infrastructure is not adequate to meet the fire flow requirements of 1,000 GPM for this development. Due to layout change, lot number increase, and Will Serve letter expiration, the developer must submit an updated Water Service Availability Request to CUDengineering@tudrc.com for feasibility and to obtain an updated Will Serve letter.
4. Once construction plans are available, submit plans directly to CUDengineering@tudrc.com.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. **Jay Fulmer- ~~Withdrawn by Applicant~~**
517 Nissan Drive
Rezoning R-1 to PRD

4. **Janet Ibrahim**
2090 Rocky Fork Road
Rezoning R-4 to PRD

A rezoning request of R-4 to PRD was submitted for 2090 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map 33, Parcel 41.00, and is comprised of 1.98 acres. The proposed PRD is for 10 single family attached units in 5 duplexes. The surrounding zoning is R-1, R-3, and C-2. The Land Use Plan would support Office/Retail/Multifamily development in this area. The following comments were made:

1. Show apparatus movement for a Town of Smyrna fire truck. A fire truck turn-a-round at the end of the private drive will be required. Staff is concerned with the ability of a fire truck to traverse the site.
2. Clarify the masonry material to be used. Show a certain amount of masonry material to be utilized, as the elevations show all siding.
3. Provide the required and minimum square footages of open space and improved open space per Section 4.070 C of the Zoning Ordinance.
4. Stormwater requirements must be met. Staff is concerned about the amount of fill in the northeastern corner of the site with regards to these requirements.

At this time, Councilman Tim Morrell acknowledged Jared Gray with Civil Design Consultants to speak regarding this request.

James Lawrence, Chief Bill Culbertson, and Scott Byers spoke regarding concerns about fire apparatus maneuverability throughout the site.

Following discussion, Jared Gray requested deferral of this item.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to defer one month until the next regularly scheduled Planning Commission Meeting.

Vote: 7 - 0 Passed - Unanimously

c. Preliminary Plats:

1. **Blakeney Subdivision, Section 3**
8575 Rocky Fork Almaville Road
Owner/Developer: Blakeney Partners, GP

A preliminary plat was received for Blakeney Subdivision, Section 3 located at 8575 Rocky Fork Almaville Road. The property can be further referenced by Rutherford County Tax Map 54, Parcel 66.00, and is comprised of 33.50 acres. The property is zoned PRD and contains 85 single family lots, and 17 townhomes. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$3,935.00 will be required.
4. Submit construction plans.
5. Submit E911 approval for road names.
6. Label all public utility and drainage easements. Specifically staff noticed this being on lots 53-56 & 138. Are open space considered PUDEs? If so, label.
7. Where is the mail kiosk that will service this section/phase?
8. Show right-of-way dedication on Rocky Fork Almaville Road as a collector will need to be shown.
9. The required minimum fire flow must be met prior to issuance of building permits.
10. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 300 GPM. Further improvements must be completed in order to meet the 1,000 GPM fire flow requirement. This includes Phase 2 of the Rocky Fork Road water main replacement project and Laura Ridge pump station. No Will Serve Letter has been issued by CUD for Blakeney Section 3.
11. Developer must submit Water Service Availability Request to CUDengineering@ cudrc.com for feasibility and to obtain a Will Serve Letter.
12. Once construction plans are available, submit plans directly to CUDengineering@ cudrc.com.
13. Show proposed meter locations with required CUD clear space easement and include detail within detail sheets of construction plans.
14. Show all proposed driveway locations with shading or hatched lines.
15. Show all proposed utilities on construction plans including storm. All electric lines, boxes, transformers, and services to each lot must be shown on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the preliminary plat for Blakeney Subdivision, Section 3 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. **Stewarts Glen**
8162 & 8286 Rocky Fork Almaville Road
Owner/Developer: Real Estate Solutions Group, LLC

A Preliminary Plat was received for Stewarts Glen located at 8162 & 8286 Rocky Fork Almaville Road. The properties can be further referenced by Rutherford County Tax Map 54, Parcel 50.01 & 51.00 and is comprised of approximately 14.20 acres, with 20 single family lots and 32 townhomes. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,805.00 will be required.
4. The required minimum fire flow must be met prior to issuance of building permits.
5. Please provide fire truck turn-a-round analysis. Please show truck dimensions.
6. Please provide landscaping details for the landscape area within the cul-de-sac. If it is to be grass, label as such.
7. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 300 GPM. Further improvements must be completed in order to meet the 1,000 GPM fire flow requirements. This includes Phase 2 of the Rocky Fork Road water main replacement project and Laura Ridge pump station as noted in the Updated Stewarts Glen Will Serve Letter issued by CUD on 8/7/2020.
8. Once construction plans are available, submit plans directly to CUDengineering@ cudrc.com.
9. Show all electric lines, boxes, transformers, and services to each lot must be shown on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.
10. Water line layout is not acceptable to CUD. Submit plans directly to CUDengineering@ cudrc.com for further review.

Motion by Tim Slate, seconded by Regina Medlen to approve the preliminary plat for Stewarts Glen with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. **Walnut Ridge**
Extension of Kew Garden Lane
Owner/Developer: J.M. Byrnes, LLC

A preliminary plat was received for Walnut Ridge located at the extension of Kew Garden Lane. The property can be further referenced by Rutherford County Tax Map 32, part of parcel 19.01 and includes 5.44 acres. Property is currently zoned R-3 with 11 single family lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,073.00 will be required.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to approve the preliminary plat for Walnut Ridge with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Final Plats:

1. **Blakeney Subdivision, Section 2, Phase 1**
8188 Rocky Fork Almaville Road
Owner/Developer: Blakeney Partners, GP

A Final Plat was received for Blakeney Subdivision, Section 2, Phase 1. The property is located at 8188 Rocky Fork Almaville Road, and can further be referenced by Rutherford County Tax Map 54, Parcel 62.00, and is comprised of 4.40 acres. The property is zoned PRD, and contains 31 single family lots. The following staff comments were made:

1. Add the signatures of the owner, CUD, and surveyor to the certifications prior to submittal for Town signatures.
2. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@ cudrc.com.
3. Water line construction must be completed and accepted by CUDRC before signature of Final Plat, CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat with required easements shown.
4. Show proposed driveway locations with shading or hatched lines.
5. Add note to plat: CUD access to the designated meter location area shall be unencumbered by fencing, driveways, sidewalks, or landscaping. A permanent access easement exists at each meter location. The easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
6. Add note to plat: Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway locations to be determined by builder and must adhere to CUD clear space requirements.
7. Include 10' x 10' single family CUD clear space detail and gang vault detail for townhomes on plat.
8. Verify whether this section will be fire sprinklered and remove note #17 if not. If this phase will be fire sprinklered, resubmit water service availability request to CUD.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve the Final Plat for Blakeney Subdivision, Section 2, Phase 1, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

2. **Blakeney Subdivision, Section 2, Phase 2**
8188 Rocky Fork Almaville Road
Owner/Developer: Blakeney Partners, GP

A Final Plat was received for Blakeney Subdivision, Section 2, Phase 2. The property is located at 8188 Rocky Fork Almaville Road, and can further be referenced by Rutherford County Tax Map 54, Parcel 62.00, and is comprised of 6.00 acres. The property is zoned PRD, and contains 48 single family lots. The following staff comments were made:

1. Add the signatures of the owner, CUD, and surveyor to the certifications prior to submittal for Town signatures.
2. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review.

- Digital copies can be emailed in pdf format to CUDengineering@ cudrc.com.
3. Water line construction must be completed and accepted by CUDRC before signature of Final Plat,
CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat with required easements shown.
 4. Show proposed driveway locations with shading or hatched lines.
 5. Add note to plat: CUD access to the designated meter location area shall be unencumbered by fencing, driveways, sidewalks, or landscaping. A permanent access easement exists at each meter location. The easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
 6. Add note to plat: Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway locations to be determined by builder and must adhere to CUD clear space requirements.
 7. Include 10' x 10' single family CUD clear space detail and gang vault detail for townhomes on plat.
 8. Verify whether this section will be fire sprinklered and remove note #17 if not. If this phase will be fire sprinklered, resubmit water service availability request to CUD.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Final Plat for Blakeney Subdivision, Section 2, Phase 2, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

3. **Blakeney Subdivision, Section 2, Phase 3**
8188 Rocky Fork Almadale Road
Owner/Developer: Blakeney Partners, GP

A Final Plat was received for Blakeney Subdivision, Section 2, Phase 3. The property is located at 8188 Rocky Fork Almadale Road, and can further be referenced by Rutherford County Tax Map 54, Parcel 62.00, and is comprised of 3.75 acres. The property is zoned PRD, and contains 16 single family lots. The following staff comments were made:

1. Add the signatures of the owner, CUD, and surveyor to the certifications prior to submittal for Town signatures.
2. Due to the lot configuration, Blakeney 2-3 has not been approved by CUD. CUD will require that all water services along Earlham Court and Hanworth Trace to be installed and road brought up to sub-grade.
3. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@ cudrc.com.
4. Water line construction must be completed and accepted by CUDRC before signature of Final Plat, CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat with required easements shown.
5. Show proposed driveway locations with shading or hatched lines.
6. Add note to plat: CUD access to the designated meter location area shall be unencumbered by fencing, driveways, sidewalks, or landscaping. A permanent access easement exists at each meter location. The easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
7. Add note to plat: Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway locations to be determined by builder and must adhere to CUD clear space requirements.
8. Include 10' x 10' single family CUD clear space detail and gang vault detail for townhomes on plat.
9. Verify whether this section will be fire sprinklered and remove note #17 if not. If this phase will be fire sprinklered, resubmit water service availability request to CUD.

Motion by Tony Dover, seconded by Tim Slate to approve the Final Plat for Blakeney Subdivision, Section 2, Phase 3, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

4. **Cedar Hills, Section 3**
Shady Dell Trail, Mill Tree Court, Rocky Fork Almaville Road
Owner/Developer: Cedar Hills Holding, LP

A Final Plat was received for Cedar Hills, Section 3. The property is located at Shady Dell Trail, Mill Tree Court, and Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map 54, Parcels 49.00, 52.00, and 52.01, and is comprised of 43.7 acres. The property is zoned PRD, and contains 92 single family lots. The following staff comments were made:

1. Label all public utility and drainage easements. Staff noticed this issue specifically on Lot 173. Please provide dimensions of the easement.
2. Label all road widths.
3. Add the signatures of the owner, CUD, and surveyor to the certifications prior to submittal for Town signatures.
4. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@ cudrc.com.
5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat,
CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat with required easements shown.
6. Include "driveways and sidewalks" to note #18.
7. Add note to plat: Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway locations to be determined by builder and must adhere to CUD clear space requirements.

Motion by Andrew Atkins III, seconded by Tony Dover to approve the Final Plat for Cedar Hills, Section 3, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

5. **Ravens Pointe, Section 1**
W. Sam Ridley Parkway
Owner/Developer: R & J Family Limited Partnership

A Final Plat was received for Raven's Pointe, Section 1. The property is located at West Sam Ridley Parkway. This property can be further referenced by Rutherford County Tax Map 28, Parcel 44.00, and is comprised of 22.05 acres. The property is zoned C-2, and contains 10 commercial lots. The following staff comments were made:

1. Add the owner's signature prior to submittal to the Town for signatures.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Final Plat for Raven's Pointe, Section 1, with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

6. Seven Oaks Business Center, Lots 7, 8 & 9
Seven Oaks Boulevard
Owner: Bob Parks

A Final Plat was received for Seven Oaks Business Center, Lots 7, 8, & 9. The property is located at Seven Oaks Boulevard. This property can be further referenced by Rutherford County Tax Map 50, Parcel 7.03, and is comprised of 3.655 acres. The property is zoned C-2, and contains 3 commercial lots. The following staff comments were made:

1. Add owner signatures prior to submittal to the Town for signatures.

Motion by Tim Slate, seconded by Mike Allen to approve the Final Plat for Seven Oaks Business Center, Lots 7, 8, & 9, with the above staff comments.

Vote: 7 - 0 Passed - Unanimously

7. Short's Crossing, Phase 1
7773 West Jefferson Pike
Owner/Developer: James Short

A Final Plat was received for Short's Crossing, Phase 1. The property is located at 7773 West Jefferson Pike. This property can be further referenced by Rutherford County Tax Map 27, part of Parcel 18.00, and is comprised of 2.51 acres. The property is zoned R-1, and contains 2 residential lots. The following staff comments were made:

1. The minimum fire flow requirement is 1,750 GPM at 20 PSI if the covered roof area of the homes exceeds 3,600 SF. If 1,750 GPM cannot be achieved, homes will be required to be sprinkled.
2. Lot 28 does not currently have adequate fire flow. Adequate fire flow on West Jefferson Pike will be required in order to obtain a building permit. The house will be required to be less than 3,600 SF and sprinkled if permit is to be obtained before the utility upgrades are completed as a part of the TDOT Jefferson Pike widening project.
3. The current fire flow available is 600 GPM at 20 PSI.
4. The Subdivision Regulations require that any subdivision that is not on a public sewer system is required to be reviewed by the Town Council in addition to the Planning Commission.

Motion by Regina Medlen, seconded by Tony Dover to recommend approval to the Town Council for the Final Plat for Short's Crossing, Phase 1, with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

e. Site Plans:

1. Lot 3, Aeroplex Park Addition
603 Swan Drive
Owner: Tony Leebrick

<i>Location:</i> 603 Swan Drive	<i>Applicant:</i> Tony Leebrick
<i>Tax Map/Parcel:</i> 19/25.12	<i>Property Owner(s):</i> Tony Leebrick
<i>Zoning:</i> I-2	<i>Use Classification:</i> Warehouse

1. Location Analysis

The proposed expansion for Lot 3 Aeroplex Park, located at 603, 605 and 607 Swan Drive, is for a 9,000 square foot warehouse. In February 2012, the Board of Zoning Appeals granted a 20' side setback variance for this property, allowing for a structure 10' off the eastern property line. Current building is being used for manufacturing, office and storage, totaling approximately 15,897 SF. New additional warehouse of 9,000 SF would add roughly 56% additional overall space of covered structures to this property.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	29,125 SF
Square Footage of Open Space/Landscaping	2,330 SF	2,473 SF
Total Parking	18 spaces	26 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

3. Landscaping

Landscape plan shows 12 sugar maple trees planted along the eastern property line.

4. Design Review

Architectural elevations submitted show a building with metal on all sides. The front of the existing structure along Swan Drive is brick with the rest of the building utilizing metal. Elevations will need to meet Design Review since it is an addition over 50% of the existing square footage. Concrete tilt panel may be used in industrial districts as well as metal. Per Design Review, metal may not be used if visible from an arterial street; Weakley Lane is an arterial street. When viewing the property from Weakley, the rear of the building has the potential to be visible, in which case, metal may not be used from the visible portions.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Please submit a full set of grading plans to Public Works for grading permit.
4. Signs will require a separate permit.

Staff Comments:

1. Metal may be used if not visible from an arterial street. Weakley Lane is an arterial street; it appears when looking at the property from Weakley Lane, a portion of this addition may be visible. Please revise to meet Design Review.

Staff Recommendation: Approval with staff comments.

Motion by Tony Dover, seconded by Tim Slate to approve the Site Plan for Lot 3, Aeroplex Park Addition with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

5. Mandatory Referral:

a. Spring Hill Drive Sewer Extension Easement

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council for the Spring Hill Drive sewer extension utility easement.

Vote: 7 - 0 Passed - Unanimously

6. March Bond Review Report

Motion by Tim Slate, seconded by Regina Medlen to approve the March Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

7. Staff comments and/or other business

James Lawrence, Scott Byers, and Bill Culbertson with the Smyrna Fire Department spoke regarding fire sprinkler system requirements.

8. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman