



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-66

Public Hearing Dates:

PC: 10-02-18

BOC: 10-16-18

SITE BACKGROUND

Applicant: Schaffer Road Church of Christ

Phone: (404) 906-6440

Email: srcocfinance@gmail.com

Representative Contact: Michele L. Battle for
Battle Law, P.C.

Phone: (404) 601-7616

Email: mlb@battlelawpc.com

Titleholder: Schaffer Road Church of Christ, Inc.

Property Location: North side of Schaffer Road,
between Austell Road and Favor Road

Address: 554 Schaffer Road

Access to Property: Schaffer Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family Residential),
PSC (Planned Shopping Center), and CF (Future
Commercial)

Current use of property: Church

Proposed zoning: O&I (Office & Institutional)

Proposed use: Church with expansion of parking lot

Future Land Use Designation: PI (Public
Institutional), and LDR (Low Density Residential)

Site Acreage: 2.75 ac

District: 17

Land Lot: 85

Parcel #: 17008500300

FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: Jason Campbell)

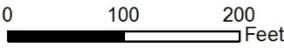
Based on the analysis of this case, Staff recommends **DELETION** to R-20subject to the following:



1. Site plan received by the Zoning Division on August 2, 2018;
2. Variance in the Zoning Comments section;
3. Site Plan Review Section's comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Allowance of a religious facility on less than five acres.

Z-66 2018-Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

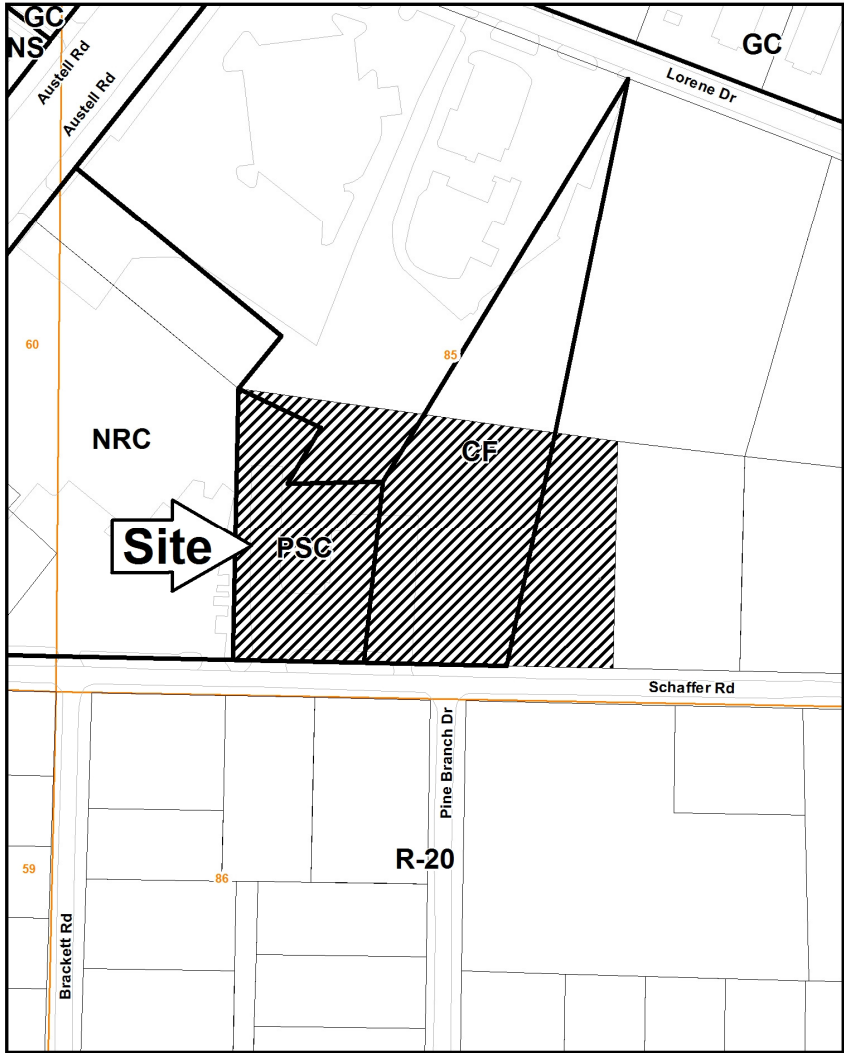


-  Zoning Boundary
-  City Boundary

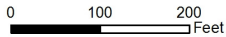
North



Zoning: R-20 (Single-family Residential) and CF (Future Commercial)
Future Land Use: PI (Public Institutional)

Z-66 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



 Zoning Boundary
 City Boundary

WEST

Zoning: NRC
 (Neighborhood Retail Commercial)

Future Land Use: NAC
 (Neighborhood Activity Center)

EAST

Zoning: R-20
 (Single-family residential)

Future Land Use: LDR (Low Density Residential)

SOUTH

Zoning: R-20 (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing, developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

The CF future commercial district was originally established as a zone designated for future commercial use with no immediate right to use or occupy the zone for commercial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described in any of the commercial districts enumerated in this chapter. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated CF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. For purposes of this section, commencing development shall mean applying for rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the

DEPARTMENT COMMENTS- Zoning Division (Continued)

undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for CF zoning may be accepted.

Requested zoning district for the property

The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.

Summary of the applicant's proposal

The applicant is requesting the rezoning of 2.75 acres of the church campus from R-20 (Single-family Residential), PSC (Planned Shopping Center), and CF (Future Commercial) zoning categories to O&I (Office & Institutional) for continued purpose of a place of worship. The church would expand the existing parking lot and install a detention pond.

Non-residential criteria

Proposed # of buildings: 1 (Existing)

Proposed # of stories: 1 (Existing)

Total sq. footage of development: 9,400 sq ft

Floor area ratio: 0.78 Overall

Square footage per acre: 3,418 Overall

Required parking spaces: One space per four seats in the principal place of worship

Proposed parking spaces: 124

Acres in floodplain or wetlands: 0

Impervious surface shown: 50%

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

Yes, the proposed plan will require a contemporaneous variance to waive the required landscape buffer abutting the residentially zoned property to the north from 35 feet to 0 feet.

DEPARTMENT COMMENTS- Fire Department

No comment.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment at these schools.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Tributary to Nickajack Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
7. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
8. Stormwater discharges through an established residential neighborhood downstream.
9. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
10. Special site conditions and/or additional comments:
 - Stormwater management for the proposed site improvements will be provided in a new stormwater management facility to be located at the northeast corner of the parcel.

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Public Institution (PI) and Low Density Residential future land use categories. The purpose of the PI category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like. The purpose of the LDR category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and for non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Comprehensive Plan Designation: Consistent Inconsistent
 The roughly three quarters of the site which is in PI is consistent. The remaining approximately one quarter in LDR is not consistent.

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Was the city notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study – Austell Road Corridor Study Yes No

Design guidelines area? Yes No

Does the proposal plan comply with the design requirements? Yes No N/A

Is the property within an Opportunity Zone? Yes No

(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? Yes No

(The Smyrna-Osborne Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Noise Zone?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 6" in Schaffer Road

Additional water comments: existing water customer

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: Adjacent property

Estimated waste generation (in G.P.D.): Average daily flow = 600 GPD

Peak flow = 1,500 GPD

Treatment plant: South Cobb

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

Flow test required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Approved to convert from septic to sewer in 2017 via easement on adjacent property

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Schaffer Road	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Schaffer Road	N/A	N/A	N/A

Comments and observations

Schaffer Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Schaffer Road, a minimum of 25' from the roadway centerline.
2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
3. Recommend sidewalk, curb, and gutter along the frontage of Schaffer Road upon redevelopment.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's property has existed as a place of worship for a number of years and abuts the Neighborhood Activity Center (NAC) node to the west. The area contains a mixture of single-family residential, retail, and institutional uses.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

It is Staff's opinion that the proposal will not have an adverse effect on the usability of adjacent or nearby property and will allow the existing use to continue and expand its parking area and add a detention pond. The property has existed as a place of worship for a number of years and is bordered to the north by another place of worship.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the applicant's rezoning proposal will not result in a use that would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained herein.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the PI (Public Institutional) and Low Density Residential (LDR) future land use categories. The property has existed as a place of worship for many years in its grandfathered status under the PSC, CF and R-20 zoning districts. Staff believes deleting the request to R-20 will result in a better definition of the zoning and use of the property.

STAFF ANALYSIS (Continued)

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for deleting the applicant's rezoning proposal to R-20. The intended use is appropriate since this property has been used for a church for years. Approval of the request will allow the existing place of worship to provide the parking needed to facilitate its congregation's needs. The applicant is not allowed to make improvements due to its grandfathered status, and deletion to R-20 would allow the church to receive the permits it needs.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
AUG - 2 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-66

Oct-
2018

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____
- _____
- _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Place of Worship
- b) Proposed building architecture: Brick building
- c) Proposed hours/days of operation: Everyday between the hours of 8am and 9pm
- d) List all requested variances: Reduction of 20ft buffer on northern and eastern boundary line adjacent to R-20 rezone property to 0 ft.
- _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No

STATEMENT OF INTENT

And

Other Material Required by
Cobb County, Georgia Zoning Ordinance
For

A Rezoning Application pursuant to
the Cobb County Zoning Ordinance

Of

SCHAFFER ROAD CHURCH OF CHRIST, INC.

For

+/-2.75 acres of Land
located at
554 Schaffer Rd
Tax Parcel 17008500300
Land Lot 85, 17th District, Unincorporated Cobb County

Submitted for Applicant by:

Michèle L. Battle, Esq.
Roxanne Daley, Esq.
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(404) 745-0045 Facsimile
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I. STATEMENT OF INTENT

The Applicant, Schaffer Road Church of Christ, Inc., is the owner of the property at 554 Schaffer Road (the “Church Campus”) which has a land use designation of Public Institutional and Low Density Residential, and is currently zoned R-20, PSC and CF. The Applicant is seeking to rezone the 2.75 acres (the “Subject Property”) of the Church Campus which has a land use designation of Public Institutional to O-I in order to bring the Subject Property’s zoning designation into alignment with its land use designation, as well as to allow for the expansion of the existing parking lot and installation of a detention pond. The Subject Property was acquired by the Applicant in May of 2000 from Life’s Hope Baptist Church who has used the Subject Property as a place of worship since 1993. It is the Applicant’s intent to continue the use of the Subject Property as a place of worship. The remaining .6 acres of the Church Campus would remain zoned R-20.

ZONING ORDINANCE ARTICLE II SECTION 134-23 - CRITERIA

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The Subject Property has been used as a place of worship for more than 25 years. The Subject Property is surrounded by: (a) two places of worship, Open Bible Tabernacle and The Redeemed Christian Church of God, Strong Tower Sanctuary to the North located at 545 Lorene Drive which has a land use designation of Public Institutional and is zoned R-20, (b) The Center for Children and Young Adults to the West at 2221 Austell Road, which has a land use designation of Neighborhood Activity and is zoned NRC, and (c) single family residential lots East and South of the Subject Property which have a land use designation of Low Density Residential and are zoned R-20. The continued use of the Subject Property as a place of worship under the O-I Zoning Designation would be a suitable use in view of the use and development of the adjacent and nearby properties.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The proposed rezoning to O-I will not adversely affect the existing use or usability of the adjacent or nearby property. It will simply serve to provide a suitable transition from commercial corridor along Austell Road to the low density residential homes East and South of the Subject Property. Additionally, the use has already been in place for more than 25 years.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The Subject Property has no economic use as currently zoned. The PSC (Planned Shopping District) Zoning District is inconsistent with the current land use designation for the Subject Property and would allow for the development of a retail center on the Subject Property which is

not suitable. Additionally, a portion of the Subject Property is zoned CF, which zoning designation was discontinued by the County, along with a small portion to the rear of the Subject Property which is zoned R-20. The multiple zoning designations on this 2.75 acre tract are inconsistent with the use of the Subject Property for in excess of 25 years, and serves solely to impede the ability of the Applicant to make much needed improvements to the Subject Property, including the expansion of the existing parking lot to accommodate the Applicant's membership and its guests.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The proposed rezoning will have no negative impact on the existing streets, transportation facilities, utilities or schools. In fact, the proposed rezoning will allow for the expansion of the existing parking lot and eliminate cars for parking along Schaffer Road which is a narrow two-lane street.

E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The proposed rezoning to O-I s in conformity with the policy and intent of the land use plan, as the land use designation for the Subject Property is Public Institutional.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

As set forth herein, the existing zoning designations for the Subject Property are impeding the Applicant's ability to make improvement to the Subject Property. The proposed rezoning to O-I is not only supported by the County's Future Land Use Plan, it simply makes practical sense to clean up the inappropriate multiple zoning districts which currently impact the Subject Property. It should be noted that the Applicant cannot seek a rezoning to R-20, as it cannot comply with the 5 acre minimum requirement necessary to meet the Special Exception requirements.

JUSTIFICATION FOR REQUEST VARIANCES

1. Reduction of 20 ft Buffer adjacent to R-20 Zoned Property to 0ft

As stated above the Church Campus is a 3.35 acre tract of land. If the Subject Property is rezoned to O-I, it will abut the .6 acre balance of the Church Campus which is zoned R-20 and contains a single story house that is used by the church for rental house. It is the Applicant's contention that the 20ft buffer is therefore unnecessary. Additionally, the 20 ft buffer requirement would negatively impact the ability of the Applicant to construct the detention pond needed in connection with the expansion of the parking lot on the Subject Property. The shape and topography of the Subject Property dictate the location of the detention pond. Therefore, it is the Applicant's contention that the proposed Variance is justified and does not go beyond the relief needed.

CONSTITUTIONAL ALLEGATIONS

The portions of the Cobb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Cobb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Cobb County Commission without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Cobb County Commission to rezone the Subject Property to the classification as requested or issue the special land use permit requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property or granting of a special land use permit subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

II. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of Cobb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____