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CITY OF EAST POINT

PLANNING & ZONING COMMISSION

October 20th, 2011 - 7:00 P.M.

Official Meeting Minutes

East Point, Georgia
Jefferson Station
1526 East Forrest Avenue
4th Floor

Board Members Present:

Commissioner Dr. Herbert J. **BRIDGEWATER, Jr.**, Chair

Commissioner Shean **ATKINS**, Co-Chair

Commissioner Francine **JONES**, Provisional Chair

Commissioner Linda **SHELDON**

Commissioner Eric **FRIEDLY**

Commissioner Joel **TUCKER**

Commissioner Davita **WASHINGTON**

Commissioner Dr. Lydia **WARES**

Absent: Commissioner Bryant

Also Present:

Ms. Susan **GARRETT**
City Attorney

Ms. Regina **CARTER**
Senior Planner

Ms. Keyetta **HOLMES**
Senior Planner

James **HAMMOND**
Videographer

Richard **RANDOLPH**
City Engineer

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APPEARANCES

<u>APPLICANT(S):</u>	<u>Page</u>
Yajaira Minaya Natalie Spears (Relator)	8

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I. CALL TO ORDER:

COMMISSIONER BRIDGEWATER, JR.: Good evening ladies and gentlemen and welcome to the October 20th, meeting of the City of East Point Planning & Zoning. At this time, we'll have the roll call from Madam Clerk.

II. ROLL CALL:

MS. HOLMES: Commissioner Friedly.
COMMISSIONER FRIEDLY: Present.
MS. HOLMES: Commissioner Wares.
COMMISSIONER WARES: Present.
MS. HOLMES: Commissioner Tucker.
COMMISSIONER TUCKER: Here.
MS. HOLMES: Commissioner Jones.
COMMISSIONER JONES: Present.
MS. HOLMES: Commissioner Bridgewater.
COMMISSIONER BRIDGEWATER, JR.: Present.
MS. HOLMES: Commissioner Atkins.
COMMISSIONER ATKINS: Here.
MS. HOLMES: Commissioner Sheldon.
COMMISSIONER SHELDON: Here.
MS. HOLMES: Commissioner Bryant.
COMMISSIONER WILLIAM BRYANT: (No response.)
MS. HOLMES: Commissioner Washington
COMMISSIONER WASHINGTON: Here.
MS. HOLMES: Mr. Chair, you have a quorum.

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COMMISSIONER BRIDGEWATER, JR.: Thank you Madam Clerk. At this time, those of us in the audience would you join us in jus a moment of silence, please.

III. MOMENT OF SILENCE:

COMMISSIONER BRIDGEWATER, JR.: Thank you. Now also join us as we Pledge of Allegiance.

IV. PLEDGE OF ALLEGIANCE:

COMMISSIONER BRIDGEWATER, JR.: Thank you. Fellow Commissioners, I'll entertain a motion for the adoption of tonight's agenda.

V. ADOPTION OF AGENDA:

COMMISSIONER ATKINS: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins. I move that we approve the agenda -- adopt the agenda as presented.

COMMISSIONER WARES: I second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Atkins and seconded by Commissioner Wares that we adopt the agenda as presented. If there are no necessary corrections, all in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, tonight's

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agenda is adopted. Also we have no motion for the minutes because we don't have any.

MS. CARTER: Correct.

COMMISSIONER BRIDGEWATER, JR.: Okay. Madam Clerk, would you sound the first case.

VI. NEW BUSINESS:

MS. CARTER: Case Number 2011Z-024-08. Yajaira Minaya being represented by Natalie Spears. Application location is 2789 Harlan Drive. Applicant is requesting a rezoning from R1A you are residential to R2, Two Family Residential to be used as a duplex. This application requires a public hearing.

COMMISSIONER BRIDGEWATER, JR.: Thank you Madam Clerk. Madam Clerk, would you allow me to use your rules for the public hearing? Susan, would you like to --

COMMISSIONER BRIDGEWATER, JR.: I can pass them around or read them as you prefer.

COMMISSIONER BRIDGEWATER, JR.: Which is your pleasure?

ATTORNEY SUSAN GARRETT: I'd be happy to read them for you.

COMMISSIONER BRIDGEWATER, JR.: Thank you, Madam Attorney.

ATTORNEY SUSAN GARRETT: The applicant for the proposed amendment or the applicants designated to represent, if any, would be entitled to speak first followed by other speakers in

1 favor of the proposal for a total of fifteen minutes. Those who
2 oppose the proposed zoning amendment will then be permitted to
3 speak for a total of fifteen minutes. By majority vote, the
4 Commission may increase the total time for speakers provided that
5 each side is given the same amount of time. If there is more than
6 one speaker for a side, the presiding officer may limit the time
7 allotted to each individual speaker other than the zoning applicant.
8 The zoning applicant may reserve a portion of his allotted time for
9 rebuttal. Speakers must adhere to rules of decorum. Prior to
10 speaking, each speaker shall identify himself or herself and state his
11 or her current address. Each speaker shall speak only to the permits
12 of the proposed zoning decision under consideration, shall address
13 remarks only to the Commission and shall refrain from making
14 personal attacks on any other speaker. The presiding officer may
15 refuse a speaker the right to continue, if, after first being cautioned,
16 the speaker continues to violate the rules of decorum.

17 COMMISSIONER BRIDGEWATER, JR.: Thank you Madam
18 Attorney Susan Garrett. Commissioners, at this time, we'll entertain
19 a motion to open the floor for the public hearing.

20 COMMISSIONER ATKINS: Mr. Chair.

21 COMMISSIONER BRIDGEWATER, JR.: Mr. Atkins.

22 COMMISSIONER ATKINS: I move we open the public hearing
23 for Agenda Item 2011 "Z" as in zebra-024-08.

24 COMMISSIONER SHELDON: Second.

25 COMMISSIONER BRIDGEWATER, JR.: It's been motioned by

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Commissioner Atkins and seconded by Commissioner Sheldon that we open the public hearing on said stated matter. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, the floor is now open for public hearing. At this time we'll hear from the applicant. Will you come forward, Mrs. Spears and the representative. Kindly give us your name and address, please, ma'am.

(Whereupon Applicant's Representative Realtor Natalie Spears approach the podium.)

MS. SPEARS: My current address?

COMMISSIONER BRIDGEWATER, JR.: Yes. Where you reside. You might want to pull the "mic" down. Thank you.

MS. SPEARS: Hi. I'm Natalie Spears. I reside at 411 Willow Lane, Decatur, Georgia, 30030. What do I --

COMMISSIONER BRIDGEWATER, JR.: Whatever you want to say to the Commission, ma'am regarding the application that you have.

MS. SPEARS: Oh, okay. We're making a request that 2789 Harlan Drive is rezoned to duplex, Multifamily status. When we purchased the property, it was "purchased as is." We did have a

1 closing attorney that did not make us aware of the East Point zoning
2 issue. If we would have known about it, we probably could have -- I
3 would have advised my client not to purchase the property because
4 they did want to purchase it, you know, under the idea that it was a
5 new place. So we wanted to see if we can get it rezoned as a duplex
6 and we do understand that the neighbors are concerned about safety
7 and does not want to have tenants in the duplex. It bring their
8 property value down for the neighbors and/or cause any kind of
9 ruckus and we do take that into consideration. The owner will do
10 great screening and background check for the tenants who will be
11 residing at the duplex if you guys approved it.

12 COMMISSIONER BRIDGEWATER, JR.: Thank you. You said
13 that you are representing Ms. Minaya -- Yajaira Minaya . Are you
14 her -- I thought maybe you were her daughter but you are her --

15 MS. SPEARS: I'm her realtor.

16 COMMISSIONER BRIDGEWATER, JR.: You're her realtor.

17 MS. SPEARS: Yes, sir.

18 COMMISSIONER BRIDGEWATER, JR.: Thank you. You
19 maybe seated.

20 MS. SPEARS: You're welcome.

21 COMMISSIONER BRIDGEWATER, JR.: Are there persons --
22 other persons present who wish to speak in favor of this motion
23 before the Commission?

24 AUDIENCE: (No response.)

25 COMMISSIONER BRIDGEWATER, JR.: Are there those

1 present who wish to speak in favor?
2 AUDIENCE: (No response.)
3 COMMISSIONER BRIDGEWATER, JR.: Are there those
4 present who wish to speak in favor?
5 AUDIENCE: (No response.)
6 COMMISSIONER BRIDGEWATER, JR.: Are there those
7 present who wish to speak in opposition?
8 AUDIENCE: (No response.)
9 COMMISSIONER BRIDGEWATER, JR.: Are there those
10 present who wish to speak in opposition?
11 AUDIENCE: (No response.)
12 COMMISSIONER BRIDGEWATER, JR.: Seeing none and
13 hearing none, Commissioners, I'll entertain a motion to close the
14 public hearing.
15 COMMISSIONER ATKINS: Mr. Chair.
16 COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins.
17 COMMISSIONER ATKINS: I move that we close the public
18 hearing for Agenda Item 2011 "Z" as in zebra-024-08.
19 COMMISSIONER WARES: Second.
20 COMMISSIONER BRIDGEWATER, JR.: It's been motioned by
21 Commissioner Atkins and seconded by Commissioner Wares that we
22 close the public hearing of the said matter before the Commission at
23 this time. All in favor let it be known by the word aye.
24 COMMISSIONERS: Aye.
25 COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign

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no.

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, the public hearing is now closed. Staff.

MS. CARTER: Publication 2011Z-024-08. Applicant is Yajaira Minaya represented by Natalie Spears. That location is 2789 Harlan Drive for the request of a rezoning from R1A Urban Residential to R2, Two Family Residential to allow use of a duplex. Staff's recommendation is approval of this application.

COMMISSIONER BRIDGEWATER, JR.: Thank you. Commissioners, you've heard from Staff. I'll entertain a motion on the said matter at this time.

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Sheldon.

COMMISSIONER SHELDON: I make a motion that we recommend approval of Case Number 2011Z-024-08 for discussion.

COMMISSIONER JONES: Second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Sheldon and seconded by Commissioner Jones that the said matter before the Commission is recommended for approval for discussion. The floor is now open for Commissioner Sheldon.

COMMISSIONER SHELDON: Did the inspector go to this property to determine whether or not it was in deed a duplex and whether or not it was built as a duplex in 1948?

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MS. CARTER: The inspector for this particular property was Vincent Washington, the Chief Building Inspector, and he did determine, built as a duplex and currently still as a duplex.

COMMISSIONER SHELDON: All right. And this determination is based upon structural --

MS. CARTER: Structure.

COMMISSIONER SHELDON: -- primarily.

MS. CARTER: (Nods head for yes.)

COMMISSIONER SHELDON: Okay. All right. Thank you very much.

COMMISSIONER ATKINS: I have a question also of Staff. And so Mr. Washington went to the property. He did an inspection of the interior as well as the exterior, correct?

MS. CARTER: Correct. The actual applicant, Mr. Minaya, was there.

COMMISSIONER ATKINS: Did the applicant -- Mr. Minaya was there with Mr. Washington; correct?

MS. CARTER: Correct.

COMMISSIONER ATKINS: All right. Okay.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins, you finish? You don't seem --

COMMISSIONER ATKINS: Well, there are questions. I'm trying to figure out how to put the motion so basically, when Mr. Washington goes out to do the inspection, is there like any criteria? What does he usually look for? What type of interior

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inspection does he usually do and I know that I'm asking you and you're not Mr. Washington. I mean, I'm not sure if you would have those answer, exactly.

MS. CARTER: I do not. That is a question for him. According to ICC -- what he specially looks for and that I can ask Mr. Washington. When he gives his report back to me, it is usually whether or not it is structurally, it has low-barring walls and whether or not the year of the actual meters -- electrical -- whatever meters are on the site, what year those meters those meters are coming from.

COMMISSIONER BRIDGEWATER, JR.: Staff, the property at 2789 Harlan show two meters, two electrical -- for each unit?

MS. CARTER: According to Mr. Washington, yes. There were two meters.

COMMISSIONER BRIDGEWATER, JR.: Does that help you Commissioner Atkins?

COMMISSIONER ATKINS: No, no, no. The fact that it has two meters does not help me because you can renovate a house years after you've built it and have two meters. That does not help me but I appreciate you assisting. My question would be if that's one of the things that our inspector looks for, does he provide Staff with a copy of his findings? So for instance, what year -- what year --

MS. CARTER: No. He does not provide that to me. He usually calls me on the phone to tell me exactly yes or no, "It is a duplex." Now, as far as any other questions, if, at Work Session you

1 have at questions, give them to me then and then I can forward
2 those to Mr. Washington and get you a specific answer to your
3 questions prior to tonight. But as far as his report, usually he is on
4 site and he is speaking to me by phone.

5 COMMISSIONER ATKINS: Okay.

6 COMMISSIONER WARES: A question.

7 COMMISSIONER BRIDGEWATER, JR.: Hold on.

8 COMMISSIONER WARES: Okay.

9 COMMISSIONER BRIDGEWATER, JR.: I'll let Commissioner
10 Atkins --

11 COMMISSIONER ATKINS: Huh, that's fine. I'll yield.

12 COMMISSIONER WARES: Were you done?

13 COMMISSIONER ATKINS: I'll yield.

14 COMMISSIONER WARES: Okay. I apologize. I want to know
15 if there are pictures provided? Are there pictures provided for you
16 or, you know, I think that would help the Commission more better if
17 we can explain our challenge since we really aren't suppose to go
18 over to the property and peak in the windows with a flashlight. It
19 would help us if we could have some type of pictures on the inside so
20 we can visibly see it because I think the other Commissioners are
21 right. Sometimes you could retrofit sometime and we won't know if
22 it's something if it's something new or something old.

23 MS. HOLMES: Right. I do understand the question for the
24 pictures. Mr. Washington is using his authority as the Chief Building
25 Official and his background in that area. Unfortunately, we as the

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Planners cannot speak to what he looks at other than what he comes back and tells us. We go on his word. It is a duplex or it is a dual family -- or it was built in whatever manner and he uses his code and books for every property in the City of East Point.

COMMISSIONER BRIDGEWATER, JR.: Not speaking for other Commissioners, but I personally think that in the future, since it seem like we're gonna a lot of these, it would be helpful for us to have that in advance, some documentation other than just his word to know -- regarding to -- so we can more adequately substantiate that it is or is not a duplex, whatever information in advance we could have.

COMMISSIONER SHELDON: If I might interject, I think it is our -- it is up to us to rely upon him and his report regarding that in terms of whether there's a -- and whether he deems it's a duplex. I think our question repeatedly on these has to do with whether or not the property was built that way. Was it originally designed to be that way? And it might be that we could, in Work Session, develop an additional question that could be answered in that way so that we have the level of information that we're asking for and it could be that something was built in 1922, was made into a duplex in 1932 and it's been that way that long. So I think those kinds of questions with this many -- these properties, that might be the way to solve this problem. I don't think that it's our responsibility to challenge what our Chief Building Inspector says about the property. That would be my position on the approval.

1 COMMISSIONER ATKINS: I -- yes. So I actually had an
2 opportunity to go by the property and from my observation f rom the
3 exterior of the property -- I did peak through the window but from
4 my observation of the property, it seemed to me that the property on
5 the envelope was constructed as a single family home. Previously,
6 we've had other cases that have come before the Commission and
7 there have been other properties in the City of East Point that the
8 envelope was constructed and made to look like a single family
9 home. However, the layout was mirrored on both sides. With this
10 particular piece of property -- it's obvious a Cap Cod Style Home. It's
11 not very deep. It's two levels and I was trying to figure out in my
12 head, you know, whether it was originally intended as a duplex.
13 Now, I'm having challenges with that and I understand that -- and I
14 don't want to challenge the credentials of our Chief Building
15 Inspector. I think that in the absence of information in terms of the
16 year -- both meters were there. I personally have a challenge
17 supporting the zoning application and so I won't be able to support
18 the application tonight because really, when I look at the property
19 and from my observation of the property and in the absence of a
20 floor-plan indicating those things that I could have used to go on
21 also, I just find it of a challenge to support it as a duplex and
22 supporting the rezoning.

23 COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins.
24 Commissioner Tucker.

25 COMMISSIONER TUCKER: Well, I have to agree with Shean.

1 I mean, looking at the property and the property surrounding it, from
2 what my eyes told me it was like it was originally a single property
3 and it's not really about challenging anyone. It's just the facts in
4 front of us and I just need more information. Commissioner Jones,
5 the Chair recognizes you.

6 COMMISSIONER JONES: My question is --

7 VIDEOGRAPHER: Microphone, please.

8 COMMISSIONER JONES: My question is in that particular
9 neighborhood, are there not other two family residences that
10 would --

11 MS. CARTER: Various.

12 COMMISSIONER JONES: I'm sorry.

13 MS. CARTER: Various other duplexes --

14 COMMISSIONER JONES: Various.

15 MS. CARTER: -- on Harlan Drive in total.

16 COMMISSIONER JONES: Exactly. And additionally, the house
17 having been built in 1948 and now has two bathrooms, I'm just
18 curious as to why then -- and that time period -- in that era , it was
19 not typical to have two full bathroom in a residence for single
20 families. I mean, that was back in Post World War II so if there was
21 two bathrooms there, it was probable because it was two families
22 there. That's my thing.

23 COMMISSIONER BRIDGEWATER, JR.: The Chair recognizes
24 Commissioner Washington.

25 COMMISSIONER WASHINGTON: No, no comment: I'll just

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listen.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Friedly.

COMMISSIONER FRIEDLY: Yeah, I have to agree with Commissioner Tucker and Commissioner Atkins. I also looked at the property. It's a very small home. There seem to be about four houses in a row with the exact same model home. One of them -- this one has a sort of a side porch which looks like it was an entrance into a kitchen or something and then the other one has that same -- well, they all have the same side porch. The other one now has an enclosed -- with, 'um, glass so that does appear that that would have been an entrance to a separate unit and being closed off, of course, so I also -- my feeling -- on that question of it's original intent was that it was a single family home so --

COMMISSIONER BRIDGEWATER, JR.: Are there other Commissioner that wish to express their opinion or not -- had an opportunity?

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: If so, Commissioners, there's a motion on the floor that's been made by Commissioner Sheldon and seconded by Commissioner Atkins -- Jones for approval. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONER ATKINS: No.

1 COMMISSIONER TUCKER: No.
2 COMMISSIONER FRIEDLY: No.
3 COMMISSIONER BRIDGEWATER, JR.: Madam Clerk, let's do
4 a roll call, please.
5 MS. HOLMES: Commissioner Friedly.
6 COMMISSIONER FRIEDLY: Opposed.
7 MS. HOLMES: Commissioner Wares.
8 VIDEOGRAPHER: Microphone, please.
9 MS. HOLMES: Commissioner Friedly.
10 COMMISSIONER FRIEDLY: Opposed.
11 MS. HOLMES: Commissioner Wares.
12 COMMISSIONER WARES: Approve.
13 MS. HOLMES: Commissioner Tucker.
14 COMMISSIONER TUCKER: Opposed.
15 MS. HOLMES: Commissioner Jones.
16 COMMISSIONER JONES: Approved.
17 MS. HOLMES: Commissioner Atkins.
18 COMMISSIONER ATKINS: Opposed.
19 MS. HOLMES: Commissioner Sheldon.
20 COMMISSIONER SHELDON: Approved.
21 MS. HOLMES: Commissioner Washington.
22 COMMISSIONER WASHINGTON: Approved.
23 MS. HOLMES: Motion passes.
24 COMMISSIONER BRIDGEWATER, JR.: Thank you. The
25 matter will now be passed onto the City Council. Thank you for

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coming.

MS. SHEARS: Thank you for helping you.

COMMISSIONER BRIDGEWATER, JR.: God bless you. Madam Clerk, that's the only matter that's on the agenda?

MS. CARTER: Yes, sir.

COMMISSIONER BRIDGEWATER, JR.: Okay. At this time, we'll entertain any announcements from Staff.

VII. ANNOUNCEMENTS:

MS. CARTER: None.

MS. HOLMES: The Planning & Zoning Commission -- the Planning and Zoning Department is in the process of updating our Comprehensive Plan. The first community meeting will be held on Tuesday October 25th at Mount Olive Seven Day Adventist Church. The second public hearing will be held on Thursday -- public meeting will be held on Thursday evening at the Jefferson Park Recreation Center. We are asking that all citizen make at least one of those meeting to have your voice heard as we move forward with our Comprehensive Plan and plan to make policy decisions for the next twenty-five (25) years.

COMMISSIONER BRIDGEWATER, JR.: Ms. Holmes, it would be great if you told us what time.

MS. HOLMES: The times we meet is at 6 p.m.

COMMISSIONER BRIDGEWATER, JR.: 6 p.m. on the 27th at Mount Olive Seven Day Adventist.

MS. HOLMES: 6 p.m. on the 25th at Mount Olive Seven Day

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Adventist and on the 27th at the Jefferson Park Recreation Center. In addition to that, many of the neighborhood associations should have receive our meeting flyer. If you have not receive our meeting flyer, you can go onto our Website, **eastpointcity.org**, and access our departmental page of Planning and Zoning and all the information for the Mission 2036, which is our Comprehensive Plan can be found on our site.

COMMISSIONER BRIDGEWATER, JR.: Are you asking for the members of the Commission to be there.

MS. HOLMES: All citizens.

COMMISSIONER JONES: That would be you.

COMMISSIONER ATKINS: Will we also post that on our cable channel, that information that you just give us. Is that being posted on our --

MS. HOLMES: You should be -- you should be hearing a PSA for our Comprehensive Plan in a few days.

COMMISSIONER ATKINS: That good. Thank you.

COMMISSIONER BRIDGEWATER, JR.: Commissioners, any announcements.

COMMISSIONER FRIEDLY: I have one.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Friedly.

COMMISSIONER FRIEDLY: Thank you. There's a group that's been formed by -- a number of citizens. It's called the East Point Preservation Alliance and it's dedicated to preserving the historic nature of our downtown, specifically focused on renovating and

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reopening our City Hall and maintaining our City Hall, renovating our City Hall. The next meeting of the group is on Wednesday, November the 2nd at 7 p.m. at Turning Point Wellness Center on Main Street and everyone is welcome and encouraged to attend. These buildings are worth preserving and so we're working hard to see what happens. If anyone is interested in any information of the group, therefore you can email me at **emfriedly@hotmail.com**. Thank you.

COMMISSIONER BRIDGEWATER, JR.: Without any further announcements, Commissioners, we will entertain a motion to adjourn.

VIII. ADJOURNMENT:

COMMISSIONER TUCKER: Motion to adjourn.

COMMISSIONER BRIDGEWATER, JR.: Is there a second?

COMMISSIONER ATKINS: Second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Tucker and seconded by Commissioner Atkins that we adjourn the session of October the 20th, 2011 for the City of East Point Planning & Zoning Commission. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, the

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meeting is now adjourned.

(Whereupon this concludes the meeting of the City of East Point Planning and Zoning Commission for October 20th, 2011.)

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Attest:

I hereby attest that the foregoing transcript was reported, as stated in the caption, and the questions and answers thereto were reduced to the written page under my direction; that the foregoing pages 1 through 24 represent a true and correct transcript that I am not in any way financially interested in the result of said case.

I am here as an independent contractor for East Point Planning & Zoning Commission.

I was contacted by the offices of East Point Planning & Zoning Commission to provide stenography services to take down the meeting minutes.

The foregoing meeting for the City of East Point Planning & Zoning Commission on October 20th, 2011, at 7 o'clock P.M. were taken down by me and transcribed by me this 3rd day of November, 2011.

Jeanene Harper
Stenographic Stenographer