

**PARTIAL MINUTES OF THE
ZONING COMMISSION
February 19, 2018**

Z-18-02-002 303 Muirs Chapel Road and 4803 & 4809 Kenview Street (west of Muirs Chapel Road and southwest of Kenview Street) – A rezoning request from R-3 (Residential Single-family) to CD-RM-26 (Conditional District – Residential Multifamily - 26) with the following condition: 1. Use limited to a maximum of 72 residential dwelling units. - For the property located at 303 Muirs Chapel Road and 4803 & 4809 Kenview Street, generally described as west of Muirs Chapel Road and southwest of Kenview Street. (3.98 Acres) - Affordable Housing Management, Inc. for Ralph Speas, Tammy & Darrell LeVan, and Odeh Properties, LLC.
(APPROVED)

Withdrawals and Continuances

Mike Kirkman stated that there has been a request by the opposition, for Z-18-02-002 to be continued.

Chair Bachmann asked that the person(s) asking for the continuance to come forward.

John Ludeman, 612 Pleasant Drive, which is about $\frac{3}{4}$ of a mile from the proposed location. He is also a life-long member of the Muirs Chapel United Methodist Church that has some property on the corner of Kenview and Muirs Chapel. The cemetery and the main property is across on Muirs Chapel Road. Six days ago Affordable Housing Management held a public forum at Westover which is just up the street and at that time they were presented with the plans and schematics for their proposal of this rezoning request and the site proposal for the project they wish to build there. Six days is really not enough time for them to prepare any rebuttal for that request. There were in excess of 60 residents and business owners present at that meeting and all but one person was in opposition to this request and spoke on their objections. They would like to have a little more time to prepare their rebuttal on some issues that they feel are of importance to this site and specifically related to traffic and pedestrian safety issues. There are also some population density questions that they have about the request as they feel the proposed additional 72 residential dwellings will cause overcrowding that that particular area.

James Reeves, 4920 Kenview Drive, stated that he lives on the street where the proposed dwelling units are to be located. He would also like to ask for a continuance for many of the same reasons, primarily dealing with the additional traffic and pedestrian safety for the immediate area.

Chair Bachmann asked that the applicant come forward to speak.

David Levy, Executive Director of Affordable Housing Management (AHM) located at 330 S. Green Street, Suite B-11, stated that AHM did send a letter to all the property owners within 600 feet of the property as per the list provided by the City. That letter was sent four (4) weeks ago and did provide information about the rezoning request, the property location, how many units were proposed, how many and the type of buildings, description of the site amenities, et cetera. The letter also provided information about where and when the neighborhood meeting would be held, which was held Tuesday, February 13th. The letter clearly stated if anyone wanted to discuss the proposed development prior to the meeting, to call, mail or email him. The received communications from only six (6) people; 1 mailed letter and 4 phone calls, and 1 email. If the hearing today is continued, it will compromise their ability to properly prepare

and meet the various funding application deadlines that they have to meet. Additionally, as part of that preparation, is expensive due diligence that they had been waiting to see the outcome of the rezoning request before they spent that additional money on that project. He respectfully requests that the Zoning Commission deny the request for a continuance.

In response to questions, Mr. Levy stated that they have two important funding applications; one is with the City that is due March 12th, and a full tax credit application due on May 11th. There is a tremendous amount of work that must go into those applications, including the various due diligence that needs to be completed. If this is continued to the March 19th Zoning Commission meeting, it is his understanding that no matter the outcome, if it is appealed, it would go to the April 17th City Council meeting, and that is the date the City will be voting on the various funding proposals for tax credit developments and, technically, they are supposed to have the rezoning in place before that meeting. The most important application is the one for tax credits to the state on May 11th and the City application does provide for zoning to be in the process, as long as it is completed by a certain time period. They are really hoping for this request to be heard tonight.

Discussion:

Several Commission members stated that they felt continuing the request would cause undue pressure on the applicant to meet all the pertinent deadlines that must be met for funding of the project. The residents were certainly notified several weeks ago by the letter that was sent out, which contained information related to the request. There was a meeting which was well attended by the residents and some Commission members felt there was no reason not to go ahead and hear the case tonight. Other Commission members felt that the neighborhood should have more time to accumulate their information and arguments for denial and the request should be continued.

In response to a question posed by Ms. Mazzurco concerning the time sensitivity in regards to tax credits, Mike Kirkman stated that there have been requests the Commission has considered previously that included requests for tax credit projects. He noted that the Commission's role is an evaluation of the use of property, which gets into scale, intensity, types of uses and those types of things and financial considerations are not part of the Zoning Commission's purview. However, with what the applicant is intending to do, there are obviously does have some time constraints in terms of getting a decision so that they can determine if there are other thing that they can move forward with. Ms. Mazzurco further noted that the Commission generally works with people requesting a continuance, especially on the first go-around. In this particular situation, she noted that she had been inundated with emails and phone calls about this particular case and she loves it when people are collaborating with one another and talking about cases and trying to work together. If these folks here want more time, then she is leaning towards granting a continuance. Mike Kirkman reiterated that the discussion is about zoning and a question about the highest and best use of land which is a relationship between that property and other properties. Financial considerations are really not part of the discussion to be considered by the Commission.

After a short discussion, Mr. Pinto moved to **deny** the request for a continuance for this case, seconded by Mr. Marshall. The Commission voted 5-3 and the continuance was denied and was heard later on the agenda. (Ayes: Bachmann, Marshall, Holston, Pinto, Duggins. Nays: Lester, Blackstock and Mazzurco.)

Public Hearing (Following Continuance Discussion)

Mr. Holston stated that in the interest of transparency, he wanted to share that he does serve on the Board of the Greensboro Housing Coalition, he has no financial ties and feels that he could be objective when considering the merits of this case.

Lucas Carter explained pertinent information related to this request and showed map(s) of the subject area. He then stated that the applicant wishes to add to the proposed conditions as follows:

1. Uses shall be limited to a maximum of 72 residential dwelling units.
2. Except for the road frontages along Kenview Street and Muirs Chapel Road, a minimum six feet tall opaque fence shall be installed along all exterior property lines where permitted.
3. A minimum of five bicycle racks shall be installed within the development.

Mr. Duggins moved approval of the additional conditions, as presented, seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the request. (Ayes: Bachmann, Marshall, Lester, Pinto, Duggins, Blackstock, Holston and Mazzurco. Nays: None.)

Lucas Carter stated that the subject property contains approximately 3.98 acres and is located west of Muirs Chapel Road and southwest of Kenview Street. The request is to rezone from R-3 to CD-RM-26. North of the request is zoned R-3. East of the request is zoned Office. South of the request is R-5. West of the request is zoned R-3. The subject property is predominantly undeveloped but does contain a single-family dwelling. North of the request are single-family dwellings and a cemetery. East of the request are office uses with single-family dwellings further east. South and west of the request are single-family dwellings. Photos were shown of the site and surrounding area for reference.

Chair Bachmann asked if there was anyone wishing to speak in favor of the request.

David Levy, representing Affordable Housing Management, stated that in attendance with him is AHM Board President, Chester Brown and there is also a member of their civil engineer in case there are questions for him. He presented handouts for the Commission members, which showed pertinent information related to the case. AHM is requesting this rezoning in order to be able to develop a 72 unit apartment complex. As conditioned, the use will be limited to a maximum of 72 dwelling units on this 3.98 acres, so the actual proposed density is 18.09 units per acre. Developing these apartments will assist the City to address its critical shortage of quality affordable housing. AHM is a 48 year old private non-profit organization that has extensive experience and successful track record developing and managing apartments. The handouts show that AHM has been involved with the development or redevelopment of 32 multifamily properties consisting of 1,661 apartment units at an investment of over \$87 million dollars. With just a few exceptions, most of AHM's development activity has been in Greensboro and a list of the 10 properties in Greensboro was noted.

Mr. Levy then pointed to a map showing surrounding land uses. To the northwest is R-3 single family, RM-8, RM-5, and CD-RM-12 multifamily. To the southwest is R-5 single family, Office and CD-Office, CD-RM-8 multifamily, Commercial Medium, and Light Industrial. To the northwest is CD-Office, RM-12, RM-5 and RM-18 multifamily. To the southwest is CD-Office, CD-C-H and CH-Commercial High. In addition is a look at the current surrounding land uses. To the north is a cemetery, 4901 Kenview is a single-family home on approximately a 4-acre parcel. 4900 Kenview is a 1.4-acre parcel, 401 Muirs Chapel Road is a 1.97-acre parcel and 4837 Tower Road are the Hamilton Village Tennis Courts. All those parcels except 4901 Kenview with the single-family home, are vacant land. Across Muirs Chapel to the east are Chapel Watch Townhomes, Richwood Apartments, medical offices, Re-Max office building, and

SECU building. The Greensboro Future Land Use Map (GFLUM) designates the subject property location as High Residential.

Mr. Levy noted that the rezoning request, as conditioned, is consistent with the High Residential designation of over 12 dwelling units per acre. To address the neighborhood concern about foot traffic going through property on Mitchell Avenue, they have added the condition for a 6-foot privacy fence to be installed. The site will include a clubhouse or community building, a playground, a picnic shelter, picnic tables with grills and benches. Additionally, per the zoning staff recommendation to tie into the planned bicycle lanes on Muirs Chapel Road, they have added another condition that there will be a minimum of 5 bike racks. The clubhouse will include Management offices, maintenance room, fitness and laundry centers and a community meeting room for residents and other functions. There will be a full-time site manager and maintenance person working at the property and they will be available 24/7. He provided a conceptual rendering of the apartments that are proposed and a preliminary architectural building elevation. The exterior of the buildings will consist of brick veneer, vinyl lap siding, accent vinyl shake siding, accent fiber cement paneling, fiber cement clad columns with brick bases and accent standing seam metal roofs and 30-year dimensional roof shingles. He provided photos of two recently completed AHM developments, Hope Court, a supportive housing development was completed in November 2015, consisting of 16 units and Sumner Ridge, a tax credit property was completed during the fall of 2017. There are various amenities close to this site, such as: Harris Teeter, Food Lion, Walgreens, Bank of America, restaurants and many other stores and services. There is a bus stop at Market Street in front of the Price Shopping Center, which is Route #9 that runs daily, and another bus stop across from the site on Muirs Chapel Road, Route #26, which is a weekend route.

A letter was mailed on January 29, 2018, to all property owners within 600 feet of the property. They received 6 inquiries about the project. There was a meeting held at Westover Church on Tuesday, February 13, 2018 and there were 43 people who signed in with a few others (5 or 6) that did not sign in. During the meeting he reviewed the site plan rendering and provided details about how the development funding is structured and information about AHM. Most of the comments were about concerns of increased traffic, crime, decrease in property values, and concern about affordable housing and that there are already many apartments in the area and they did not need more affordable housing. A homeowner that lives on Kenview wrote a letter in support of the rezoning. The City does not require a traffic impact study unless there are 146 or more apartments proposed. Staff has indicated that development of the 72 units would generate 39 am trips and 57 pm trips. He deferred to City staff regarding questions about traffic. The proposed rezoning request supports both the Comprehensive Plans Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of quality, affordable housing. Last year when AHM was building its newest development, Sumner Ridge, located on Old Randleman Road, there were 800 people that called to be put on the list for applications and AHM had to stop taking names. All those calls were generated from having their phone number on the construction site sign and no other marketing. Additionally, there are currently over 26,000 Greensboro households who are rent/cost burdened, meaning they spend more than 30% of their income on rent. This rezoning request is consistent with the intent and purpose of the Zoning Code, the Comprehensive Plan and is generally compatible with the existing development and trend in the surrounding area. AHM respectfully requests the Commission's support and vote to rezone the property.

In response to questions and one of the new zoning conditions, Mike Kirkman stated that fencing would be required on all the property boundaries that abut residential property versus adjacent to streets. He also confirmed that there would be a height restriction for fencing located within a certain distance of the street in order to limit potential sight obstructions. Staff would also review the placement of any fencing related to required landscaping and how best to fit the landscaping and fencing together so both are most effective.

Christine Merriman, 4927 Kenview Street, stated that she has lived there for 21 years and is very much in favor of Affordable Housing's plan for apartments at this location. She loves the dead-end street and they are set up behind the cemetery and it is very quiet. There are lots of trees and this area is multi-racial and multi-ethnic. This is a neighborhood of very caring people in times of sickness, death and a devastating fire that burned a neighbor's house down, all within the last few years. There is a chance on this street to become what's called an opportunity neighborhood. They can walk to many places that offer jobs, there is a dentist, an eye doctor, a chiropractor, restaurants and two banks, two grocery stores, a pharmacy, and a good day care all within a short walk. Plus, there are bus stops in walking distance also. The local schools are high performing schools. Working people who do not earn enough to afford high quality housing on their own but do qualify for safe and decent subsidized housing in a good location can utilize all those opportunities. A good well-maintained place to live promotes better health, stability, in home and school, all of which results in a higher rate of work retention and school achievement. AHM does stringent background check on character, criminal checks and maintain high standards, both of the residents and of the maintenance and upkeep. They rent to families who are most in need of all of those opportunities for stability and for jobs. She shares everyone's concerns about traffic and feels they can do some good if they can talk to people from GDOT and share some common ideas and see if they can come up with some really good, workable ideas.

Brent Byerly, Executive Director of the Greensboro Housing Coalition, 1031 Summit Avenue, stated that there is definitely a need for affordable housing in Greensboro. The Community Foundation spent the better part of last year working on a plan called, "Housing Our Community" trying to come up with ways to address the need for affordable housing. Building in areas of opportunities like this neighborhood, is very much one of the strategies that is needed. The quality of the proposed apartments exceeds the usual in market rate units in similar neighborhoods.

Chair Bachmann asked if there was anyone wishing to speak in opposition to the request.

James Reaves, 4920 Kenview Street, asked for those in opposition to the proposed development in the area to stand and be recognized. Approximately 40 people indicated their opposition to the request. He said that Mr. Levy has stated that the residents of this area were notified 4 weeks ago and he has a copy of that letter and indicated that it was January 29, 2018, and was received in his mailbox on January 31, 2018, which is no more than 2 weeks prior to that meeting on February 13, 2018. One person had told him that they asked for more information, which was not provided to them until the Friday prior to that February 13th meeting. They have not had the time to evaluate this proposed development fairly. He provided a map showing a one-mile radius of the proposed property. In that one-mile radius there are approximately 11,800 residents and 5,384 households. Given the population density that already exists in that one-mile radius, they are concerned about additional density of so many units in such a small parcel of land. The current estimate is 57% of the residences in that one-mile radius are renter-occupied. There are a total of 1,855 multifamily housing units or 33% of the residents in that one-mile radius. That is 337% more than the state of North Carolina's percentage of multifamily housing units state-wide. They are not here to talk about whether they are for or against multifamily housing. Most of the residents chose to live in this community when all those units already existed. They are in favor of multifamily housing and affordable housing, but there are concerns about this particular location. In April 2017 AHM came to this Commission requesting rezoning for property on Mitchell Avenue. It is his understanding that the vote was tied 4-4 on that request which resulted in a denial. He feels this request should be easy to decide against. There are no advantages to the Kenview Street location over the Mitchell Avenue property and, in fact, many disadvantages on this location. Turning from Kenview Street onto Muirs Chapel Road, particularly trying to turn left, is almost impossible and is very time consuming. This is true for any time of the day. Without the benefit of a traffic impact study, which has not been done, he has to rely on his own experience and based on numerous trips to and from home every day for 12 years, it can often take 3 – 5 minutes to find

a break in the traffic to safely make a left turn. Vehicles on Muirs Chapel Road travel in excess of the speed limit. Kenview and Mercy are off-set from each other and it is not a true 4-way intersection. He gave other examples of traffic problems in this immediate area. He does not feel that this is a pedestrian-friendly area. The churches in the immediate area also add to traffic congestion in this area with day care operations, funerals and other church-related activities.

Aimee Scotton stated that she is under contract to purchase a house at 5003 Kenview and the closing is scheduled for February 28th. She wished to point out that there is a traffic issue leaving Kenview to try and get on to Muirs Chapel Road. She did not have an opportunity to attend the meeting at the church. Her only opposition to the proposed plan is the traffic issue.

Laura Moore, 4822-C Tower Road, and has lived there for 16 years. But 50 years prior to that she lived just off Muirs Chapel Road and she is very familiar with this area. She has seen a major decline in the area during her time of living there. She stated that the decline began in the late 1970s with L Richardson Pryor telling the community that it would be good to introduce a particular type of housing into this community but there were no statistics that would prove that property values would decrease, that crime would rise, and the group of people in the early 80s who were fighting some of the density that is now there, were laughed at. She added that if you are concerned about a certain lifestyle, then why would you drop 72 additional apartment units in an already hell hole of congested, high-density area. She does not feel that it would be safe for anyone to try and ride a bicycle anywhere near Muirs Chapel Road. She feels it is insane to increase the traffic in this area and would only create more safety issues. In response to a question, Ms. Moore stated that there are 322 units in her townhome complex and they are mostly resident-owned.

John Ludemann, 612 Pleasant Drive, stated that the cemetery belonging to Muirs Chapel directly across the street from this property will not remain the peaceful and quiet cemetery that it is now when the proposed apartments are developed. It will also take away some of the privacy for people wishing to come and visit the gravesites of their loved ones.

Chair Bachmann asked if the applicant would like to speak in rebuttal.

David Levy stated that in regard to the previous request on Mitchell Avenue, compared to this request, the major complaint last year was that the site was located at the back of the street and the concern was about all the generated traffic that would be going up and down Mitchell Avenue. Also, there was a great concern about Mitchell Avenue being more narrow than current City requirements for streets and no sidewalks on that street. There were also objections about the proposed apartments on Mitchell Avenue being almost adjacent to Mitchell Park and the perceived increase in issues with that park. The reason they added the bike lanes for this proposal is because City Zoning staff informed them that bike lanes are planned for Muirs Chapel Road and they strongly encouraged them to consider adding bike racks and they felt that was a very reasonable request. The argument about traffic is not an argument against rezoning, this is an argument in favor of traffic management in support of the Comp Plan. The current rezoning request is consistent with the intent and purpose of the Zoning Code, the Comprehensive Plan and is generally compatible with the existing development trend in the surrounding area. He again asked that the Commission vote in favor of recommendation for this request. In response to questions, Mr. Levy stated that there were meetings with TRC and staff indicated they were not in favor of having any exit onto Muirs Chapel Road, especially with Mitchell Avenue and Kenview being as close as they were.

In opposition rebuttal John Ludemann stated that if there was a traffic problem indicated by an exit onto Muirs Chapel Road, he feels this highlights the larger traffic problem in the area. The Zoning Commission is charged to ensure that the land is used to the best possibility. This would not be doing any favors by putting the locals in a dangerous situation when it comes to their daily driving or walking and bicycling in this area. They wanted to continue the request to be able to get a traffic study to see what the impacts would be on this area and he feels it would

still be beneficial to have that traffic study. This development will draw more children to the surrounding schools and they are already stretched to their maximum limits for student-teacher ratios and are currently exceeding state law. He pointed out that there is another apartment complex being built with 189 units on New Garden Road that will also impact the schools in this area.

Doris Menga, 4822-D Tower Road - Hamilton Village, stated that her main concern is an increase in crime. She stated that her community had to give up on their tennis courts because of the misuse from the apartments located on Mitchell Avenue and there was misuse of their swimming pool. There is going to be an increase in crime with these HUD homes being opened. Guilford College used to be a quiet neighborhood and some people have been there for generations and they don't want it to become like High Point Road and Battleground Avenue. They want the seclusion and quiet and safety.

Randall Spoon, 4717 Mitchell Avenue, stated that he attended the last meeting and he pointed out that there is a lot of talk about safety with safety officers on the site but when looking at the codes and regulations brought by the GDOT, they don't match up. There has to be a minimum of 30 feet on the road and required to have a sidewalk on each side with minimum distances and none of that is coming up.

There being no other speakers, the public hearing was closed.

Mike Kirkman stated that for case Z-18-02-002 the site is designated as High Residential on the Generalized Future Land Use Map. The High Residential designation provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Proposal supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas as well as the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods. The CD-RM-26 district, as conditioned, is primarily intended to multi-family and similar residential uses and staff recommends approval of the request.

Nolan Tipton, GDOT, in response to questions, stated that the traffic count for this area is approximately 15,000 vehicles per day on Muirs Chapel Road between Tower Road and West Market Street, as of 2016. Ms. Mazzurco stated that she checked the GPD website and from December 2017 until February 2018 there were 172 accidents on Muirs Chapel Road in that area; 66 of those on Muirs Chapel Road and 9 in the month of December 2017 alone. Mr. Tipton responded that that he had done a quick check on the State's crash system and it showed less accidents. He commented that some of the information with the GPD site may not be correctly tied to the road itself but may have occurred in some of the parking lots of adjacent businesses or other apartment complexes near Muirs Chapel Road. In response to Chair Bachmann, Mr. Tipton stated that there are plans potentially to install bike lanes on Muirs Chapel Road but that is part of long-range plans for the area that go out to about 2040.

Discussion:

Ms. Mazzurco stated that she has received many calls and emails from people with concerns and she was sitting on the Commission when the Mitchell Avenue request came forward. She does agree that if they voted against that request, they should also vote against this one because this is higher density with less property. She is very concerned about the density for the proposed development. She does not know where they will put in a retention pond, they are adding a 6-foot tall opaque fence and she is unsure where that will go, she is unsure how the buffering and landscaping will be installed because it is not just in the parking area, which is another item that has not been brought up. The density is too high on that small tract of land. With not having a traffic impact study, even though it not required, she feels it would definitely be needed for this particular case because it is very dangerous on Muirs Chapel Road. There

are a lot of vehicle crashes on Muirs Chapel Road, Kenview and Mitchell Avenue, and at Mercury Drive. She cannot support the request because there were 46 people that came to the neighborhood meeting at Westover Church and they were opposed to the development. She does not think this is the highest and best use for this property. She supports affordable housing and it is needed in Greensboro, but not at this location as it is not the appropriate place for it.

Mr. Duggins stated that he respectfully disagrees with Ms. Mazzurco as he feels that Muirs Chapel Road can handle the increased traffic. He also feels that affordable housing is needed in all areas of Greensboro and this is an area that is walkable. Ultimately, he feels this request is different from the Mitchell Avenue request is because Mitchell Avenue did not border Muirs Chapel and this one does. Given those reasons, he will support the request.

Mr. Lester stated that taking Mr. Levy's application out of the conversation, what he is hearing from the community is that the City has let the community down with respect to traffic; the School Board has let the community down with respect to schools; the Police Department has let them down with respect to crime, and it really has nothing to do with the present zoning request. He feels that a traffic study would have been helpful, however, he would support the request because there is such a need for affordable housing.

Mr. Pinto stated that he appreciates the neighbors coming out to be heard in this request. He echoes Mr. Lester's comments and he also, will support the request. There are a lot of traffic issues that the neighborhood faces. Mr. Lester added that his math suggested that the marginal increase in traffic on Muirs Chapel for this development would be 3.3%.

Ms. Bachmann stated that this is a tough decision to make and she has gone back and forth several times this evening having listened to comments from both sides. She is a supporter and proponent of affordable housing as there is a continuing and growing need for affordable housing throughout Greensboro. Then she hears the concerns about traffic and she gets frustrated by the traffic and the close calls many times on that road. She looks at the charge that the Commission must look at and that is the best use for the land and if it were not for the traffic issues, she agrees with Mr. Lester, that this would be a no-brainer but there is the traffic issue to contend with. She thinks that is an issue that, as a City, has to address. She is going to support the request this evening.

Mr. Holston stated that he is trying to see this as a housing request and not necessarily as affordable housing, but that does benefit from this effort. He does see that there is a traffic issue and that needs to be addressed by GDOT. He would be supporting the request.

Mr. Holston stated that in regard to case Z-18-02-002, the Zoning Commission believes that its action to recommend approval of the rezoning request from R-3 to CD-RM-26, with the conditions stated, is consistent with the adopted 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because the request is consistent with the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas; the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable, livable neighborhoods; and the request implements measures to protect neighborhoods from potential negative impacts, seconded by Mr. Duggins. The Commission voted 6-2 in favor of the request. (Ayes: Bachmann, Marshall, Holston, Lester, Pinto, Duggins. Nays: Blackstock and Mazzurco.)