



Zoning Review Application

Permit Number: 2026ZONE-1803712007

Issued by City of Stone Mountain

Job Address: 5444 Rockbridge Rd.		City: Stone Mountain	State: GA	Zip: 30088
Project Name: Rockbridge Plaza		Tax PIN #:		Zoning District:
Purpose: <input type="checkbox"/> SF Townhomes <input checked="" type="checkbox"/> Commercial/retail <input type="checkbox"/> Office <input type="checkbox"/> Single Family Home ≥ 1 acre disturbed <input type="checkbox"/> Multi-Family Development <input type="checkbox"/> Other _____		Total Lot Area:		Total Disturbed area:
Scope of work:				
For all zoning actions described in Appendix A of the Code of Ordinances, Blighted Properties seeking remediation to remove blighted condition (Sec 5-35), must use this form. Incorrect or incomplete information could result in delays to your plan review):				
<input type="checkbox"/> Other <input type="checkbox"/> New roads <input type="checkbox"/> Expansion of Structure or Adding New Shed <input type="checkbox"/> Driveway, Parking, Dumpster <input type="checkbox"/> Short Term Lodging <input type="checkbox"/> Tree removal <input type="checkbox"/> General Zoning Review <input type="checkbox"/> Rezoning, Special/Cond. Use <input type="checkbox"/> Variance/Admin Variance <input type="checkbox"/> Fences, accessory, other				

Property Owner (of Job Address): Name: <u>KKR SON'S LLC</u>			Applicant: Name: <u>DALJEET SINGH</u>			Company Name: <u>K3 LAUNDROMAT</u>		
Address: <u>1380 Lakeshore Dr</u>			Address: <u>1380 Lakeshore Dr</u>					
City: <u>Snellville</u>	State: <u>GA</u>	Zip: <u>30078</u>	City: <u>Snellville</u>	State: <u>GA</u>	Zip: <u>30078</u>			
Tel #: _____	Mobile #: <u>4046439154</u>		Tel #: _____	Mobile #: <u>4048439154</u>				
E-Mail: <u>DJSINGH6201@HOTMAIL.COM</u>			E-Mail: <u>DJSINGH6201@HOTMAIL.COM</u>					

Staff Comments:
 Per the conditional use permit issued by City council on March 4, 2025, the laundromat would need to meet the following conditions:
 (1) The square footage of the self service laundromat use shall not exceed 2,525 SF
 (2) The hours of operation shall be limited to 7am to 11pm
 (3) The special use permit shall expire one year from the date of the approval if the business has not opened by that date.
 To receive final zoning review approval, please provide a business license establishing the use was active on or before March 4, 2026.

Type text here

Signature of Applicant: _____ Date: 4-8-26
 Signature of Property Owner: _____ Date: 4-8-26

Staff Reviewer Tamaya Huff

Date of Approval Approval pending receipt of active business license establishing the site has functioned as a laundromat on or before March 4, 2026

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

DALJEET SINGH
 TYPE OR PRINT OWNER'S NAME
1380 Lakeshore Dr
 ADDRESS
Snellville GA 30078
 CITY & STATE ZIP CODE
[Signature]
 OWNER'S SIGNATURE
DJSEENIG16201@HOTMAIL.COM
 EMAIL ADDRESS

Sworn to and subscribed before me this the
 _____ Day of April 2026
[Signature]
 NOTARY PUBLIC
 770-498-8584
 PHONE NUMBER



PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

 TYPE OR PRINT PETITIONER'S NAME

 ADDRESS

 CITY & STATE ZIP CODE

 PETITIONER'S SIGNATURE

 EMAIL ADDRESS

Sworn to and subscribed before me this the
 _____ Day of _____ 20____

 NOTARY PUBLIC

 PHONE NUMBER

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

 TYPE OR PRINT ATTORNEY / AGENT NAME

 SIGNATURE OF ATTORNEY / AGENT

 ADDRESS

 CITY & STATE ZIP CODE

 EMAIL ADDRESS

 PHONE NUMBER

 PETITIONER'S SIGNATURE

	instances where the property owner of record is a business entity, please provide copies of the corporate documents that designate the individual who signs the affidavit authorized to act on behalf of the business. Please check the property appraiser database to determine the active owner (via this link). If the database has not been updated to reflect recent property sales, please submit a recorded warranty deed (including the deed book and page with a stamp indicating the Clerk of Superior Court of DeKalb County has processed it). You can obtain a copy of the warranty deed from the DeKalb County Clerk of Superior Court Real Estate Division, Ground Floor, 556 N. McDonough Street, Decatur, GA 30030, 404-687-3812	
8	Legal Description (REQUIRED) A legal description typically is included with your warranty deed. You can access copies from the Dekalb County Landmark website Landmark Web Official Records Search or the Dekalb County Clerk of Superior Court at DeKalb County Clerk of Superior Court Real Estate Division Ground Floor 556 N. McDonough Street Decatur, GA 30030 404-687-3812	

TO BE COMPLETED BY THE APPLICANT:

APPLICANT NAME	DALJEET SINGH
SITE ADDRESS	5444 Rockbridge Rd suite A2 STMtn GA 30088
MAILING ADDRESS	1380 Lakeshore Dr snellville GA 30078
PHONE NUMBER	404 643 9154

STAFF USE ONLY

STAFF NAME	Tamaya Huff
CHECKLIST COMPLETE	
PARCEL ID	18 037 12 007
CASE NUMBER	ZONE2026-1803712007
APPROVAL DATE	Pending receipt of documentation the site has functioned as a laundromat on or before 3/4/2026
APPROVED STAMP	

If there is no active business license on file to establish the use has been in effect on or before 3/4/2026, the special use permit expiration date was 3/5/2026, and the applicant would need submit a new special use permit application, following a pre-application meeting.



CITY OF STONE MOUNTAIN

ZONING REVIEW CHECKLIST

Per the City of Stone Mountain Zoning regulations, *2-1.1. Administration of zoning ordinance*. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or altered, except in conformity with the regulations of this zoning ordinance. The following actions taken within the City of Stone Mountain City Limits will require zoning review. If you are seeking a special use permit, variance, rezoning, plats, or conditional use permit, please submit a preapplication form ([here](#)) to thuff@stonemountaincity.org, or drop off in person at 875 Main Street, Stone Mountain Georgia 30083 to the administration window and schedule a preapplication meeting ([here](#)). Do not complete this form if you are seeking a special use permit, variance, rezoning, plats, or a conditional use permit.

Please check all that apply.

Check	Action	Code
<input type="checkbox"/>	New buildings, even if they are replacing demolished buildings (including single-family homes)	Article II
<input type="checkbox"/>	Building additions (adding square footage)	Article II
<input type="checkbox"/>	Change use of property	Article II
<input type="checkbox"/>	Fences and Walls	Sec 6-11
<input type="checkbox"/>	Driveway (new or expansions of existing driveways)	Sec 7-1 & Zoning District Regulations
<input type="checkbox"/>	Parking (Expansion or New Construction)	Sec 7-2 & Zoning District Regulations
<input type="checkbox"/>	Dumpster (Installation/Removal)	See Zoning District Regulations
<input type="checkbox"/>	Portable Structures	Sec 6-7
<input type="checkbox"/>	Accessory Structures (Decks, Garages, Patios, Sheds)	Sec 6-8 & Zoning District Regulations
<input type="checkbox"/>	Vision Clearance	Sec 6-4
<input type="checkbox"/>	Group Developments	Sec 6-2
<input type="checkbox"/>	Home Occupations	Sec 6-9
<input type="checkbox"/>	Non-Conforming Use Determination	Sec 6-1
<input type="checkbox"/>	Multifamily Dwelling Conversions	Sec 6-10
<input type="checkbox"/>	Buffer Provisions	Article VIII
<input type="checkbox"/>	Short Term Lodging	Sec 16-4(B)
<input type="checkbox"/>	Short Term Lodging Homestay	Article XVII

Required Documents PLEASE SUBMIT THE FOLLOWING CHECKLIST WITH YOUR ZONING REVIEW APPLICATION AND THE REQUIRED DOCUMENTS AS LISTED BELOW:

CHECKLIST	
1	<p>Preapplication Meeting (OPTIONAL): The pre-application review aims to aid in the preparation of submissions and to facilitate discussions concerning specific zoning or land-use issues prior to the submission of an application. This approach is designed to minimize the need for revisions and to ensure the accuracy of the submissions. While participation in this review is not mandatory for zoning assessments, it is strongly encouraged. If you are interested in scheduling a pre-application meeting, complete a preapplication form (here) then email thuff@stonemountaincity.org, or drop off in person at 875 Main Street, the schedule a preapplication meeting (here)</p>
2	<p>Zoning Verification (REQUIRED): Please complete a Zoning Verification accessible via this link. DO NOT PAY FEES UNTIL YOU RECEIVE A NOTIFICATION EMAIL FROM THE CITY THAT THE APPLICATION IS COMPLETE AND READY FOR PAYMENT. Once the fees are paid, the zoning verification will be made available. It is advised that, before any zoning review application is submitted, the applicant schedules a review of the verification with Planning and Zoning to ensure the application is submitted in accordance with the established zoning regulations, entitlements, variances, etc. The applicant may schedule a meeting via this link.</p>
3	<p>Fees (REQUIRED) No fees shall be charged for Zoning review. A fee is required for zoning verification. Once the fee is paid, where the fee is determined by the City's fee schedule, the applicant will received the zoning verification.</p>
4	<p>Zoning Review Application Submission (REQUIRED). Please complete a zoning review application and the following documents, then email the completed package to thuff@stonemountaincity.org or submit in person to 875 Main Street Stone Mountain Georgia 30083</p>
5	<p>Site Plan (REQUIRED) Please submit a site plan that contains:</p> <ul style="list-style-type: none"> • Site plans should provide lot width, square footage of lot and structure (heated/non heated), elevations, building height, lot coverage, street frontage, setbacks, distance from structure to all lot lines, and surrounding buildings. Ensure these documents reflect the most recent design. • All onsite buildings (existing and proposed), adjacent buildings, parking lots, internal and external roads, adjacent property uses, lot dimensions, and the proposed work, where applicable • The site plan should include a scale and north arrow. <p>If you don't have a site plan, please contact thuff@stonemountaincity.org for additional guidance.</p>
6	<p>Photos (REQUIRED) Please include photos of property.</p>
7	<p>Property Owner Affidavit (REQUIRED) A notarized affidavit from the property owner must accompany the zoning review application. Free notary services are available at 875 Main Street for applications with the City of Stone Mountain. The property owner of record is identified on the warranty deed. In</p>



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

DALJEET SINGH
Name

K3 LAUNDROMAT
Company

1380 Lakeshore Dr Snellville GA 30078
Mailing Address Suite/Apt. # City, State Zip Code

404 643 9154 DJSINGH6201@HOTMAIL.COM
Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

5444 Rockbridge Rd suite A2 St Mtn GA 30088
Address of Project

K3 LAUNDROMAT
Name of Project

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

Total Project Acreage

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

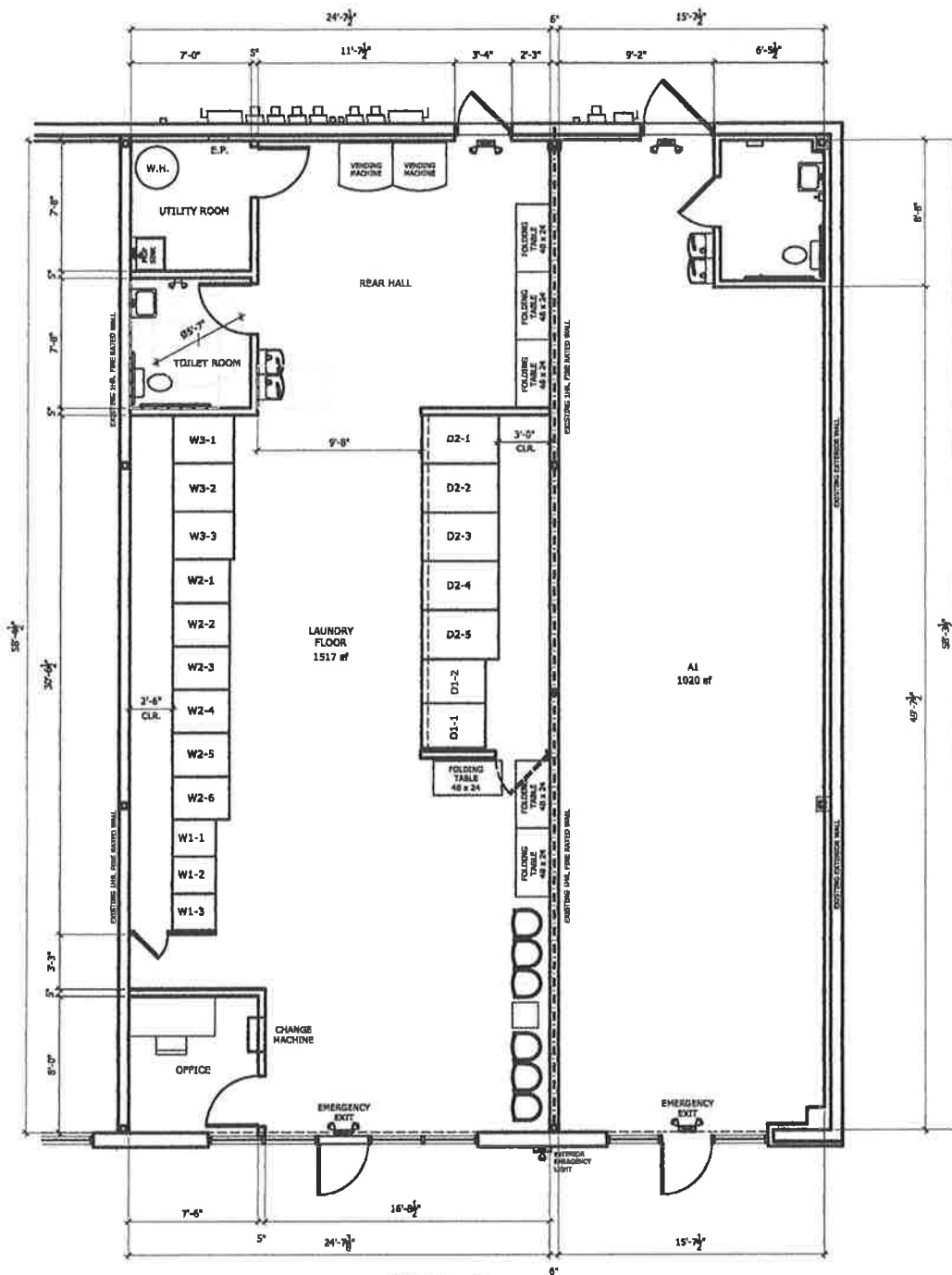
Laundromat construction 1517 SF

[Signature] Date: 4 / 8 / 26
Applicant Signature

NOTE: This form must be signed by staff and submitted with your application .

<i>For Internal Use Only:</i>	
Pre-Application Meeting Date: _____	
Staff Printed Name: _____	Signed: _____

NOTE: Email completed form to thuff@stonemountaincity.org or submit to 875 Main Street



1 Floor Plan
N/A

Proposed Floor Plan 04-08-2026

EQUIPMENT LIST

ITEM NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER
D-1	2	STACKED TUMBLE DRYER	HUEBSCH	HTT30N
D-2	5	STACKED TUMBLE DRYER	HUEBSCH	HTT33N
W-1	3	ELECTRICAL WASHER	HUEBSCH	HCT020VCOV
W-2	6	ELECTRICAL WASHER	HUEBSCH	HCT040VCOV
W-3	3	ELECTRICAL WASHER	HUEBSCH	HCT060VCOV

By signing below, the Client confirms the approval of the layouts and designs presented. Please note that any subsequent changes to the layout after this approval will be considered Additional Services and may incur extra fees.

I hereby approve the design and layout as presented in this document. I acknowledge that any further structural or layout changes requested after this date will be treated as a change of scope and will result in additional service fees.

Name:
Date:

Signature



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Migyung Ko

Name

S&P Design Construction Group, LLC

Company

5030 Felhurst way

Peachtree Corners, GA 30092

Mailing Address

Suite/Apt. #

City, State

Zip Code

678-468-9157

skykospdc@gmail.com

Primary Phone #

Alternate Phone #

E-mail

PROJECT SUMMARY

5444 Rockbridge Rd. Suite A, Stonemountain, GA 30082

Address of Project

Rockbridge Plaza Suite A Split (Demising Wall Installation) & K3 Laundromat (Suite A2)

Name of Project

Other - Interior Suite Split

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

2,437 S.F. - Interior Work Only - No Exterior Expansion

Total Project Acreage

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Suite A1 will remain "Vacant" for future use.

Suite A2 will be utilized for a coin operated Laundromat (K3 Laundromat)

Migyung Ko

Date: 04 / 07 / 2026

Applicant Signature

NOTE: This form must be signed by staff and submitted with your application .

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOTE: Email completed form to thuff@stonemountaincity.org or submit to 875 Main Street



Mayor and City Council Regular Session
Tuesday, March 04, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

1 **Mayor and Council: Dr. Beverly Jones – Mayor | Post 3: Mayor Pro Tem Ryan Smith**
2 **Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos**
3 **Post 4: Council Member Gil Freeman | Post 5: Council Member Shawnette Bryant**
4 **Post 6: Council Member Teresa Crowe**

5
6 **Staff: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager**
7 **DDA/Economic Development Director | Shavala Ames - City Clerk | Jeff Strickland - City**
8 **Attorney**
9

10
11 Public Hearing was called to order at 6:30 p.m.

12
13 **PRESENT:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
14 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member:
15 Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

16
17 **I. Public Hearing**

18
19 1. Public Hearing: Special use permit to allow for a granite fabrication shop at 973 Sheppard
20 Road (Parcel ID: 18 074 02 052).

21
22 City Planner Elizabeth Mitchum gave an overview of the project. It was the recommendation of
23 the Planning Commission to deny approval.

24
25 Partner of the applicant, Megan Benardize, translated Cesar Hernandez. Ms. Benardize noted
26 the building was being leased for 4 months and explained further dust won't cause problems.

27
28 Opposed

29 **Public Comment 1: Joan Monroe** - explained how building is across from homes and
30 granite dust is toxic and harmful

31
32 **Public Comment2: Grace Kelley:** - explained the emissions issues, the wait of granite
33 trucks coming in and out, and how it doesn't need to be near homes

34
35 **Public Comment 3: Ms.Thomas** - explained how it is a toxic process, causes health risk,
36 and waste coming from product

37
38 **Public Comment4: Vanessa Wallace** - explained how residents and the park are across
39 the street and agreed with others with opposing

40
41 No comments received in favor of the project.

42
43 2. Public Hearing: Special use permit to allow for a self-service laundromat at 5444
44 Rockbridge Road (Parcel ID: 18 037 12 007).

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Applicant, Daljeet Singh, gave details of the 10,000 sq. ft shopping center where a proposed laundromat is being anticipated; also explained how it suits and benefits the area.

In Favor

Public Comment 1: Gail Graham - explained how no other laundromat is close by

Public Comment 2: Grace Kelley: explained it's useful to the city and a gateway; also how there's no other business in plaza and no harm to community

Public Comment 3: Name inaudible - explained how it's useful to community and greeting other businesses to shopping center

Opposed

Public Comment 4: Sharon Frierson - explained because it's a gateway doesn't think it's a good look and doesn't bring quality business

Public Comment 5: Ms. Thomas - doesn't think it's a good look because people hang out at laundromats and need security; sewer problems need to be addressed and what it's doing to infrastructure

3. Public Hearing: Rezoning request from Village Center Mixed-Use (VCM) to Traditional Residential (R-2) at 1031 Ridge Avenue (Parcel ID: 18 089 02 004).

The applicant, Grace Kelley, addressed the rezoning issue, advocating for the area to be designated as residential rather than Village Center Mixed-Use.

In Favor

Public Comment 1: Joan Monroe - explained how it's always been a home and shouldn't be mixed use

Public Comment 2: Ms. Thomas - should not have happened and needs to be fixed

Public Comment 3: Clint Monroe - should be removed and original zoning was an error

II. Adjournment

Mayor Pro Tem motioned to adjourn, Councilman Freeman seconded; Motion was approved with a unanimous vote and adjourned at 7:00 p.m.

III. Call to Order – 7:01 p.m.

IV. Determination of Quorum

PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

V. Invocation and Pledge

Mayor Jones led the Pledge of Allegiance, followed by the invocation.

VI. Citizen Comments – Including comments from public/stakeholders

208 Mayor Pro Tem: Post 3 Smith moved to approve to adopt the Agenda of the Day with the
209 request to remove Item 7, Benefits Resolution, and Item 8, A&S Paving Project, seconded
210 by Council Member: Post 2 Marianos
211

212 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
213 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council
214 Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe
215

216 **MOTION PASSED (UNANIMOUSLY)**
217

218 X. **City Manager's Report**
219

220 1. City Manager - Shawn Edmondson
221

222 City Manager Edmondson gave an overview of the report provided to Mayor and Council.
223

224 2. February Employee of the Month – Ms. Carolyn Jewell was announced as the
225 employee of the month.
226

227 XI. **Council Policy Discussion Topics**
228

229 XII. **Unfinished Business**
230

231 XIII. **New Business**
232

233 1. Consideration of an action on a request to approve special use permit to allow for a
234 granite fabrication shop at 973 Sheppard Road (Parcel ID: 18 074 02 052), requested
235 by City Planner Richard Edwards
236

237 **ACTION: MOTION TO DENY CONDITIONAL USE PERMIT FOR GRANITE
238 FABRICATION SHOP AT 973 SHEPPARD ROAD**

239 Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Councilmember: Post 2
240 Marianos
241

242 **Voting Yea:** Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor
243 Pro Tem: Post 3 Smith, Councilmember: Post 4 Freeman, Councilmember: Post 5
244 Bryant, Councilmember: Post 6 Crowe
245

246 **MOTION PASSED (UNANIMOUSY)**
247

248 2. Consideration of an action on a request to approve special use permit to allow for a
249 self-service laundromat at 5444 Rockbridge Rd (Parcel ID: 18 037 12 007), requested
250 by City Planner Richard Edwards
251

252 Mr. Singh stepped forward to advocate for the laundromat project, emphasizing the
253 significant financial investment involved and his desire to safeguard it. Members of the
254 Mayor and Council discussed the potential advantages and drawbacks of the project,
255 including concerns about loitering, and another laundromat being in close proximity. To
256 address security, it was recommended that cameras be installed, and that the operating
257 hours be limited to no later than 10:00 p.m.
258

259 **ACTION: MOTION TO APPROVE CONDITIONAL USE PERMIT FOR SELF-
260 SERVICE LAUNDROMAT AT 5444 ROCKBRIDGE ROAD CLOSING NO LATER
261 THAN 10 P.M.**
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Motion made by Councilmember: Post 6 Crowe, Seconded by Councilmember: Post 1 Bass

Voting Yea: Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Councilmember: Post 6 Crowe

Voting No: Councilmember: Post 4 Freeman, Councilmember: Post 5 Bryant

MOTION PASSED

- 3. Consideration of an action on a request to approve rezoning request from Village Center Mixed-Use (VCM) to Traditional Residential (R-2) at 1031 Ridge Avenue (Parcel ID: 18 089 02 004), requested by City Planner Richard Edwards

ACTION: MOTION TO APPROVE ZONING REQUEST FROM VILLAGE CENTER MIXED-USE (VCM) TO TRADITIONAL RESIDENTIAL (R-2) AT 1031 RIDGE AVENUE

Motion made by Councilmember: Post 6 Crowe, Seconded by Councilmember: Post 1 Bass

Voting Yea: Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Councilmember: Post 4 Freeman, Councilmember: Post 6 Crowe

Voting No: Councilmember: Post 5 Bryant

MOTION PASSED

- 4. Consideration of an action on a request of consideration of Theresa Thomas for appointment to the Planning Commission, requested by City Planner Richard Edwards

City Attorney provided an overview of the committees and outlined the policy regarding family members serving on City of Stone Mountain committees.

Theresa Thomas came forward and gave an overview of her background and experience as it relates to the Planning Commission.

ACTION: MOTION OF CONSIDERATION TO APPOINT THERESA THOMAS TO THE PLANNING COMMISSION

Motion made by Councilmember: Post 6 Crowe, Seconded by Councilmember: Post 1 Bass

Voting Yea: Councilmember: Post 4 Freeman, Councilmember: Post 5 Bryant

Voting No: Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Councilmember: Post 6 Crowe

MOTION FAILED

- 5. Consideration of an action on a request of consideration of Clint Monroe for appointment to the Planning Commission, requested by City Planner Richard Edwards