

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

**ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET**

March 2, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Jane A. Feiler, Vice Chairman
Lacy A. Manigault, Secretary
Robert L. Ray, Treasurer
Russ Abolt
J. P. Jones
Jerry Konter
Walker McCumber
Patricia McIntosh
Lee Meyer
Helen L. Stone

Members Not Present: Michael Brown
Alexander Luten
James E. Poteet

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
John Howell, Development Services Planner
Charlan Owens, Development Services Planner
Lynn Manrique, Site Plans and Subdivisions Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Eric Gadsen, County Zoning Inspector
Tom Todaro, City Zoning Administrator

I. CALL TO ORDER

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of citizens attending the meeting for the first time. He stated that citizens wishing to speak on an item should so note on the sign-in sheet.

II. Notices, Proclamations and Acknowledgements

A. Notice(s)

- 1. Personnel Committee Meeting, March 9, 2004
10:00 A.M. to 11:00 A.M., MPC East Conference Room.
- 2. Finance Committee Meeting, March 9, 2004
11:15 A.M. MPC East Conference Room

III. Consent Agenda

A. Approval of the February 17, 2004 MPC Meeting Minutes and Briefing Minutes.

Ms. Feiler identified several corrections to the minutes. The corrections were submitted to staff.

Mr. Jones **moved** to approve the minutes subject to the corrections that were identified. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the February 17, 2004 MPC Minutes and Briefing Minutes subject to the corrections that were identified. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt. Mr. Konter was not in the room when the vote was taken.

B. General Development Plan

Chu’s Gas Station and Convenience Store
12006 Middleground Road
PIN: 2-0782-01-009A
B-N and P-RM-18 Zoning Districts
Agent: Mark Crapps (Kern-Coleman & Co.)
MPC File No. P-040114-35077-2

Nature of Request: The petitioner is requesting approval of a General Development Plan (General Plan) to install site improvements at the property located at the southwest corner of Middleground Road and Mohawk Drive. A buffer variance is required.

Staff Recommendation: **Approval** of the General Development Plan, including the following variance: an 11 foot buffer variance for the proposed parking and maneuvering aisle along the side yard property line. Subject to the following conditions relative to canopy lighting: 1) all lighting fixtures shall be recessed with lenses flush with the canopy ceiling (not dropped fixtures); 2) canopy lighting shall not bleed beyond the property line; 3) canopy

lighting shall be ‘true color rendering;’ and, 4) a photometric plan shall be required as part of the Specific Plan submittal.

Speaking about the petition: John Kern, agent for the petitioner, stated that he is in agreement with the conditions that are shown in the staff report.

Ms. Stone **moved** to approve the staff recommendation. Mr. Konter seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the General Development Plan, including the following variance: an 11 foot buffer variance for the proposed parking and maneuvering aisle along the side yard property line. Subject to the following conditions relative to canopy lighting: 1) all lighting fixtures shall be recessed with lenses flush with the canopy ceiling (not dropped fixtures); 2) canopy lighting shall not bleed beyond the property line; 3) canopy lighting shall be ‘true color rendering;’ and, 4) a photometric plan shall be required as part of the Specific Plan submittal. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

B. General Development Plan Amendment

Westgate Office Park
3 Patton Road
I-L Zoning District
Agent: John Kern
MPC File No. P-040211-32035-2

Nature of Request: The petitioner is requesting approval of an Amended General Development Plan/Group Development Plan in order to construct seven warehouse/office buildings within an I-L (Light Industrial) zoning district.

Staff Recommendation: **Approval** of the Amended General Development Plan/ Group Development Plan with the following conditions: 1) improve Patton Road (from Westgate Boulevard) to City standards, including heavy duty paving and drainage structures if necessary; 2) identify surrounding land uses and buildings within 100 feet of the property lines; 3) label pervious area as greenspace; 4) handicapped accessible spaces must be dispersed and located closest to building entrances; 5) a recombination plat must be submitted and approved with the designation of the areas reserved as “Future Parking”; and, 6) insert the following notation on a revised General Development Plan and include on all future submittals, including the Specific Development Plan; “Paving of 56 additional parking spaces required in accordance with the Zoning Ordinance is deferred until such time as the use expands, there is a change in the nature of the use, or the Zoning Administrator, the

owner, or MPC staff determines that all or a portion of the deferred parking spaces are necessary.”

Ms. Stone **moved** to approve the staff recommendation. Mr. Jones seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the Amended General Development Plan/Group Development Plan with the following conditions: 1) improve Patton Road (from Westgate Boulevard) to City standards, including heavy duty paving and drainage structures if necessary; 2) identify surrounding land uses and buildings within 100 feet of the property lines; 3) label pervious area as greenspace; 4) handicapped accessible spaces must be dispersed and located closest to building entrances; 5) a recombination plat must be submitted and approved with the designation of the areas reserved as “Future Parking”; and, 6) insert the following notation on a revised General Development Plan and include on all future submittals, including the Specific Development Plan; “Paving of 56 additional parking spaces required in accordance with the Zoning Ordinance is deferred until such time as the use expands, there is a change in the nature of the use, or the Zoning Administrator, the owner, or MPC staff determines that all or a portion of the deferred parking spaces are necessary.” Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

- C. Authorization for the Executive Director to Execute Annual Audit Engagement Letter

Mr. Jones **moved** to approve the authorization. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the authorization for the Executive Director to execute the annual audit engagement letter. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

IV. Regular Business**A. General Development Plan**

Savannah Secret Gardens, Inc.
5657 Ogeechee Road
R-A Zoning District
Agent: Mark Crapps (Kern-Coleman & Co.)
MPC File No. P-040211-31330-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to establish a plant nursery with greenhouses within I-L (Light Industrial) and R-A (Residential-Agriculture) zoning districts. The petitioner is requesting a buffer variance and a fence design variance.

Staff Recommendation: **Approval** of the General Development Plan, including the following variances: 1) a fence design variance to allow an eight foot high chain link fence in lieu of an opaque fence; 2) forgo the fence requirement along the southern property line; and 3) forgo the fence requirement along the northern property line from the "Display Area" to the rear property line.

Speaking about the petition: John Kern, engineer for the developer, stated that it would not be necessary to fence along the northern property line in order to display plants in the area.

Mr. Konter **moved** to approve the staff recommendation subject to the following amendments: 1) on the northern property line where the I-L abuts the R-A that the chain link fence be put on the inside of the 25 foot buffer and screened with an opaque fabric. 2) on the southern property line, where the I-L meets the R-A that the same shall apply; and, 3) that a dense evergreen buffer shall be planted and maintained outside the fence and within the 25 foot buffer. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the General Development Plan, including the following variances: 1) a fence design variance to allow an eight foot high chain link fence, with a fabric cover for screening, in lieu of an opaque fence, along the northern and southern property lines where the I-L zoning district abuts an R-A zoning district; and, 2) forgo the fence requirement along the northern and southern property lines where the R-A zoning district abuts other R-A zoned property. The approval was also subject to the following conditions: 1) the chain link fence along the northern and southern property lines will be set back 25 feet from the property line. Within the 25-foot buffer will be dense evergreen vegetation to serve as a planted buffer. The County Arborist will review the buffer plantings; 2) relocate the 30-

foot- wide access easement, shown along the northern rear portion of the site, 25 feet off the property line and provide a planted buffer within the 25 feet. The County Arborist will review the buffer plantings; 3) identify surrounding land uses and buildings within 100 feet of property lines; 4) provide two handicapped accessible spaces, one space to be van accessible; 5) provide the greenspace calculation; 6) label the water area as "Pond"; and, 7) identify how trash will be removed from the site. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

B. Specific Development Plan
(Buffer Plan/Building Elevation Plan)

St. Joseph's/Candler Hospital
5353 Reynolds Street
PIN 2-0113-20-001
14.24 Acres – Total Site Area
Engineers: Carol Walker, Inc. and Saussy Engineering, PC
Agent: Mark Boyles
Owner: St. Joseph's Candler Hospital
MPC File No. P-040116-61298-1

Nature of Request: The petitioner is requesting MPC approval of a Specific Development Plan for a proposed parking garage for the St. Joseph's Candler Hospital Complex that is located on the southeast corner of East DeRenne Avenue and Reynolds Street within a PUD-IS (Planned Unit Development-Institutional) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the proposed Specific Development Plan (Buffer Plan/Building Elevation Plan), subject to the following conditions: 1) revise the General Development Plan and the Specific Development Plan to move the garage at least 10 feet to the south. Establish the additional area on the north side of the sidewalk and the garage as greenspace to include tall trees. The tree planting shall be approved by the City Arborist; 2) revise the General Development Plan and the Specific Development Plan to include the planting of bamboo along the entire northern property line. The desired result is to provide an opaque visual screen with a mature height of at least 40 feet. The species, quantity, and size of the bamboo plants shall be determined by the City Arborist; 3) approval of an Exterior Lighting Plan by the MPC staff; 4) approval of a Landscape Plan by the City Arborist, including the required Tree Quality Points and Landscape Quality Points; 5) approval of a Grading and Drainage Plan by the City Engineer; and, 6) approval by the City Engineer.

Speaking about the petition: Harold Yellin, agent for St. Joseph/Candler Hospital, stated that a solid fence would not be a good idea because of the location of utilities in the area proposed for a fence. Dana Braun, agent for Kyle and Cecil Smith, owners of 407, 409, 411, and 413 East 66th Street, stated that bamboo planting alone is not sufficient to protect his clients' property. Cecil C. Smith, owner of rental property adjacent to the subject property, concerned about noise coming from the parking deck when cars exit. Forrest Hibbard, planner for the project, explained the circulation pattern for the proposed garage. Ms. Mary Ellen Tippins, daughter of an area resident, concerned about enforcement of conditions that are agreed to at this meeting. Ralph Kaufman, 415 East 66th Street, the existing fence near his property is an eyesore. Cam Adams, owner of rental property adjacent to the site, suggested placing the entrance to the parking garage on the south side of the building.

Mr. Jones **moved** to approve the staff recommendation subject to the additional condition that a masonry wall would be installed opposite the garage entrance/exit wide enough to screen the entrance/exit and turn radius for cars exiting the parking garage. The exact width and height of this wall will be determined by staff working with the petitioner. There will be a bamboo buffer along the northern property line. The spacing and height of the initial planting will be determined by the City Arborist. The staff will work with the petitioner to determine the best placement of the bamboo buffer, whether inside or outside the chain link fence along the northern property line. Ms. Feiler seconded the motion.

MPC Action: **The motion carried.** Approval of the proposed Specific Development Plan (Buffer Plan/ Building Elevation Plan), subject to the following conditions: 1) revise the General Development Plan and the Specific Development Plan to move the garage 10 feet to the south. Establish the additional area on the north side of the sidewalk and the garage as greenspace to include tall trees. The tree planting shall be approved by the City Arborist; 2) revise the General Development Plan and the Specific Development Plan to include the planting of bamboo along the entire northern property line (990 feet ±). The desired result is to provide an opaque visual screen with a mature height of at least 40 feet. The species, quantity, and size of the bamboo plants shall be determined by the City Arborist; 3) revise the General Development Plan and the Specific Development Plan to include a six-foot solid masonry wall in the area opposite the building exit. The wall shall be in

addition to the bamboo. The purpose of the wall is to prevent direct light from vehicles leaving the parking garage from shining onto adjoining residential properties. The location, length and design of the wall shall be approved by the MPC staff; 4) approval of an Exterior Lighting Plan by the MPC Staff; 5) approval of a Landscape Plan by the City Arborist, including the required Tree Quality Points and Landscape Quality Points; 6) approval of a Grading and Drainage Plan by the City Engineer; and, 7) approval by the City Engineer. Voting in favor of the motion were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Abolt. Ms. McIntosh voted against the motion.

C. Zoning Petitions – Map Amendments

- 1. Gladys Hill/Ed Hill, Owners
8502 Lyn Avenue
MPC File No. Z-030127-38949-2

Issue: Rezoning from an R-6 (One-Family Residential) zoning classification to a PUD-IS-B (Planned Unit Development-Institutional) classification.

Policy Analysis: The petitioner’s property fronts a major arterial street and is adjoined by a commercial use. The City Zoning Ordinance provides a transitional district with operation standards that is adequate to protect nearby residences.

Staff Recommendation: **Denial** of the request to rezone the subject property from an R-6 classification to a PUD-IS-B classification. **Approval** of an alternate P-R-T classification, including **approval** of a General Development Plan. **Approval** of a change in the Future Land Use Map from Single-Family Residential to Office/Commercial.

AND

General Development Plan

Lyn Avenue Office
8502 Lyn Avenue
R-6 Zoning District
Agent: Downer Davis
MPC File No. P-040116-89862-2

Nature of Request: Approval of a General Development Plan in conjunction with rezoning to a P-R-T (Planned Residential-Transitional) classification (MPC File No. Z-030127-38949-2). Four variances are requested to reduce the required driveway width, rear and side yard buffer width, and buffer length.

Staff Recommendation: **Approval** of the General Plan, including the following variances: 1) a reduction of the required driveway width from 20 feet to 10 feet for the existing portion of the driveway from the carport to the rear of the house, 2) a reduction of a portion of the required buffer along the southern property line from 15 feet to eight to 10 feet; 3) a reduction of the required buffer along the eastern property line from 15 feet to eight feet; and 4) a reduction of the required length of a buffer along the southern property line from 116.75 feet to 80 feet. The following conditions shall apply: 1) additional crape myrtles shall be planted between the property line and the two parking spaces located in the southwest section of the property; 2) shrubs shall be installed between the fence and the southern line; and, 3) only one freestanding sign shall be allowed. This sign shall be located only on the Montgomery Cross Road frontage, shall not exceed 12 square feet or be greater than 10 feet in height (including the base), and shall not be internally illuminated. Fascia signage shall be limited to five square feet.

Mr. Konter **moved** to approve the staff recommendation with the following exceptions: 1) the two crape myrtle trees that are on the bottom left hand corner be changed to a type of vegetative material such as red tips, wax myrtles or something that would be evergreen and not lose its leaves in winter so that it can effectively screen those two parking spaces. Mr. Ray seconded the motion.

Ms. Feiler asked the maker of the motion to accept an amendment to add crape myrtles to the side of the front yard to reduce the effect of looking into a business use for the resident across the street.

Mr. Konter and Mr. Ray accepted the amendment.

Chairman Mackey asked if anyone was present to speak about this petition.

No one came forward.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for denial of the request to rezone the subject property from an R-6 classification to a PUD-IS-B classification and approval of an alternate P-R-T classification, including approval of a General Development Plan. The motion further recommended approval of a change in the Future Land Use Map from Single-Family Residential to Office/Commercial. The motion also recommended approval of the General Plan, including the following variances: 1) a reduction of the required driveway width from 20 feet to 10 feet for the existing portion of the driveway from the carport to the rear of the house; 2) a reduction of a portion the required buffer along the southern property line from 15 feet to eight to 10 feet; 3) a reduction of the required buffer along the eastern property line from 15 feet to eight feet; 4) a reduction of the required length of a buffer along the southern property line from

116.75 feet to 80 feet. The following conditions shall apply: 1) additional crape myrtles shall be planted in the front yard adjacent to parking area. The Landscape Plan shall be revised to reflect this requirement; 2) an evergreen shrub such as wax myrtle shall be planted adjacent to the two parking spaces in the front yard; 3) shrubs shall be installed between the fence and the southern property line; 4) only one freestanding sign shall be allowed. This sign shall be located only on the Montgomery Cross Road frontage, shall not exceed 12 square feet or be greater than 10 feet in height (including the base), and shall not be internally illuminated. Fascia signage shall be limited to five square feet. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh and Mr. Abolt.

Ms. Moore stated that a neighborhood resident was present to speak on the petition.

Mr. Konter **moved** to reconsider the vote in order for the Commission to hear comments from a neighborhood resident. Ms. Stone seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to reconsider the vote in order for the Commission to hear comments from a neighborhood resident. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

Speaking about the petition: Ms. Varietta Williams, resident of Hurst Avenue, stated that she has lived in the neighborhood for almost 46 years. None of the residents want a business in their neighborhood. Ed Hill, petitioner, stated that he met with neighbors and staff on February 19, 2004 to review a proposed site plan. None of the neighbors objected to the proposed project.

Mr. McCumber **moved** to approve the staff recommendation subject to the conditions of the previous motion. Mr. Jones seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for denial of the request to rezone the subject property from an R-6 classification to a PUD-IS-B classification and approval of an alternate P-R-T classification, including approval of a General Development Plan. The motion further recommended approval of a change in the Future Land Use Map from Single-Family Residential to Office/Commercial. The motion also recommended approval of the General Plan, including the following variances: 1) a reduction of the required driveway width from 20 feet to 10 feet for the existing portion of the driveway from the carport to the rear of the house; 2) a reduction of a portion the required buffer along the southern property line from 15 feet to 8 to 10 feet; 3) a reduction of the required buffer along the eastern property line from 15 feet to eight feet; 4) a reduction of the required length of a buffer along the southern property line from 116.75 feet to 80 feet. The following conditions shall apply: 1) additional crape myrtles shall be planted in the front yard adjacent to parking area. The Landscape Plan shall be revised to reflect this requirement; 2) an evergreen shrub such as wax myrtle shall be planted adjacent to the two parking spaces in the front yard; 3) shrubs shall be installed between the fence and the southern property line; 4) only one freestanding sign shall be allowed. This sign shall be located only on the Montgomery Crossroad frontage, shall not exceed 12 square feet or be greater than 10 feet in height (including the base), and shall not be internally illuminated. Fascia signage shall be limited to five square feet. Voting in favor of the motion were Ms. Stone, Mr. Meyer, Ms. Feiler, Mr. Konter, Mr. Jones, Mr. Ray, Mr. McCumber, Ms. McIntosh, and Mr. Abolt. Mr. Manigault voted against the motion.

- 2. Harold B. Yellin, Agent
(for Rosso Corsa, Inc., Owner)
14915 Coffee Bluff Road
MPC File No. Z-040212-86742-2

Issue: Rezoning of property from P-D-M (Planned Development Marina) and R-10 (One-Family Residential) classifications to an R-10 classification.

Policy Analysis: The proposed rezoning will establish a zoning district that is more compatible with the surrounding residential neighborhood.

Staff Recommendation: **Approval** of rezoning the subject property from P-D-M (Planned Development Marina) and R-10 (One-Family Residential) classifications to an R-10 (One-Family Residential) classification. **Approval** of a Future Land Use Map reclassification from Retail/Office/Commercial to Single Family Residential.

Speaking about the petition: Harold Yellin, agent, stated that the requested zoning is more compatible with the surrounding residential neighborhood. A site plan is not required for this rezoning; however, the petitioner could have a site plan ready by April 6, 2004.

Ms. Feiler **moved** to continue the petition until April 6, 2004 in order for the petitioner to prepare a site plan. Ms. Stone seconded the motion.

MPC Action: **The motion carried.** The motion was to continue the petition until April 6, 2004, in order for the petitioner to prepare a site plan. Voting in favor of the motion were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. McIntosh. Mr. Konter voted against the motion. Mr. Abolt was not in the room when the vote was taken.

B. Major Subdivision/Preliminary Plan

South Harbor Subdivision
Phase H
120 Samuel Lyon Way
PIN 1-0395-01-001
29 lots – 18.52 acres
PUD-R Zoning District
Hussey, Gay, Bell, and DeYoung Engineering Co.
South Harbor Company, Owner
MPC File Number S-040203-86459-1
MPC Reference File No. S-97-11887-C

Nature of Request: The petitioner is requesting MPC approval of a Preliminary Plan for a 29 lot Major Subdivision located at the northeast corner of Lufburrow Way and Green Island Road within a PUD-R (Planned Unit Development – Residential) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the Preliminary Plan subject to the following condition: approval by the Chatham County Health Department and the County Engineer.

Speaking about the petition: Stephen Lufburrow, one of the developers of South Harbor, stated that a Landscape Plan was reviewed by the South Harbor Landscape Committee. He agreed to add a non-access easement to the buffer area.

Mr. Konter **moved** to approve the staff recommendation subject to the additional condition that a non-access easement be added across the buffered area. Mr. McCumber seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the Preliminary Plan subject to the following conditions: 1) that a non-access easement be added to the buffer area; and, 2) approval by the Chatham County Health Department and the County Engineer. Voting were Ms. Stone, Mr. Meyer, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. McIntosh. Mr. Abolt was not in the room when the vote was taken.

C. General Development Plan

Home Depot – Victory Drive
1915 East Victory Drive
B-C Zoning District
MPC File No. P-040302-53314-2

Nature of Request: The petitioner is requesting approval of an Amended Master Plan/General Development Plan/Group Development Plan to construct additional buildings and associated improvements on property located at 1915 East Victory Drive, between Skidaway Road and the Truman Parkway. The signage will be reviewed at a later date.

Staff Recommendation: **Approval** of the Amended Master Plan/General Development Plan/Group Development Plan and approval of the Specific Plan elements submitted.

Speaking about the petition: Ms. Kris Osburn, project architect, introduced members of the project team who are present to answer any questions from the Commission.

Ms. Stone **moved** to approve the staff recommendation. Ms. Feiler seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the Amended Master Plan/General Development Plan/Group Development Plan and approval of the Specific Plan elements submitted. Voting were Ms. Stone, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. McIntosh. Mr. Abolt and Mr. Meyer were not in the room when the vote was taken.

E. Approval of Agenda Items for March 9, 2004, Comprehensive Planning Meeting

Hearing no questions on the agenda prepared by the MPC staff, Chairman Mackey stated that the items would be approved as submitted.

VI. Adjournment

There being no further business to come before the Commission, the March 2, 2004 Regular Meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson, P.E., AICP
Executive Director

Note: Minutes not official until signed