

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

May 3, 2005

1:30 PM.

- Members Present:** Timothy S. Mackey, Chairman
Patricia McIntosh, Vice Chairman
Lacy A. Manigault, Secretary
Robert Ray, Treasurer
Melissa Jest
Stephen R. Lufburrow
Lee Meyer
Freddie B. Patrick
Michael Brown
John P. Jones
Walker McCumber
Alexander Luten
- Members not Present:** Russ Abolt
Jon N. Todd
- Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director
Amanda Bunce, Development Services Planner
James Hansen, AICP, Development Services Planner
John Howell, Development Services Planner
Charlotte L. Moore, AICP, Director of Development Services
Gary Plumbley, Development Services Planner
Beth Reiter, AICP, City Preservation Officer
Constance Morgan, Zoning Secretary
Marilyn Gignilliat, Executive Assistant
- Advisory Staff Present:** Tom Todaro, City Zoning Administrator
Robert Sebek, County Zoning Administrator

I. Call to Order

Chairman Mackey called the meeting to order.

II. Recess to Executive Session

Mr. Lufburrow **moved** to recess to Executive Session. Mr. Ray seconded the motion.

MPC Action: The motion to recess to Executive Session carried with none opposed.
Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Ms. Jest, Mr. Lufburrow, Mr. Meyer, Mr. Patrick, Mr. Jones, Mr. Brown, Mr. Ray, and Mr. McCumber.

Reconvene

Ms. McIntosh **moved** to reconvene to the Regular MPC Meeting. She then stated that no votes were taken and no motions were filed. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Ms. Jest, Mr. Lufburrow, Mr. Meyer, Mr. Patrick, Mr. Jones, Mr. Brown, Mr. Ray, and Mr. McCumber.

III. Notices, Proclamations, and Acknowledgments

Chairman Mackey stated that a Procedures Committee, chaired by Lacy Manigault, has been established. Other members are Stephen Lufburrow, Melissa Jest, Freddie Patrick and Patricia McIntosh. In one month the committee will report back to the Planning Commission on procedures for evaluating the Executive Director.

IV. Consent Agenda

A. Approval of the April 19, 2005, MPC Meeting Minutes and Briefing Minutes.

Mr. Ray **moved** to approve the April 19, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Luten seconded the motion.

MPC Action: **The motion to approve the April 19, 2005 MPC Meeting Minutes and Briefing Minutes carried with none opposed.** Voting were Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Jest, Mr. Manigault, Ms. McIntosh and Mr. Luten.

B. Master Plan Revision

Highlands Master Plan Revision, Tracts
Benton Boulevard and Highlands Boulevard
PUD-C Zoning District
Terry Coleman, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-050330-41899-2

Nature of Request: The petitioner is requesting approval of an amendment to the Master Plan for the Highlands, a planned residential and office development located west of Interstate 95 at its intersection with Jimmy DeLoach Parkway within a PUD-C (Planned Unit Development-Community) zoning district. No variances are requested.

Staff Recommendation: **Denial** of an increase in the maximum permitted density of Tract E from 12 units per gross acre to 16 units per gross acre. Staff further recommends **approval** of a five foot rear yard setback (from the required 25 feet) for all lots abutting the perimeter road on Tract K-1 and Tract K-2 from Highlands Boulevard to the proposed Jimmy DeLoach connector road south of Tract K-2 and approval of the amended Highlands Master

Plan subject to the following conditions: 1) revise the Master Plan to show the Tract E with a maximum of 256 units. Also, amend the development data to reflect this change; 2) revise the Master Plan to show the Recreation site adjacent to Tract L; 3) revise the Master Plan to show the land use of Tract N as Single-Family Attached and/or Detached. Also change the color code of Tracts L, M, and N to the orange color that reflects Single-Family Attached and/or Detached uses; 4) increase the right-of-way width of the perimeter road on Tract K-1 and Tract K-2 to 70 feet from Highlands Boulevard to the proposed Jimmy DeLoach connector road south of Tract K-2. The pavement width within the 70 foot right-of-way must be not less than 37 feet as measured from the back of the curb on each side of the road. It is further recommended that the Jimmy DeLoach connector road located on the adjacent tract south of Tract K-2 (this tract is located within the corporate limits of Pooler) be designed and constructed as a collector road and the lots adjacent to this road have a setback line not less than 30 feet; 5) increase the front yard building setback along the lots abutting the 70 foot right-of-way to not less than 30 feet; and, 6) approval by the City Traffic Engineer.

Mr. Brown **moved** to approve staff recommendation. Mr. Patrick seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms Jest, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick,

C. Zoning Petitions – Map Amendments

1. Donald Amerson, Petitioner
Vincent Helmly, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050311-57471-2

Issue: Rezoning of a 50 acre site from an R-A-CO (Residential-Agriculture) zoning classification to an R-M-15 (Multi-family Residential – 15 units per net acre) classification.

Policy Analysis: The proposed R-M-15 classification would allow residential development at a higher density than the present zoning district and the zoning districts of the adjacent residential properties. An alternate P-R-M-1.4 district would be consistent with the City's Future Land Use Plan would establish a zoning district that would be compatible with the residential development pattern in the general area.

Staff Recommendation: Denial of the request to rezone the subject property from an R-A-CO classification to an R-M-15 classification. Approval of rezoning to an alternate P-R-M-1.4 classification and a change in the City's Future Land Use Plan from Public/Institutional to Multi-Family Residential and Wetlands/Marsh.

Mr. Patrick **moved** to approve staff recommendation. Mr. Manigault seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick.

- 2. Richard Smith, Petitioner
T.R. Long, Agent
Jim Hanson, MPC Project Planner
MPC File No. Z-050323-36479-1

Issue: Rezoning of 14.37 acres from an R-A (Residential-Agriculture) to a PD-R-SM (Planned Development-Reclamation-Surface Mining) district.

Policy Analysis: The Chatham County Comprehensive Plan designates this site for residential development. The proposed reclamation of short term borrow pits would allow future development in accordance with the Comprehensive Plan.

Staff Recommendation: **Approval** of the request to rezone the subject property from an R-A to a PD-R SM district.

AND

General Development Plan

Borrow Pit
163 Red Gate Farms Trail
T. R. Long, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050323-35272-1

Nature of Request: The petitioner is requesting approval of a General Development Plan to be associated with an application for rezoning (MPC File No. Z-050323-36479-1) to PD-R-SM (Planned Development-Reclamation-Surface Mining).

Staff Recommendation: **Approval** of the General Development Plan as part of the Rezoning Map Amendment (Z-050323-36479-1) subject to the following conditions: 1) the hours of operation shall be limited to the hours between sunrise and sunset, with no operation on Sundays; and, 2) a Specific Plan shall be submitted to and approved by MPC staff and County Engineering upon approval of the PD-R-SM zoning classification by the Chatham County Commission. The approved Specific Plan shall be reviewed and recorded in accordance with the PD-R-SM standards.

Speaking about the petition: W.C. Vandiver Jr., resident, asked the question what does the Board consider daylight hours of operation. Daylight hours can begin as early as 5:00 AM. This area's general make up consists mostly of retired citizens and asks that the Board would consider the actual time of its daylight operations.

Mr. Patrick **moved** to approve the staff recommendation. The motion further set the hours of operation for the surface mining component as from 7:00 A.M. to 6:00 P.M. There is to be no work on Sunday.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation. The motion further set the hours of operation for the surface mining component as from 7:00 A.M. to 6:00 P.M. There is to be no work on Sunday. Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Lufburrow, Mr. McCumber, Mr. Meyer, Mr. Patrick, Mr. Luten, Mr. Jones, and Ms. Jest.

3. Jennifer Quick and Emily Gilchrist, Petitioners
John Kern (Kern-Coleman & Co), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050414-42276-2

Issue: Rezoning of 2.32 acres from a PRM-15 (Planned Multifamily Residential – 15 Units per Acre) classification to a P-B-C (Planned community business) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Map and will establish a zoning district that is compatible with the existing development pattern in the area.

Staff Recommendation: Approval of the request to rezone the subject property from a PRM-15 (Planned Multifamily Residential – 15 Units per Acre) classification to a P-B-C (Planned Community Business) classification.

Mr. Patrick **moved** to approve staff recommendation. Mr. McCumber seconded the motion.

MPC Action: The motion to approve staff recommendation carried. Voting in favor of the petition were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Mr. Mackey, Mr. Jones, Mr. Ray, Mr. Patrick Mr. McCumber. Voting against the motion were Ms. Jest and Ms McIntosh.

4. Hutch Holdings, Inc, Petitioner
John Kern (Kern-Coleman & Co), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050414-53723-2

Issue: Rezoning of 8.32 acres from P-B-CO (Planned Business) and R-A-C (Residential-Agriculture) to a P-B-C (Planned Community-Business) district. The "CO" suffix indicates that the property was annexed from the County and that the County zoning classifications are still applicable.

Policy Analysis: The proposed rezoning is consistent with the Future Land Use Plan and will establish a zoning district that is compatible with the development pattern in the immediate area.

Staff Recommendation: Approval of the request to rezone the subject property from P-B-CO and R-A-CO classifications to a P-B-C classification.

Mr. Meyer **moved** to approve the staff recommendation. Mr. Lufburrow seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Luten, Mr. Meyer, Lufburrow, Mr. Brown, Ms. Jest, Mr. Patrick, Mr. Jones, Mr. McCumber, and Mr. Ray,

D. General Development Plans/Group Development Plans

1. Kroger Fuel Center
Abercorn Street
PUD-B-C- Zoning District
Ali Daughtry (Paulson Mitchell, Inc), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050413-41740-2

Nature of Request: The petitioner is requesting approval of a General Development Plan / Group Development Plan in order to construct a gas station within a PUD-B-C (Planned Unit Development Business-Community) zoning district. A variance is not requested.

Staff Recommendation: Approval of the General Development Plan / Group Development Plan.

Mr. McCumber **moved** to approve staff recommendation. Mr. Meyer seconded the motion.

MPC Action: The motion to approve the staff recommendation carried. Voting in favor of the motion were Mr. Brown, Mr. Meyer. Mr. Lufburrow, Mr. Luten, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick. Voting against the motion were Ms. Jest and Mr. Manigault.

2. White Bluff Commercial Park
9100 White Bluff Road
P-B-C Zoning District
John Farmer, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050418-49237-2

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed medical office complex to be located on the east side of Waters Avenue south of Cornell Avenue within a P-B-C zoning district. No variances are requested

Staff Recommendation: Approval of the proposed General Development Plan subject to the following conditions: 1) provide verification that the proposed development has the legal right of use of the existing driveway and curb cut on the adjacent tract of land.; and, 2) approval by the City of Savannah review departments including the City Traffic Engineer. If the Traffic Engineer determines that a traffic signal is warranted, the signal must be installed prior to the issuance of a Certificate of Occupancy Permit.

Mr. Patrick **moved** to approve staff recommendation. Mr. Brown seconded the motion.

MPC Action: The motion to approve the staff recommendation carried. Voting in favor of the motion were Mr. Mackey, Ms. McIntosh, Mr. Luten, Mr. Ray, Mr. Brown, Mr. Lufburrow, Mr. McCumber, Mr. Meyer, Mr. Patrick, and Mr. Jones. Voting against the motion were Mr. Manigault and Ms. Jest.

3. Berwick Self Storage
5560 Ogeechee Road
P-A-T Zoning District
Mark Crapps (Kern-Coleman & Co) Agent
John Howell, MPC Project Planner
MPC File No. P-050413-59448-1

Nature of Request: The petitioner is requesting approval of a General Development Plan / Group Development Plan in order to construct a self-storage mini-warehouse facility within a P-A-T (Planned Agriculture-Tourist) zoning district. An acreage variance is requested.

Staff Recommendation: **Approval** of a variance to allow a self storage facility to exceed more than four acres within an A-T district (to exceed not more than 6.607 acres) and **approval** of the General Development Plan / Group Development Plan.

Mr. Meyer **moved** to approve staff recommendation. Mr. McCumber seconded the motion.

MPC Action: The motion to approve staff recommendation carried. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Luten, Ms. Manigault, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick. Voting against the motion were Ms. Jest and Ms. McIntosh.

- E. Victorian Planned Neighborhood Conservation District Certificate of Appropriateness

Wayne Anderson, Petitioner
220 East Waldburg Street
MPC File No. N-050418-39998-2

Nature of Request: The applicant is requesting design approval for construction of a 2 1/2 story single family residence on a substandard lot of record in the Victorian Planned Neighborhood Conservation (PNC) District. The applicant also requests approval of a two foot side yard setback variance, a five foot side yard setback variance and a 20 foot rear yard setback variance.

Staff Recommendation: **Approval** of the new construction. **Approval** of a two foot side yard setback variance on the west and a 20 foot rear yard setback variance based on the special conditions of this substandard lot. The City Traffic Engineer must approve the proposed curb cut.

Mr. Brown **moved** to approve staff recommendation, including the rear and side yard variances. Mr. McCumber seconded the motion.

Speaking about the petition: Wayne Anderson, petitioner, stated he agreed initially not to have a garage; however, a home with a garage is more marketable than a home without one. He is in agreement to look at alternative designs for the garage door.

MPC Action: **The motion to approve staff recommendation carried with none opposed.** The motion was to approve the new construction with a variance approval for rear and side yard setback. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. Jest, Mr. Luten, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. McCumber, and Mr. Patrick. Mr. Jones voted against the motion.

V. Old Business

A. Major Subdivision/Preliminary Plan

Champion Street Subdivision
1810 Champion Street
R-6 Zoning District
PIN 2-0642-01-056
Boswell Design Services, Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-050206-41444-2

Nature of Request: The petitioner is requesting approval of a Preliminary Plan for a five lot Major Subdivision located on both sides of Champion Street extended, approximately 500 feet east of liberty Parkway within an R-6(Single Family residential –Six Units Per Net Acre) zoning district. No variances are requested.

Staff Recommendation **Approval** of the Preliminary Plan subject to the following conditions: 1) approval by all City review departments, including the Drainage Plan and the construction drawings for all infrastructures; and, 2) approval of the proposed turnaround by the City Traffic Engineer.

Chairman Mackey read from the City Subdivision Regulations where lots within a recorded subdivision for single-family detached units designed to be developed as a unified whole shall not be further subdivided if such re-subdivision would create lots of such size or shape which would alter or change the character of the recorded single-family subdivisions in terms of adversely impacting the visual quality or consistency of established development pattern or adversely affecting property values or quality of life for residents and owners of lots within such recorded single-family subdivisions. Section-8-2005.(c).

Speaking about the petition: Benjamin Eichholz, petitioner, stated that the project would not be feasible if the number of lots were reduced. He further explained the plan to donate a portion of Lot 5 to the neighboring St. John Baptist Church.

Clifton Jones, Alderman for the subject district and resident of the area, asked that the number of lots be reduced on the north side of Champion Street. The neighborhood considers the following as boundaries: Railroad tracks – eastern end; 52nd St – northern end; Staley Avenue – southern end; and, ACL Blvd – western end. This is Liberty City.

Deborah Daniels, area resident, was concerned about the quality of road construction for the proposed extension of Champion Street.

Elizabeth Green, member of St. John Baptist Church, stated that the church is on heir's property. The pastor cannot give permission for the property to be used.

Mr. Brown stated that a plan review of the rest of this neighborhood is necessary in order to determine the best land use and to set lot sizes and open space. There was a plan along the Staley corridor within the last five to six years. He asked whoever makes the ultimate motion that they would at least consider making a motion to ask staff under the umbrella of the Tricentennial Plan to finish out the land use plan for the southern part of this area up to and perhaps including Staley Avenue.

Ms. McIntosh asked if and when the motion is made to look at the area, what would the boundaries of that area be?

Mr. Thomson stated that staff concurs with this suggestion.

Mr. McCumber **moved** to approve the staff recommendation. Mr. Lufburrow seconded the motion.

Mr. Brown asked for a good planning analysis of the area, which would include zoning, land use, etc. A comprehensive plan does not show how site plans would work. The plan talks about land uses, densities, wetlands and various physical features.

Mr. McCumber stated that it was his intent to include the planning analysis. Mr. Lufburrow concurred.

Mr. Thomson stated that this gives staff good direction.

MPC Action: **The motion to approve the staff recommendation carried.** The motion further included that staff conduct a good planning analysis of the area, which would include zoning, land use, etc. A comprehensive plan does not show how site plans would work. The plan talks about land uses, densities, wetlands and various physical features. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Jest, Ms. McIntosh, Mr. ray, Mr. McCumber, and Mr. Patrick. Voting against the motion were Mr. Luten, Mr. Manigault, Mr. Mackey, and Mr. Jones.

VI. REGULAR BUSINESS**A. General Development Plan/Group Development Plan**

Smith Family Development, Phase 2
621 Stephenson Avenue
PUD-IS-B Zoning District
J. Mark Mobley (EMC Engineering), Agent
John Howell, MPC Project Planner
MPC File No.: P-050331-56312-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct a second office building within a PUD-IS-B (Planned Unit Development-Institutional) zoning district. Buffer and parking variances are requested.

Staff Recommendation: **Denial** of a variance to reduce the required parking by three spaces. **Approval** of a buffer width variance of 25 feet from the required 50 feet along the southern property line. **Approval** of a General Development Plan/Group Development Plan with the following conditions: 1) relocate the van accessible parking space as close as possible to the main entrance to the building; and, 2) relocate the fence to be not less than five feet from the southern property line. The fence shall be opaque and the design shall be the same architectural style and materials as the principal building.

Speaking about the petition: Mark Smith, agent, stated that the abeyance requested in the first petition was necessary to preserve a signature oak tree.

Mr. Meyer **moved** to allow the petitioner to build the second building in full compliance and take a three space parking variance on the first building and relocation of handicap parking space and also approval of buffer width of 25 feet from the required 50 feet along the southern property line. Mr. Ray seconded the motion.

Mr. Brown stated that staff was correct to make sure that the plans are careful about parking. The issue is also the quality of the buffer between the two properties and how they coexist. People are not going to be able to rent office space if there are not enough spaces for the workers. Setbacks and parking may be a topic for an upcoming Planning Meeting.

MPC Action: **The motion carried.** The motion was to approve the development to build a second building which would be in full compliance and a three space parking variance on the first building. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Mr. McIntosh, Mr. Mackey, Mr. Ray, and Mr. McCumber. Mr. Jones voted against the motion. Mr. Patrick was not in the room when the vote was taken.

B. Sign Plan

Kia Automotive Dealership at the Savannah Park of Commerce
Chatham Parkway and Park of Commerce Boulevard
Dan gay, ASLA (Thomas & Hutton Engineering Co.), Agent
PUD-B-R Zoning District
PIN: 2-0831-02-020/021
MPC Planner: Charlotte Moore, AICP
MPC File No.: P-050415-40575-2 (MPC File No. Link: P-050331-46910-2)

Nature of Request: The petitioner is requesting approval of a 25 foot tall pylon sign within a PUD-B-R (Planned Unit Development-Regional business) zoning district.

Staff Recommendation: **Denial** of a 25 foot tall pylon sign. **Approval** of an alternate 15 foot tall pylon sign. It is further recommended that freestanding sign height on Chatham Parkway not exceed 15 feet and not more than eight feet for the interior of the park for future signs.

Speaking about the petition: Harold Yellin, agent for the owner and developer, stated that his client is seeking uniformity with sign height of 25 feet. This would be the only sign along Chatham Parkway for the Kia dealership.

Scott Martens, developer, stated that he did realize that height limits had not been established for this area.

Mr. Meyer **moved** to approve the petitioner's request for a 25 foot tall pylon sign. The motion further recommended that future signs along Chatham Parkway would not exceed 25 feet and interior signs not to exceed eight feet. Mr. Ray seconded the motion.

MPC Action: **The motion was to approve the petitioner's request for a 25 foot tall pylon sign.** The motion further recommended that future signs along Chatham Parkway would not exceed 25 feet and interior signs not to exceed eight feet. The developer stated that the Pylon Sign would be the only freestanding sign for Kia adjacent to Chatham Parkway. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Mr. Ray, Mr. Mackey, and Mr. McCumber. Mr. Jones, Ms. McIntosh, and Ms. Jest voted against the motion. Mr. Patrick was not in the room when the vote was taken.

C. Authorization for Executive Director to Execute FY 2006 Unified Planning Work Program Grant

Mr. Wilkes stated that staff recommends an amendment for the MPC Chairperson to also sign on the grant applications and contracts.

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

MPC Action: **The motion carried with none opposed.** The motion was to approve authorization for Executive Director to execute FY 2006 Unified Planning Work Program Grant application. The motion further approved an amendment for the MPC Chairperson to also sign grant applications and contracts. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Jest, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, and Mr. McCumber. Mr. Brown and Mr. Patrick were not in the room when the vote was taken.

D. Approval of Agenda for May 10, 2005 Planning Meeting

It was the consensus of the Commission that the Chairman and the Vice Chairman review the agenda with the Executive Director in order to condense the items.

VII. Other Business

EarthCraft Community Steering Committee

Chairman Mackey stated that Ms. McIntosh is representing the Georgia Conservancy on the above referenced committee. He asked Mr. Lufburrow and Ms. McIntosh to also serve on this committee to represent the MPC.

VIII. Adjournment

There being no further business to come before the Commission, the May 3, 2005, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed