

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

September 6, 2005

1:30 PM.

Members Present: Timothy S. Mackey, Chairman
Lacy A. Manigault, Vice Chairman
Stephen R. Lufburrow, Secretary
Robert Ray, Treasurer
Russ Abolt
Ben Farmer
Melissa Jest
John P. Jones
Alexander Luten
Walker McCumber
Lee Meyer
Freddie B. Patrick
Jon N. Todd

Members not Present: Michael Brown

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
Amanda Bunce, Development Services Planner
James Hansen, AICP, Development Services Planner
Charlotte L. Moore, AICP, Director of Development Services
Gary Plumbley, Development Services Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Mackey called the September 6, 2005 Planning Commission Meeting to Order. He asked that prayers be extended to the survivors of Hurricane Katrina. He explained the agenda for those in attendance for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

None at this time.

II. CONSENT AGENDA

A. Approval of the August 16, 2005 MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the August 16, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the August 16, 2005, MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting in favor of the motion were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Abolt, Mr. Farmer, Mr. Jones, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick, Mr. Todd, and Ms. Jest.

B. Zoning Petition – Map Amendment

Gladys Hill and Joyce Durrence, Petitioners
Daniel Falligant, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050818-31362-2

Issue: Rezoning from an R-10 (One Family Residential) classification to a PUD-M-3.3 (Planned Unit Development-Residential– 3.3 units per net acre) classification.

Policy Analysis: The proposed rezoning is consistent with the City’s Future Land Use Plan and would establish a zoning district that is compatible with the surrounding neighborhood and is less dense than the zoning that presently exists.

Staff Recommendation: **Approval** to rezone the property to a PUD-M- 3.3 (Planned Unit Development Multi Family 3.3 units per net acre).

Speaking on the Petition:

Mr. Maxwell, neighborhood resident, was concerned about drainage and the increase in traffic generated by this new development.

Thomas Conrad, Coffee Bluff Resident, expressed concern about the environmental impact of the proposed development.

Johnny Hall, neighborhood resident, was concerned about the traffic that would be generated by the proposed development.

Mr. Meyer **moved** to continue the petition for 30 days October 4, 2005 in order to have a traffic study done by the City or County Traffic Engineering Department and have those planners present at the meeting. Mr. Manigault seconded the motion.

MPC Action: The motion to continue the Petition for 30 days (October 4, 2005) failed. Voting in favor of the motion were Mr. Meyer, Mr. Jones, Ms. Jest and Mr. Manigault. Voting against the motion were Mr. Todd, Mr. Abolt, Mr. McCumber, Mr. Ray, Mr. Lufburrow, Mr. Patrick, Mr. Mackey, Mr. Farmer, Mr. Luten,

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

MPC Action:The motion to approve the staff recommendation carried. The motion was for approval to rezone the property to a PUD-M-3.3 (Planned Unit Development Multi-Family 3.3 units per net acre). Voting in favor of the motion was Mr. Mackey, Mr. Abolt, Mr. McCumber, Mr. Patrick, Mr. Farmer, Mr. Luten, and Mr. Ray. Mr. Lufburrow, Ms. Jest, and Mr. Todd. Voting against the motion was Mr. Manigault, Mr. Jones, and Mr. Meyer.

C. General Development Plan

Drs. Osborne and Pischke Dental Office
340 Eisenhower Drive
P-I-P Zoning District
Merrill Levy, Agent
Jim Hansen, MPC Project Planner
MPC File No. P-050721-36103-2

Nature of Request: The petitioner is requesting approval of an amendment to an approved Master Plan and approval of a General Development Plan in order to construct a dental office building within a P-I-P (Planned Institutional Professional) zoning district. A parking variance is also requested.

Staff Recommendation: Approval of the Master Plan Amendment/General Development Plan and requested variance subject to the following conditions: 1) approval of appropriate development plans by the City's Infrastructure Departments. The Specific Development Plan shall incorporate the General Development Plan conditions of approval and include the following: a) Landscape Plan. The City Arborist shall review the Landscape Plan; b) Water and Sewer Plan. The City Water and Sewer Engineer shall review the Drainage Plan; c) Drainage Plan. The City Storm water Engineer shall review the Drainage Plan; d) Lighting Plan. MPC staff shall review the lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture; and, e) Signage Plan. MPC staff shall review the Signage Plan.

Speaking on the Petition: Merrill Levy, AIA, Agent, reviewed the plan that was before the Commission.

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

MPC Action:The motion to approve staff recommendation carried. The motion was for approval of the Master Plan Amendment/General Development Plan and requested variance subject to conditions outlined in the report. Voting in favor of the motion were Mr. Mackey, Mr. Abolt, Mr. Todd, Mr. Patrick, Ms. Jest, Mr. Meyer, Mr. Lufburrow, Mr. Luten, Mr. Manigault, Mr. Ray, Mr. McCumber, and Mr. Farmer. Voting against the motion was Mr. Jones.

D. General Development Plan / Group Development Plan

Georgia Commerce Center II
Telfair Road
I-H Zoning District
Todd Staley, Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050818-55290-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/ Group Development Plan in order to construct three warehouses within an I-H (Heavy Industrial) zoning district. A variance is requested.

Staff Recommendation: **Approval** of the General Development Plan /Group Development Plan with the following condition: The Type G buffer must be provided adjacent to the parking spaces at Building 3 that face Telfair Road.:

Mr. Patrick **moved** to approve staff’s recommendation approval of the General Development Plan/ Group Development Plan. Mr. Jones seconded the motion.

MPC Action: The motion to approve staff’s recommendation carried with none opposed.

The motion was for the approval of the General Development Plan /Group Development Plan with conditions outlined in the report. . Voting in favor of the motion was: Mr. Mackey, Mr. Manigault, Mr. Jones, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Farmer, Mr. Patrick, Ms. Jest, Mr. Meyer, Mr. Luten, Mr. McCumber and Mr. Lufburrow.

E. Amended Specific Development Plan

Berwick Market Place
Formerly The Exchange at Berwick Plantation
5720 Ogeechee Road
PUD-C Zoning District
Charles Worthen, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-040128-32998-1

Nature of Request The petitioner is requesting approval of an amended Specific Master Plan for a proposed commercial development to be located at the northeast corner of Berwick Boulevard and Ogeechee Road within a PUD-C (Planned Unit Development-Community) zoning district. The petitioner is requesting relief from the requirement that a privacy fence be constructed along the rear of the site.

Staff Recommendation: **Approval** of the Amended Specific Development Plan subject to the following conditions: 1) the eastern berm shall be not less than seven feet in height and shall have an irrigation system. The vegetation on top of the berm shall consist of two

rows of Leyland Cypress Trees. The trees shall be not less than six feet in height at the time of planting and shall be spaced provided a solid hedge at maturity; 2) the earthen berm and landscaping shall be maintained as a perpetual buffer by Berwick Market Place; and, 3) approval by the County Arborist and the County Engineer.

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

MPC Action: The motion to approve the staff recommendation carried with none opposed. The motion was for the **approval** of the amended Specific Development Plan subject to condition outlined in the report. Voting in favor of the motion were Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Meyer, Mr. Patrick, Mr. Luten, Ms. Jest and Mr. Manigault. Mr. Lufburrow was not in the room when the vote was taken.

F. Amended Master Plan

Sweetwater Station
Sweetwater Station Drive
PUD-M-6 Zoning District
Downer Davis, Agent
Charlotte Moore, MPC Project Planner
MPC File No. M-040616-36977-2

Nature of Request: The petitioner is requesting approval of an amended Master Plan for a planned residential development located on the south side of Grove Point Road west of King George Boulevard road within a PUD-M-6 (Planned Unit Development Multi-Family-Six Units Per Net Acre) zoning district. The amended Master Plan will result in a 23.7 percent decrease in the total number of residential units in the entire Sweetwater Station development. The petitioner is also requesting approval of the following variances for the single family lots located in Phase 5B.

Staff Recommendation: Approval of the amended Sweetwater Station Master Plan subject to the following conditions: 1) revise the Master Plan to eliminate the three lots served by the access easement in Phase 3; 2) identify the 25 foot buffer on the north side of Phase 5B as a 25 foot vegetative buffer; 3) revise the Master Plan to identify Phase 4 as single family residential. The maximum density of this phase is 5 units per gross acre; and, 4) revise the development data to reflect the correct number of lots in Phases 3 and 4 and the total number of lots in the entire development.

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

MPC Action: The motion to approve the staff recommendation carried with none opposed. The motion was for **approval** of the amended Sweetwater Station Master Plan subject to conditions outlined in the report. Voting in favor of the motion was: Mr. Mackey, Mr. Manigault, Mr. Luten, Ms. Jest, Mr. Patrick, Mr. Meyer, Mr. Abolt, Mr. Todd, Mr. Farmer, Mr. McCumber, Mr. Jones, and Mr. Ray. Mr. Lufburrow was not in the room when the vote was taken.

G. Major Subdivision / Final Plat

Herb River Bend Subdivision
6407 LaRoche Avenue
R-1 Zoning District
John Farmer (EMC Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-050817-36372-1
MPC Reference File No. S-050224-39681-1

Nature of Request: The petitioner is requesting approval of a Preliminary Plan for a single family residential development located between LaRoche Avenue and Howard Foss Drive approximately 360 feet south of Majestic Oaks Drive within an R-1/EO (Single Family Residential-Environmental Overlay) zoning district. The petitioner is also requesting the following variances: A variance from providing sidewalks on the east side of LaRoche Avenue; and, A variance from providing sidewalks on the south side of Road A from Howard Foss Drive for a distance of approximately 1,370 feet to a point adjacent to Lot 29.

Staff Recommendation: **Approval** of a variance from providing sidewalks on the east side of LaRoche Avenue and a variance from providing sidewalks on the south side of Road A from Howard Foss Drive for a distance of approximately 1370 feet to a point adjacent to Lot 29, based on the previously stated findings. Staff further recommends **approval** of the Preliminary Plan subject to the following conditions: 1) revise the Preliminary Plan to show sidewalks along the entire width of the site on the east side of Howard Foss Drive and the north side of Road A from Howard Foss Drive to Road C; 2) revise the Preliminary Plan to provide a turnaround on both entrance roads to accommodate vehicles that enter the site by mistake; 3) revise the Preliminary Plan to provide a buffer adjacent to the single family parcel south of the subject site. The buffer shall be not less than five feet in width and shall be established as a five foot vegetative buffer. In addition, a fence shall be installed by the developer on the common line between the road right-of-way and the five foot vegetative buffer. The fence shall be not less than six feet in height and shall be black extruded aluminum; 4) identify all buffers as a vegetative buffer; 5) revise the fence details to show an extruded aluminum fence instead of a wooden privacy fence; and, 6) approval by the Chatham County Engineer.

Speaking on the Petition

Mr. Jay Yost, neighborhood resident, inquired if any consideration has been given to the curve that's responsible for many accidents along LaRoche Avenue.

Cliff Kennedy, EMC Engineering, stated due to the narrowing and limited frontage of LaRoche Avenue, to put in a sidewalk would be very short and would not help the rest of the roadway.

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

MPC Action: **The motion to approve staff's recommendation carried.** The motion was for the **approval** of the Preliminary Plan subject to the conditions outlined in the report. Voting in favor of the motion were Mr. Meyer, Mr. Patrick, Mr. Manigault, Mr. Luten, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. McCumber, Mr. Ray, Mr. Mackey. Mr. Jones and Ms. Jest voted against the motion. Mr. Lufburrow was not in the room when the vote was taken.

H. Approval of the September 13, 2005 Planning Session Agenda

Mr. Patrick requested update on the status of placing Neighborhood Association notification on posting signs. This item could be placed on the Planning Session Agenda.

Mr. Thomson replied that he is waiting for a reply from the County Attorney. An update will be provided prior to the next meeting.

Mr. Mackey stated in the future any Board Member who requests information should be kept informed on the status of their request by a letter or a memo.

Mr. Thomson reviewed the itinerary of the field trip scheduled for September 13, 2005.

Mr. Mackey stated Mr. McMillan will moderate the retreat scheduled for November 8, 2005. All Board Members and available staff will be in attendance.

Mr. Farmer **moved** there be no Planning Session Meeting in September, but instead the Board will attend the scheduled field trip and the next Planning Session Meeting will be in November. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was that there be no Planning Meeting in September, but instead the Board will attend the scheduled field trip and the next Planning Meeting will be in November. Voting in favor of the motion were Mr. Ray, Mr. Jones, Mr. Farmer, Mr. Abolt, Mr. Jest, Mr. Luten, Mr. Mackey, Mr. McCumber, Mr. Patrick, Mr. Meyer, Mr. Todd, and Mr. Manigault. Mr. Lufburrow was not in the room when the vote was taken.

IV. OLD BUSINESS

A. Major Subdivision/Preliminary Plan

The Enclave, Phase 3
100 Enclave Boulevard
PUD-C Zoning District
PIN 1-1008-02-051
Cristi Lawrence, Agent
Gary Plumbley, MPC Project Planner
MPC File Number S-050422-51082-1

Nature of Request: The petitioner is requesting approval of an amended Preliminary Plan of a 99 lot Major Subdivision located on both sides of Enclave Boulevard extended west of Berwick Boulevard approximately 2,990 feet north of Stonebridge drive within a PUD-C (Planned Unit Development-Community) zoning district. The petitioner is requesting the following variances: 1) a 5 foot rear yard setback variance (from the required 26 feet) for Lots 201, 202 and Lots 240 through 251.

Staff Recommendation: Approval of a 5 foot rear yard setback variance (from the required 25 feet) for lots 201, 202 and Lots 240 through 251 and the amended Preliminary Plan subject to the following conditions: Revise the Preliminary Plan to show a five foot vegetative buffer centered on the common lot line of the lots requested to have a 20 foot rear yard including Lot

203. Also, the developer shall plant a row of wax myrtles or other suitable evergreen plants within the five foot vegetative buffer. The spacing of the plants shall be approved by the County Arborist and shall be such that a visual buffer is achieved at the maturity. The purpose of the visual buffer shall be to diffuse the view between adjoining properties and not to create a totally opaque visual screen.

Mr. Todd **moved** to approve the staff recommendation. Mr. Abolt seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. The motion was for **approval** of a 5 foot rear yard setback variance (from the required 25 feet) for lots 201, 202 and Lots 240 through 251 and the amended Preliminary Plan subject to conditions outlined in the report. Voting in favor of the motion was Mr. Todd, Mr. Patrick, Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Luten, Mr. Farmer, Ms. Jest, Mr. Ray, Mr. Jones, and Mr. McCumber. Mr. Lufburrow and Mr. Meyer were not in the room when the vote was taken.

V. REGULAR BUSINESS

A. General Development Plans/Group Development Plan

Johnston Street Hotel
5711 Abercorn Street
R-I-P Zoning District
Mark Crapps (Kern-Coleman & Co), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050801-49313-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct two hotels within an R-I-P (Residential Institutional -Professional) zoning district. The petitioner is requesting a building height variance.

Staff Recommendation: **Approval** of the 15 foot and 25 foot height variances and Approval of the general Development Plan / Group Development Plan with the following condition: Provide a copy of 50 foot ingress and egress easement agreement.

Speaking on the Petition

Mr. Harold Yellin, Agent, stated that the hotel would not contribute to peak traffic hours though there will be an increase of traffic. He asked if a request would be made from the Board to the Traffic Engineer Department to adjust the timing of the light at Janet Drive this would alleviate some of the influx of traffic.

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

MPC Action: The motion to approve the staff recommendation carried with none opposed. The motion was for approval of the 15 foot and 25 foot height variances and approval of the General Development Plan/Group Development Plan subject to the conditions outlined in the report. Voting in favor of the motion was Mr. Meyer, Mr. Patrick, Mr. Luten, Mr. Mackey, Ms. Jest, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Todd, and Mr. Abolt. Mr. Farmer abstained from the vote because he owns property in the subject area. He signed a Conflict of Interest Statement.

B. Zoning Petition – Map Amendment

Gladys Hill, Petitioner
8502 Lyn Avenue
Ed Hill, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-050815-33058-2

Issue: The rezoning of 8502 Lyn Avenue from an R-6 (One Family Residential) zoning classification to a P-R-T (Planned Residential-Transition) classification in association with General Development Plan (P-050818-34296-2).

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: Approval of the request to rezone the subject property from an R-6 (One Family Residential) classification to a P-R-T (Planned Residential Transition) 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 Development
8502 Lyn Avenue
Proposed P-R-T Zoning District
Ed Hill, Agent
Amanda Bunce, MPC Project Planner
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-050815-33058-2). 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 Development 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 in the front yard adjacent to the parking area. The Landscape Plan shall be revised to reflect this requirement; 2) an evergreen shrub such as was 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; and, 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.

Speaking on the Petition

Mr. Charles Smith, neighborhood resident was opposed to the proposed rezoning. He would like the area to remain residential.

Ms. Barbara Harn, neighborhood resident, was seeking information of the effect a commercial business at this location would have on the traffic and parking in the area.

Ms. Williams, resident, was opposed to the proposed rezoning. She has lived in this area for 45 years and would like to remain. If she is forced out by commercialization where would she go?

Mr. Hill, agent, stated that the requested zoning would help to protect the neighborhood from future commercial intrusion.

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

MPC Action: The motion to approve the staff recommendation failed. The motion was for the approval of the request to rezone the subject property from an R-6 (One Family Residential) classification to a P-R-T (Planned Residential Transition) 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. Voting in favor of the motion were Mr. Todd, Mr. McCumber, Mr. Farmer, Mr. Ray and Mr. Lufburrow. Voting against the motion were Mr. Mackey, Mr. Meyer, Mr. Patrick, Mr. Luten, Ms. Jest, Mr. Manigault, and Mr. Jones. Mr. Abolt was not in the room when the vote was taken.

Ms. Jest **moved** to deny the petitioner's request based on the fact that the request conflicts with the Future Land Use Map that calls for Single Family Residential zoning in the area. Mr. Patrick seconded the motion.

MPC Action: The motion to deny the petitioner's request carried. The reason for the denial was the request conflicts with the Future Land Use Map that calls for Single Family Residential zoning in the area. Voting in favor of the denial was Mr. Mackey, Mr. Meyer, Mr. Patrick, Mr. Luten, Ms. Jest Mr. Manigault and Mr. Jones. Voting against the denial was Mr. Todd, Mr. McCumber, Mr. Farmer, Mr. Ray, and Mr. Lufburrow. Mr. Abolt was not in the room when the vote was taken.

C. Master Plan

Grove Point Subdivision
1507 Grove Point Road
R-A Zoning District
Mark Boswell, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-050817-56024-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed single family residential development located on the south side of Grove Point Road approximately 150 feet south of the western terminus of Grove Point Road at its intersection with Abercorn Street within an R-A (Residential Agriculture) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the proposed Master Plan subject to the following conditions: 1) revise the Master Plan to increase the depth of the buildable area on Lots 5, 6, 7, and 8. This can be done by: 1) revising the layout of Lot 1 to establish the rear lot line more parallel to Grove Point road. This will necessitate incorporating a small portion of Lots 5 and 6 with Lot 1; 2) decreasing the depth of lots 2, 3, and the revised Lot 1; 3) reduce the length of Road B which may require a minor revision to the common lot line of Lots 5 and 6 and Lots 7 and 8 to maintain the minimum 60 foot width for Lots 5 and 8. 2) identify the stormwater detention site as common area. A homeowners Association will be required in conjunction with this development for the purpose of owning and maintaining the stormwater detention pond. This condition may be omitted upon an agreement by Chatham County to accept and maintain this area in conjunction with a yearly maintenance assessment for all lots within this subdivision; and, 3) approval by the County Engineer.

Speaking on the Petition:

Mr. Leroy Williams, Construction Company Owner, stated he has met all the guidelines set before him, however, if the Board had any other guidelines he would be glad to meet them.

Ms. Eloise King, neighborhood resident, was concerned about the need for a buffer to divide her property from the new development. She was also concerned about the flow of traffic in and out of the development.

Mark Boswell, Boswell Design Engineer, assured Ms. King there would be a tree lined buffer to separate her property from the new subdivision. A drainage easement is needed along the property line which may disallow construction of a privacy fence. The pipes will be underground and unseen.

Nathaniel Boles, resident, raised concerns about the increase of traffic in this area may also increase the fatalities if something is not done. He also has concerns about the sewage/drainage.

JoAnn Spaulding, resident, was concerned about the widening of Grove Point Rd.

Clarence Grant Jr. neighborhood resident, asked the Board to consider the widening and or reinforcement of Grove Point Rd. This is needed if the new subdivision will house school age

children. At this point the road that is presently there will not accommodate school buses and the heavy traffic this development brings.

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

MPC Action: **The motion to approve the staff recommendation carried.** The motion was for approval of a Master Plan for a proposed single family residential development located on the south side of Grove Point. Voting in favor of the motion was: Mr. Patrick, Mr. Meyer, Mr. Mackey, Mr. Manigault, Mr. Farmer, Mr. Todd, Mr. Ray, Mr. Lufburrow and Mr. Luten. Voting against the motion was: Mr. Jones and Ms. Jest. Mr. McCumber and Mr. Abolt were not in the room when the vote was taken

D. Report of the Nominating Committee

Chairman Mackey called upon Mr. Luten for a report of the Nominating Committee.

Mr. Luten stated that the Nominating Committee, which consisted of Mr. Jones Chairman, Mr. McCumber, Mr. Walker and Mr. Luten, recommends the following slate of officers: Mr. Lacy Manigault, Chairman, Mr. Lee Meyer, Vice Chairman, Mr. Stephen Lufburrow, Secretary; and, Mr. Robert Ray, Treasurer. The vote will take place at the next meeting on September 20, 2005.

VI. OTHER BUSINESS

None.

VII. ADJOURNMENT

There being no other business to come before the Commission the September 6, 2005 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed