

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

February 7, 2006

1:30 PM.

Members Present: Stephen R. Lufburrow, Chairman
Lee Meyer, Vice Chairman
Jon Todd, Secretary
Robert Ray, Treasurer
Russ Abolt
Douglas Bean
Michael Brown
W. Shedrick Coleman
Ben Farmer
Melissa Jest
Walker McCumber
Timothy S. Mackey
Susan Myers

Members Not Present: Lacy A. Manigault

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
Charlotte L. Moore, AICP, Director of Development Services
Gary Plumbley, Development Services Planner
James Hansen, AICP, Development Services Planner
Deborah Rayman-Burke, AICP, Development Services Planner
Sarah Ward, Preservation Planner
Ellen Harris, Preservation Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. Call to Order and Welcome

Chairman Lufburrow called the meeting to order and explained the agenda for the benefit of those who were attending the meeting for the first time. He called for a moment of silence in memory of Civil Rights Leader Ms. Coretta Scott King, who recently passed. Chairman Lufburrow welcomed new MPC Board members Douglas Bean, W. Shedrick Coleman and Susan Myers. He also announced that Jon Todd will serve as Board Secretary until the next election of officers.

II. Notices, Proclamations and Acknowledgments

A. Notices

Tricentennial Plan – Comprehensive Plan Review – Continuation of Public Input and Discussion. Time Certain 5:00 PM.

B. Item(s) Requested to be Removed from the Final Agenda

General Development Plan/Group Development Plan

North Point Warehouse
1325 Dean Forest Road
P-I-L Zoning District (Proposed)
39.43 Acres
PIN: 2-0990-01-010 and 011
Kern-Coleman & Company, Engineer
Mark Crapps, Agent
North Point Real Estate, Petitioner/Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060105-392960-2 (in association with Z-051221-42845-2)

The petitioner has requested that this item be removed from the agenda until further notice.

Ms. Jest **moved** to approve the petitioner’s request to remove this item from the agenda until further notice. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the petitioner’s request carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, and Ms. Myers. Mr. Abolt, Mr. Brown, Mr. McCumber and Mr. Mackey were not in the room when the vote was taken.

III. Consent Agenda

A. Approval of the January 17, 2006, MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the January 17, 2006, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the January 17, 2006, MPC Meeting Minutes and Briefing minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber and Ms. Myers. Mr. Abolt, Mr. Brown and Mr. Mackey were not in the room when the vote was taken.

- B. Victorian Planned Neighborhood conservation district
Certificate of Compatibility

402 and 406 East Waldburg Street
MPC File No. N-060118-39648-2

This petition was moved from the Consent Agenda to the Regular Agenda.

- C. Zoning Petitions – Map Amendments

1. Randall Davis, Petitioner
Robert Redding, Owner
1 through 9 and 11 Redding Court
Gary Plumbley, MPC Project Planner
MPC File No. Z-051230-50850-2

Issue: Rezoning from an R-A-1/CO (Residential Agriculture – Limited – Annexed) classification to an R-6-B (One Family Semi-attached Residential) classification

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will allow an alternative to conventional single-family detached housing, control the density of development, and provide an expanded opportunity for home ownership. The proposed rezoning, if approved, would not adversely impact the adjoining properties.

Staff Recommendation: **Approval** of the request to rezone the subject property from an R-A-1/CO classification to an R-6-B classification.

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

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber and Ms. Myers. Mr. Brown and Mr. Mackey were not in the room when the vote was taken.

2. Phillip R. McCorkle, Petitioner
455 Montgomery, LLC, Owner
PIN: 2-0045-09-003
Jim Hansen, MPC Project Planner
MPC File No. Z-06119-52993-2

Issue: At issue is a request to rezone property from an R-B-C-1 (Residential-Business-Conservation-Extended) zoning classification to an R-I-P-A (Residential, Medium Density) zoning classification.

Policy Analysis: Rezoning to a less restrictive zoning classification is consistent with the City's Comprehensive Plan and will establish a district that is more compatible with the

surrounding neighborhood. Approval of an R-I-P-B classification will allow greater flexibility of uses consistent with the mixed use designation of the area.

Staff Recommendation: Denial of the request to rezone the subject property from an R-B-C-1 classification to an R-I-P-A classification, and **approval** of a rezoning from an R-B-C-1 classification to an alternate R-I-P-B classification.

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

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber and Ms. Myers. Mr. Mackey was not in the room when the vote was taken.

D. General Development Plan / Group Development Plan

Stephenson Professional Court
637 and 639 Stephenson Avenue
Jay Maupin (Maupin Engineering), Agent
Stephenson Developers, LLC, Owner
PUD-IS-B Zoning District
PIN: 2-0490-05-030 and 031
Debbie Burke, MPC Project Planner
MPC File No. P-051215-61488-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct three office buildings within a PUD-IS-B (Planned Unit Development Institutional) zoning district. The petitioner is requesting a 20-foot variance from the rear yard buffer requirement of 50 feet.

Staff Recommendation: Approval of the General Development Plan/Group Development Plan and **approval** of the 20-foot buffer variance (from the required 50 feet) along the southern property line with the following conditions: 1) the petitioner shall design the right-turn tapers in front of the property on Stephenson Avenue to the specifications of the City Traffic Engineer; and, 2) the Parking Area Tree Quality Points shall be provided on site. The Specific Development Plan shall include: 1) a Landscape Plan including a Tree Establishment and Tree Protection Plan to be reviewed by the City Arborist; 2) a Water and Sewer Plan to be reviewed by the City Water and Sewer Engineer; 3) a Drainage Plan to be reviewed by the City Stormwater Engineer; 4) Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color; 5) a Lighting Plan to be reviewed by MPC staff. 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; 6) a Signage Plan to be reviewed by MPC Staff. The Plan shall include the signage standards (placement, size and quantity) for all phases of the development; and, 7) a Dumpster Plan.

The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron shall be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster shall be provided.

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

MPC Action: The motion to accept the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber and Ms. Myers. Mr. Mackey was not in the room when the vote was taken.

E. Approval of the Fourth Quarter Report

Mr. Ray **moved** to approve the Fourth Quarter Report and Mr. Farmer seconded.

MPC Action: The motion to approve the Fourth Quarter Report carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber and Ms. Myers. Mr. Mackey was not in the room when the vote was taken.

IV. OLD BUSINESS

A. Discussion: Draft Multiple Access to Subdivisions Ordinance

Commissioner Lacy Manigault was unable to attend today's meeting. He requested that this item be continued and that several Commission members be appointed to work with staff to try to come to a resolution with those who oppose this ordinance.

Mr. Farmer **moved** to continue this discussion and that a committee be appointed as requested by Mr. Manigault. Mr. Todd seconded the motion.

Mr. Thomson said that there is an ad hoc group consisting of MPC, City and County staff and representatives from the building community that has been discussing this issue for more than a year. Various board members have also participated on a voluntary basis. Staff could continue to use this group and include any board members who would like to participate.

Mr. Farmer agreed that this existing group should continue its discussions. He **amended his motion** accordingly.

MPC Action: The motion to continue this discussion and allow the existing ad hoc committee of MPC, County and City staff along with any board members who wish to participate to work with homebuilders and other interested parties on this issue carried with one opposed. Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr.

McCumber, and Ms. Myers. Ms. Jest voted against the motion. Mr. Mackey was not in the room when the vote was taken.

B. Zoning Petition – Map Amendment

William Coursey, Jr., Petitioner
528 Selma Street
PIN: 2-0045-04-009
Jim Hansen, MPC Project Planner
MPC File No. Z-051219-55061-2

Issue: Rezoning of 0.68 acres of land from B-C (Community-Business) classification to an R-I-P-B (Residential-Medium Density) classification.

Policy Analysis: The proposed rezoning is consistent with the City's proposed MLK Corridor Plan which designates the area for mixed-use development. The proposed residential development will serve as an integral step in the redevelopment of the area into a mixed-use project location.

Staff Recommendation: **Approval** of the request to rezone the subject property from B-C to R-I-P-B.

Speaking about the petition: Jerry Lominack, Architect for the project, supports the staff recommendation. He stated that this project is in the Historic District and is also subject to Historic Review Board approval. The 70 units per acre is consistent with R-I-P-A and R-I-P-B zoning found in the District.

Dessie Bacon asked the Board to consider the off-street parking needs and existing congestion that might be made worse by this development. She asked the Board to be sure that the development is compatible with surrounding development.

Mr. Brown **moved** to approve the staff recommendation and Mr. Todd seconded.

MPC Action: **The motion to approve the staff recommendation carried with one opposed.** Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. McCumber, and Ms. Myers. Ms. Jest voted against the motion. Mr. Mackey was not in the room when the vote was taken.

C. Amended General Development Plan/Group Development Plan

Hancock Askew Office Complex
100 Riverview Drive
7.9 Acres
PIN: 1-0235-02-023
PUD-IS Zoning District
Brandy Leighton (EMC Engineering Company), Agent
Hancock, Askew and Company, LLP, Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-051129-40394-1
MPC Reference File No. P-031001-56980-1 and P-040702-39189-1

Nature of Request: The petitioner is requesting approval of an Amended General Development Plan/Group Development Plan for an office complex located at the southwest corner of East President Street and Runaway Point Road within a PUD-IS (Planned Unit Development-Institutional) zoning district. The petitioner is also requesting a 10-foot buffer width variance (from the required 25 feet) along the western portion of Parcel B.

Staff Recommendation: Approval of a 10-foot buffer width variance (from the required 25 feet) along the western portion of Parcel B and the Amended General Development Plan/Group Development Plan subject to the following conditions: 1) revise the General Development Plan to relocate the proposed dumpster pad to the northern portion of Parcel B; 2) revise the General Development Plan to provide a non-access easement on the eastern portion of Parcel A and Parcel B along Runaway Point Road. Also, the non-access easement shall be included on the Final Plat for all future subdivisions of this site and, 3) approval by the Chatham County Engineer. Special Finding: The landscaping within the vegetative buffer, as shown on the revised Landscape Plan, must be completed prior to the issuance of a Certificate of Occupancy Permit for the next office building.

Mr. Farmer **moved** to approve the staff recommendation including all conditions enumerated in the staff report. Mr. Todd seconded the motion.

Speaking about the petition: Phillip McCorkle, representing Hancock Askew, emphasized that no zoning issues are before the Board; today's review is for approval of a General Develop Plan. The plan has been amended to add additional buffering and landscaping. More than 125 plants have been planted within the last few days and an irrigation system has been running. Six weeks ago, the petition was submitted asking and requiring no variances, incorporating a 50-foot buffer and siting the building 100 feet from the closest real property line. Petitioner can meet the ordinance without any variances. However, with a variance, 80 feet of buffer can be provided, 50 feet of which will be planted. This planting plan was shared with residents and changes were made in response to

their input. At residents' request, the dumpster was also relocated. When the subdivision plat is prepared and recorded, there will be a non-access easement incorporated to prevent ingress and egress on Runaway Point Road.

Wayne Jones, of 4 Rice Mill Lane, Runaway Point, said that originally, when the property was rezoned, the plan showed a parking area and gazebo where the new two-story office building is now proposed. The wooded buffer between President Street and the Runaway Point subdivision no longer exists. A two-story building will be incompatible with nearby residential development.

Loretta Robinson, Runaway Point resident since 1978, reiterated Mr. Jones' comments and added that a drainage problem had been created by adding fill to the Hancock Askew property to raise it up for building.

James Phoenix, 129 Runaway Point Road, feels that the development is incompatible with the nearby residential area and may devalue Runaway Point property. The various amendments to Hancock Askew's plans have gone from a park area to a two-story building. Mr. Phoenix is concerned about what other changes may be made in the future.

Ella Jane Williams Robbins, 107 Runaway Point Road, has lived there for 14 years. She, too, feels that the residents were treated unfairly in that they were led to believe a parking area and gazebo would be installed and now face construction of a two-story office building which is incompatible with the residential neighborhood.

Tanya Scott Pilcher, 102 Runaway Point Road, will be the closest neighbor to this project. She is frustrated that she has been told over and over that nothing can be done to stop this development. She asks MPC to start taking steps to protect neighborhoods from this kind of intrusion. The slamming of car doors and the noise generated by months of construction will disturb the quiet, peaceful character of Runaway Point.

MPC Action: The motion to accept the staff recommendation to approve both a 10-foot buffer width variance (from the required 25 feet) along the western portion of Parcel B and the Amended General Development Plan/Group Development Plan carried with two opposed. Approval is conditioned upon the General Development Plan's being revised 1) to relocate the proposed dumpster pad to the northern portion of Parcel B; 2) to provide a non-access easement on the eastern portion of Parcel A and Parcel B along Runaway Point Road, with non-access easement shall be included on the Final Plat for all future subdivisions of this site; 3) to stipulate that the vegetative buffer along the southern portion of the site adjacent to the single-family lots in Runaway Point Subdivision must be approved by the County Arborist and installed not later than August 7, 2006; 4) to specify that the landscaping within the vegetative buffer, as shown on the revised Landscape Plan, must be completed prior to the issuance of a Certificate of Occupancy Permit for the next office building carried with two opposed. Voting in favor of the motion were: Mr. Lufburrow, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. McCumber and Ms. Myers. Ms. Jest and Mr. Mackey voted against the motion. Mr. Meyer was not in the room when the vote was taken.

V. REGULAR BUSINESS

A. Victorian Planned Neighborhood Conservation District Certificate of Compatibility

402 and 406 East Waldburg Street
Patrick McKinnon, Petitioner/Owner
Sarah Ward, Project Planner
MPC File No. N-060118-39648-2

Nature of Request: The applicant is requesting approval for new construction of a two-story carriage house/garage at 402 East Waldburg Street and a two-story addition on the historic residence at 406 East Waldburg Street. The proposed garage will be located on the adjacent vacant lot on the northeast corner of Waldburg Street and Habersham Street. The proposed garage and existing building are currently on separate lots of record. The applicant is in the process of filing for a recombination of these two lots. A three-foot rear setback variance and a three-foot side setback variance will be necessary for the new addition.

Staff Recommendation: **Approval** for new construction of the carriage house at 402 East Waldburg Street as submitted with the condition that a minor recombination subdivision plat be recorded prior to the issuance of a building permit. **Approval** of the addition at 406 East Waldburg Street as submitted upon approval of a three-foot rear setback variance and a three-foot side setback variance on the east.

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

The petitioner not being present, Ms. Jest **moved** to continue this item and ask staff to discuss with petitioner an alternative to the recombination. The motion failed for lack of a second.

MPC Action: The motion to accept staff recommendation carried with one opposed.

Voting in favor of the motion were Mr. Lufburrow, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. McCumber, Mr. Mackey, and Ms. Myers. Ms. Jest voted against the motion. Mr. Meyer was not in the room when the vote was taken.

B. Amended Specific Development Plan/ General Development Plan

Lawrel Hill Village- Phase I
0 Ogeechee Road
5.7 Acres Phase I (Total site 12.8 Acres)
PIN: 1-1029 -01-028
P-B-C Zoning District
C. J. Chance, Hussey, Gay, Bell & Deyoung, Engineer
Henderson Property Holdings, LLC
Debbie Burke, MPC Project Planner
MPC File No. P-050506-53554-1
MPC Reference File No. M-041116-35569-1 and M-050224-61018-1

AND

Lawrel Hill Village- Phase 2
0 Ogeechee Road
7.1 Acres Phase 2 (Total site 12.8 Acres)
PIN: 1-1029 -01-028
P-B-C Zoning District
C. J. Chance, Hussey, Gay, Bell & Deyoung, Engineer
Henderson Property Holdings, LLC
Debbie Burke, MPC Project Planner
MPC File No. P-051227-36735-1
MPC Reference File No. M-041116-35569-1 and M-050224-61018-1

Nature of Request: The Petitioner is requesting approval of an Amended Specific Development Plan/General Development Plan in order to construct a commercial development within a P-B-C (Planned Community-Business) zoning district.

Staff Recommendation: Approval of the Amended Specific Development Plan for Phase 1 with the following conditions: 1) approval by the County Arborist for the variance to the parking island landscaping requirements; 2) the petitioner shall show to the satisfaction of the County Engineer that adequate area for maneuvering has been provided for the dumpsters located between the office/retail buildings. If any of the dumpsters on site must be relocated, all requirements such as screening, design, and location shall be met and, 3) the parking area between the two office/retail buildings in Phase 1 shall be designated as employee parking only. **Approval** of the General Development Plan for Phase 2 with the following conditions: 1) approval by the County Arborist for the variance

to the parking island landscaping requirements; and, 2) any road improvements required by the County Engineer shall be shown on the Specific Plan. The Specific Development Plan shall include the following: 1) a Landscape Plan including a Tree Establishment and Tree Protection Plan to be reviewed by the County Arborist; 2) a Water and Sewer Plan to be reviewed by the City Water and Sewer Engineer; 3) a Drainage Plan to be reviewed by the County Engineer; 4) Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color; 5) a Lighting Plan to be reviewed by MPC staff. 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; 6) a Signage Plan to be reviewed by MPC Staff. The Plan shall include the signage standards (placement, size and quantity) for all phases of the development; and, 7) a Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron shall be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster shall be provided.

Speaking about the petition: Ed Feiler, representing the petitioner, said the reason for the request for a parking island landscaping variance is to save as many trees as possible by designing the plan around the trees.

Mr. Mackey **moved** to approve the staff recommendation including all conditions. Mr. Abolt seconded the motion.

MPC Action: The motion to accept the staff recommendation carried with none opposed. Voting in favor of the motion were Mr. Lufburrow, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey and Ms. Myers. Mr. Brown and Mr. Meyer were not in the room when the vote was taken.

B. Sign Plan

Bible Baptist Church
4700 Skidaway Road
PIN: 2-0120-01-004
PUD-IS Zoning District
Donna Swanson (Doug Bean Signs), Applicant
Charlotte Moore, MPC Project Planner
MPC File No. P-060113-41106-2

Mr. Bean stated that the petitioner is his client. He submitted a Conflict of Interest Form, stepped down from the dais, and abstained from voting on the petition..

Nature of Request: The petitioner is requesting approval of a replacement freestanding principal use sign located within a PUD-IS (Planned Development Institutional) zoning district.

Staff Recommendation: **Denial** of the petitioner's request for a 17-foot-tall freestanding sign with approximately 105 square feet of sign area. **Approval** of a 13-1/2-foot-tall sign with 87-1/2 square feet of sign area (including announcement sign).

Speaking about the petition: Herbert Hubbard, Minister of Bible Baptist Church, said that Bible Baptist has been a good neighbor, installing a fence that enhances the neighborhood and purchasing run-down property to the north to build a 10,000-square-foot day care center to meet the needs of the neighborhood. The church has 969 feet of frontage on Skidaway Road, 977 feet of frontage on LaRoche Avenue, 20.13 acres, and 145,000 square feet of building (all two stories). He does not think the signage requested is out of line with the size of Bible Baptist's property. All they are asking is to be able to use their logo, which identifies them in the community. The signs at Doc's (formerly Krispy Kreme), the nearby Kroger's, and Coastal Cathedral (.3 miles from Bible Baptist) are all 16 feet tall.

Mr. Mackey **moved** to approve petitioner's request. Mr. Ray seconded the motion.

MPC Action: The motion to approve petitioner's request for a 17-foot-tall freestanding sign with approximately 105 square feet of sign area to replace the existing freestanding sign carried with one opposed and one abstention. Voting in favor of the motion were Mr. Lufburrow, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Coleman, Mr. Farmer, Mr. McCumber, Mr. Mackey and Ms. Myers. Ms. Jest voted against the motion. Mr. Bean abstained from voting. Mr. Brown and Mr. Meyer were not in the room when the vote was taken.

VI. Adjournment

There being no further business to come before the Commission, the February 7, 2006, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed