



Arthur A. Mendonsa Hearing Room
April 5, 2011 1:30 p.m.
MINUTES

April 5, 2011 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Jon Pannell, Secretary
Lacy Manigault, Treasurer
Russ Abolt
Ellis Cook
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Tanya Milton
Susan Myers
Rochelle Small-Toney

Members Not Present: Jon Todd
Joseph Welch

Staff Present: James Hansen, AICP, Director, Development Services
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Amanda Bunce, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [April 26, 2011 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
2. [April 26, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

3. [Savannah Economic Development Authority \(SEDA\) Update - Steve Weathers, President and CEO](#)

Mr. Steve Weathers, President of SEDA, presented his organization's 5-year Strategic Plan. He stated the goal is to have all leadership groups going the same direction in building the economy and creating jobs. He discussed SEDA's processes to achieve those goals and explained their effort to work with community leaders and business leaders to expand growth and provide education for local jobs. He has proposed a World Trade Center for the local area to be a focal point for policy, trade, and exporting.

Mr. Russ Abolt suggested that it may be helpful in future presentations to identify basic sector wealth.

Mr. Weathers explained that basic wealth is determined by one job generating additional jobs through earnings and spending habits.

Mr. Manigault asked what is SEDA's strategy for trained people for Savannah jobs? He stated he is told often that many new jobs cannot hire locals because they do not have the training needed.

Mr. Weathers stated they have met with some of the presidents of some of the academic institutions here and the school board superintendent. He encouraged them to provide the skillsets needed for the jobs since they, SEDA, are not trainers. He stated also communication of specific training needed is necessary also.

Mr. Farmer asked how does the military incorporate into all of this?

Mr. Weathers stated that it fits into the workforce side; these are the kind of jobs are being created and kind of people are eligible for them, including spouses.

Mr. Mackey stated Savannah does not have a good record of employing its own. Nor does it give hope to locals to obtain good local jobs. The training is paramount, but until Savannah and the leaders ensure that locals can get the new local jobs, the problem will continue to exist. Communication and training are critical for locals to be educated, employed, and live a comfortable middle-class life in Savannah.

Mr. Weathers stated there will be 5,000 jobs created in the Savannah area in the next three years. He stated hiring locals is a great concern to SEDA. He stated he is trying to learn the appropriate contacts to accomplish this goal.

Mr. Abolt commended Mr. Weathers on his presentation.

VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.

VII. CONSENT AGENDA

Approval of MPC Meeting Minutes and Briefing Minutes

4. [Approval of March 15, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [03.15.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [03.15.11 Meeting Minutes.pdf](#)

Board Action:

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Lacy Manigault

Second: Timothy Mackey

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Authorization(s)

5. [Authorization for Executive Director to execute FY 2011 Supplemental #1 \(PI 0009667\) PL Contract with the Georgia Department of Transportation.](#)

Attachment: [Thomson Planning Commission, Re; CORE MPO FY 2011 Supplemental PL Contract Approval 03.29.11.pdf](#)

Board Action:

Authorize Executive Director to execute FY 2011 Supplemental #1 (PI 0009667) PL Contract with the Georgia Department of Transportation. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Timothy Mackey

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

Amended Specific Development Plan

6. [Stephenson Avenue Executive Court - 200 Stephenson Avenue](#)

Attachment: [Maps.pdf](#)

Attachment: [Building Elevation With Existing and Proposed Fascia Signage.pdf](#)

Attachment: [South University Sign.pdf](#)

Attachment: [04-05-11 Staff Report P-110314-34381-2 Sign Variance Stephenson Avenue Executive Court.pdf](#)

Board Action:

The MPC staff recommends **approval** of the petitioner's request. - PASS

Vote Results

Motion: Russ Abolt

Second: Timothy Mackey

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

Amended Subdivision

7. [Bonna Bella 7 Subdivision](#)

Attachment: [Staff Rpt 04-05-11 S-100202-88642-1.pdf](#)

Attachment: [Resolution.pdf](#)

Attachment: [Recorded SD Plat.pdf](#)

Board Action:

In accordance with the Court order, it is recommended that the MPC **approve** the attached - PASS resolution.

Vote Results

Motion: Stephen Lufburrow

Second: Timothy Mackey

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

General Development Plan

8. [WJCL / WTGS Broadcast Tower & Dish Farm-1375 Chatham Parkway-GDP](#)

Attachment: [Photos.pdf](#)
Attachment: [WJCL_WTGS Site Plan.pdf](#)
Attachment: [Staff Report.pdf](#)

1375 Chatham Parkway
Site Area: 10.75 Acres
Disturbed Acres: .2
PIN: 2-0834-01-012
Agent: Mark Crapps
Owner: Savannah Chatham Parkway Properties, LLC.
Aldermanic District:1
County Commission District:8
Zoning District: PUD-B-R
MPC File No. P-110225-50116-2

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request for approval of a General Development Plan to the Board, noting with the following variance requests:

- Staff requested variance that lighting be allowed to be affixed to a broadcast tower.

Petitioner requested variances:

- 20 foot height variance from the 100 foot maximum for broadcast towers. **Recommend approval with conditions regarding fixed lighting and reflective tape on tower for the safety of low-flying aircraft.**
- Variance to allow four satellite dishes where one is the maximum allowed. These will replace the current 16 dishes that are currently being removed. **Recommend approval with conditions regarding enhanced landscaping and buffering.**
- Variance to allow satellite dishes to be placed in the side yard where placement in the rear yard is required. This is necessary so the southern-most signals can be received. **Recommend approval with conditions regarding enhanced landscaping and buffering.**

Mr. Mackey asked if the FAA comes in on the end of process?

Mr. Lotson stated that was correct; they are typically interested in towers 200 feet or higher.

Mr. Chad Zittrouer, agent for the petitioner, stated they are in agreement with the staff report and all recommendations. The specific development plan will

address the landscaping and fencing around the dishes.

Mr. Abolt stated the petitioner's project is within walking distance of the Savannah-Chatham 911 Call Center. He requested that the 911 operations not be interfered with. He stated he also appreciated the cooperation of the petitioner with the staff.

Board Action:

The MPC staff recommends **approval** of the general development plan and associated variances - PASS with conditions.

Vote Results

Motion: Stephen Lufburrow

Second: Russ Abolt

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

Zoning Petition - Text Amendment

9. [Amend Section 7-3\(C\)\(5\) of the Chatham County Zoning Ordinance](#)

Attachment: [staff report 040511.pdf](#)

Petitioner: The Lamar Company, LLC

Agent: Harold Yellin

MPC File Number: Z-110315-00018-1

Mr. James Hansen, MPC Development Services Director, presented the petitioner's request for consideration of a text amendment to reorder Section 7-3(C)(5) of the Chatham County Zoning Ordinance and to permit digital billboard technology in certain zoning classifications. They As proposed, the amendment will require the removal of two-and-one-half square feet of non-conforming billboards for each one-square foot of digital billboard to be placed. This action must be certified by the County Manager or his designee before any permits may be issued and it will be monitored by his

office or the Building Safety Department. Staff is recommending approval of the petition.

Ms. Myers asked if they have automatic night-time reducing luminas - is that required?

Mr. Hansen replied yes, that is a part of the elements of control. The ordinance has a provision that the County Manager or his designee may order modifications to the billboards if there are residual affects of this technology, based on solely accident reports in the area(s).

Ms. Myers asked about sequencing.

Mr. Hansen stated that is not a provision in the ordinance. There can be no more than six signs in a minute.

Mr. Harold Yellin, representative of the petitioner, stated that there are different zoning classifications in the County than in the City, so the language will not be exact. In the County, the signs will be permitted only in the B, B-C, I-H, and I-L zoning districts, which means they are only permitted in the intensively commercial and industrial locations. In the City, there were 43 non-conforming boards removed. Because of protected roadways and locations of the said zoning districts, there are fewer opportunities for the boards in the County.

Mr. Mackey asked that as a sign comes down, does that mean another comes up in a nearby location?

Mr. Yellin replied that certain signs are targeted; particularly those in residential neighborhoods.

Mr. Farmer asked where would they go in the County? There is very limited available area.

Mr. Yellin stated perhaps on Highway 21, near Dean Forest and President Street, near the industrial area.

Board Action:

The MPC staff recommends **approval** of the petitioner's request. - PASS

Vote Results

Motion: Russ Abolt

Second: Timothy Mackey

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

Zoning Petition - Staff Text Amendment

10. [Amend Section 8-3112\(c\)\(5\)e of the City of Savannah Zoning Ordinance](#)

Attachment: [staff report 040511.pdf](#)

Zoning Text Amendment
MPC File No. Z-110322-89661-2

Mr. James Hansen, MPC Development Services Director, presented the staff's request for an amendment to Section 8-3112(c)(5) e of the Savannah Zoning Ordinance to clarify requirements pertaining to billboard technology in certain zoning classifications. The boards are to be prohibited in the historic districts.

Board Action:	
The MPC staff recommends approval of the request.	- PASS
Vote Results	
Motion: Ben Farmer	
Second: Timothy Mackey	
Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

XI. OTHER BUSINESS

XII. ADJOURNMENT

11. Submittal

There being no further business to come before the Commission, the April 5, 2011
Regular MPC Meeting adjourned at 2:36 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

/bf

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.