



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

February 1, 2011 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Lacy Manigault, Treasurer
Russ Abolt
Ellis Cook
Ben Farmer
Stephen Lufburrow
Tanya Milton
Rochelle Small-Toney
Joseph Welch

Members Not Present: Timothy Mackey
Susan Myers
Jon Pannell, Secretary
Jon Todd

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Noel Perkins, Director of SAGIS

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. [February 22, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

2. [Hutchinson Island Parcel 7 - Christian Sottile](#)

Mr. Christian Sottile of Sottile & Sottile Urban Design, presented information on the Master Plan for the development of Parcel 7, Hutchinson Island. Mr. Sottile is representing Chatham County and the Trade Center. The February 22, 2011 Metropolitan Planning Commission Agenda will contain a rezoning request for this parcel and a Master Plan for adoption as a planned development. This presentation provided background of the development of the parcel.

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

Zoning Petition - Map Amendment

3. [Zoning - 120 Johnny Mercer Boulevard \(R-1/EO and CM/EO to WI/EO\)](#)

Board Action:

This item has been requested to be **withdrawn** at the petitioner's request. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Ellis Cook

Stephen Lufburrow - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

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 January 11, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [01.11.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [01.11.11MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Adam Ragsdale

Second: Ellis Cook

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

Authorization(s)

5. [Authorize the Chairman to sign the authorizing resolution to submit the 2012 5303 \(Transit Planning\) grant application to the Georgia Department of Transportation.](#)

Attachment: [Thomson Planning Commission, Re; Signed Approval to Apply for FY 2012 5303 \(Transit Planning\) Grant 02.01.11.pdf](#)

Board Action:

Authorize Chairman to sign resolution to submit the 2012 5303 (Transit Planning) grant application - PASS as stated and written.

Vote Results

Motion: Adam Ragsdale	
Second: Lacy Manigault	
Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

6. Authorize the Executive Director to execute a contract with USGS for 6-inch color (4-band including IR) imagery.

Attachment: [Thomson Planning Commission, Re: USGS SAGIS Imagery Acquisition Agreement 02.01.11.pdf](#)

Board Action:

Authorize Executive Director to execute contract with USGS for 6- and 4-inch color imagery. - PASS

Vote Results

Motion: Adam Ragsdale	
Second: Tanya Milton	
Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Map Amendment

7. [Montgomery Street & Gaston Street - Zoning from current R-B-C-1 to BC-1](#)

Attachment: [Montgomery & Gaston Aerial.pdf](#)
Attachment: [Montgomery & Gaston Pictometry.lnk.pdf](#)
Attachment: [ZONING_MAP.pdf](#)
Attachment: [LABEL_MAP.pdf](#)
Attachment: [R-B-C-1 and BC-1 Use Table.pdf](#)
Attachment: [staff report.pdf](#)

401 West Gaston Street

PIN: 2-0045--21-001
Roy Maynard, Owner
Aldermanic District: 2
County Commission District: 3
Zoning District R-B-C-1 to BC-1
Acres 0.7
Jay Maupin, Agent
MPC File No. Z-110111-62792-2

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone a property at the southwest corner of the intersection of Montgomery Street and Gaston Street from a current R-B-C-1 (Residential-Business-Conservation, Extended) classification to a proposed BC-1 (Central Business) classification.

Staff has recommended to postpone item and consult with petitioner because the request would leave insufficient parking. The deficiency could be possibly be met in various ways. Staff felt these issues needed to be discussed and resolved prior to being presented to the Commission.

MPC staff recommends denial of the petition.

Mr. Jay Maupin, of Maupin Engineering, represented the petitioner and stated he respectfully disagreed with staff's recommendation. He requested for the petition to be heard and voted on today. He said his petitioner just wanted the same zoning as the rest of the block.

Mr. Abolt stated the reason for staff is to make recommendations to the Commission.

Mr. Manigault asked the petitioner if they would consider meeting with the staff now.

Mr. Maupin responded he was not certain of what would be accomplished by meeting with staff. Their concerns are understood, but he does not see where those concerns are valid.

Ms. Small-Toney stated her concern is that allowing the zoning change would allow for blanket change. She stated leaving it as it is does allow for some regulation of the details with staff and Zoning Board of Appeals.

Mr. Farmer stated he was not aware of a way to develop the property to have on-site parking; he stated he does not believe it to be big enough. However, the whole block is already the zoning the petitioner is asking for.

Board Action:

Table Item - PASS

Vote Results

Motion: Russ Abolt

Second: Rochelle Small-Toney

Russ Abolt - Aye

Shedrick Coleman - Nay

Ellis Cook - Aye

Ben Farmer - Nay

Stephen Lufburrow - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

Adam Ragsdale - Nay

Rochelle Small-Toney - Aye

Joseph Welch - Aye

General Development Plan

8. [Southeast Spine Care and Pain Management - 7450 Skidaway Road](#)

Attachment: [Letter From County Attorney regarding quit claim of 40' RW.pdf](#)

Attachment: [Legal Agreement Identifying Platted Easement to Site.pdf](#)

Attachment: [VICINITY_MAP.pdf](#)

Attachment: [TAX_MAP.pdf](#)

Attachment: [ZONING_MAP.pdf](#)

Attachment: [AERIAL_MAP.pdf](#)

Attachment: [02-01-11GENERAL DEVELOPMENT PLAN P-101209-00097-1.pdf](#)

Attachment: [02-01-11 P-101209-00097-1 STAFF REPORT Southeast Spine Care and Pain Management - General Development Plan.pdf](#)

7450 Skidaway Road

Site Area: 4.05 Acres

PIN 1-0357-02-003 and 1-0377-13-036

Agent/Contact Person: Mark Crapps

Engineering Company: Kern - Coleman and Company

County Commission District 1

Zoning: PUD-IS/EO and R-1/EO

MPC File Number: P-101209-00097-1

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request

for consideration of a General Development Plan for a proposed medical office development located on the north side of Skidaway Road approximately 900 feet east of Norwood/Ferguson Avenue. The proposed development will include a medical office 10,000 square feet in size and 79 off-street parking spaces. MPC staff recommended approval of the petition.

Mr. Mark Crapps of Kern-Coleman Engineering stated they concurred with the staff's recommendation.

Mr. Charlie Milmine stated he thought the plans were fine.

Board Action:

The MPC staff recommends **approval** of the General Development Plan. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Russ Abolt

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

XI. OTHER BUSINESS

9. [Distribution of 2011 Budget and Work Program](#)

XII. ADJOURNMENT

10. [Submittal](#)

There being no further business to come before the Commission, the February 1, 2011 Regular MPC Meeting adjourned at 2:40 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

/bf

Note: Minutes not official until signed.

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.