



Arthur A. Mendonsa Hearing Room
February 22, 2011 1:30 p.m.
MINUTES

February 22, 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
Joseph Welch

Members Not Present: Susan Myers
Rochelle Small-Toney
Jon Todd

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Charlotte Moore, AICP, Director of Special Projects
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. [March 15, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

2. [Chatham Area Transit Presentation - Chad Reese, Director](#)

Dr. Chadwick Reese, Director of Chatham Area Transit, presented CAT's current projects to the Board. CAT's Board of Directors approved a conceptual design for a new downtown facility. It will include using the existing Greyhound facility structure. They are hopeful to complete this project in 2011.

Dr. Reese also informed the Commission that CAT is conducting an operations analysis of the existing bus route structure. Implementation of the recommendations will occur over the next two years, including implementation of express routes. Some of the lowest performing routes will be eliminated while some will be enhanced. Phase two will be a rerouting of the downtown and historic areas. This will include incorporating the streetcars. Phase three will take place in about five years to ten years which will be the implementation of new services geared toward specific groups of riders.

Mr. Mackey stated many of the bus stops are in desolate, unlit areas. He stated he hopes there will be enhancements in this aspect as well.

Dr. Reese stated that issue is being addressed currently.

Board Action:

Approve to allow presentation. -

Vote Results

Motion: Stephen Lufburrow

Second: Lacy Manigault

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Not Present

Lacy Manigault -

Tanya Milton - Aye

| | |
|---------------|-------|
| Jon Pannell | - Aye |
| Adam Ragsdale | - Aye |
| Joseph Welch | - Aye |

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

3. [Approval of February 1, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [02.01.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [02.01.11.pdf](#)

Board Action:

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

Vote Results

Motion: Adam Ragsdale

Second: Stephen Lufburrow

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Zoning Petition - Map Amendment

4. [401 West Gaston Street - Vote to consider tabled item](#)

Board Action:

Staff recommends that this item be removed from Table and considered for Action. - PASS

Vote Results

Motion: Lacy Manigault

Second: Ben Farmer

| | |
|-------------------|---------------|
| Russ Abolt | - Not Present |
| Shedrick Coleman | - Aye |
| Ellis Cook | - Aye |
| Ben Farmer | - Aye |
| Stephen Lufburrow | - Aye |
| Timothy Mackey | - Aye |
| Lacy Manigault | - Aye |
| Tanya Milton | - Aye |
| Jon Pannell | - Aye |
| Adam Ragsdale | - Aye |
| Joseph Welch | - Aye |

5. [401 West Gaston Street - Zoning from current R-B-C-1 to BC-1](#)

Attachment: [ZONING_MAP.pdf](#)

Attachment: [Montgomery & Gaston Pictometry.lnk.pdf](#)

Attachment: [Montgomery & Gaston Aerial.pdf](#)

Attachment: [LAND_USE_MAP.pdf](#)

Attachment: [TAX_MAP.pdf](#)

Attachment: [Staff Report 401 West Gaston Rezoning.pdf](#)

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

Marcus Lotson, MPC Project Planner, reported that the petitioner is requesting rezoning of 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.

This petition was initially heard on the February 1, 2011 MPC meeting; staff

initially requested a continuance due to a number of unresolved issues and not being able to meet with the petitioner. After several meetings with the petitioner, staff is now recommending approval of the petition. The petitioner's intent is to establish a contractor's office, which is not allowed under the current zoning. It is allowed under the proposed zoning.

Board Action:

MPC staff recommends approval. - PASS

Vote Results

Motion: Ben Farmer

Second: Adam Ragsdale

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

X. REGULAR BUSINESS

Zoning Petition - Map Amendment

6. Trade Center Harbor (Parcel 7, Hutchinson Island); 2 International Drive; PUD-B-W-70 to PUD

Attachment: [Maps-Vicinity-Aerial-FutureDev-Parcel-Notification Area.pdf](#)

Attachment: [Staff Report Rezoning Revised Feb 22.pdf](#)

Trade Center Harbor (Parcel 7, Hutchinson Island)

Chatham County, Property Owner

Christian Sottile (Sottile & Sottile), Agent

City Aldermanic District: 3

County Commission District: 1

Zoning District (Existing): PUD-B-W-70

Zoning District (Proposed): P-BC-1

Acres: 20.16

PIN: 2-0436-01-010

MPC File No. Z-110112-36865-2

Mr. Jon Pannell stated his law firm represents the Trade Center

Authority and recused himself from this petition hearing.

Charlotte Moore, AICP, Special Projects Director, presented the petitioner's request to rezone a parcel from a PUD-B-W-70 (Planned Unit Development Waterfront Business, 70 units an acre) classification to a P-BC-1 (Planned Central Business) classification in conjunction with a Master Plan pursuant to Section 8-3031 (D)(1)(a). Staff recommends approval of a rezoning from a PUD-B-W-70 classification to a PUD classification in conjunction with a master plan pursuant to Section 8-3031(D)(1)(a) as an alternative to the requested P-BC-1 classification. See MPC File No. Z-110112-36865-2 for the master plan report.

Ms. Moore stated the property is owned by Chatham County, but located in the City of Savannah, therefore, it will be subject to the City's zoning guidelines. It is a part of the Savannah Harbor Master Plan that was approved in 1988. If this master plan or rezoning is approved, it would be removed from the Savannah Harbor Master Plan. The public meeting was held in January 2011, which included the adjacent property owners and various owners that were a part of the civic master planning process.

Ms. Moore stated the requested zoning is appropriate because the current zoning is too restrictive for the uses intended for the property. Development standards are in the master plan and anything not specifically addressed in the master plan will be guided by the zoning and other local ordinances. Architectural standards are in place as well, guided by historic and city ordinances. Parking will be shared with the convention center site and the Westin Hotel; parking arrangement agreements have been requested of the petitioner. The convention center and Parcel 7 are being referred to as the Trade Center Campus.

Mr. Farmer stated he is uncomfortable of recommending something vague and uncertain.

Mr. Mackey asked who was the Maritime Authority? It appears that it will take control of many of the issues.

Ms. Moore stated all plans go to the Maritime Authority then to the MPC.

Mr. Mackey stated he agrees with Mr. Farmer's statement. He asked if his understood correctly that an approved Master Plan can be continually revised until it is no longer the master plan.

Ms. Moore stated it is possible; it would have to go through the rezoning process for that.

Ms. Milton asked about the shared parking arrangement; it is very congested.

Ms. Moore replied there is discussion regarding a possible parking garage.

Mr. Lufburrow asked when the parking plan is sent back to the MPC, does that

mean MPC will have a say regarding approval or disapproval or strictly input?

Ms. Moore responded that it would be input.

Mr. Lufburrow stated he thinks it is a wonderfully conceived plan, but he has some of the same concerns of the other commissioners.

Christian Sottile, representative of the petitioner, stated this project has been in effect since 2007 and they working closely with the MPC.

Ms. Rochelle Small-Toney, City Manager, in her absence, submitted the following written statement:

"I am very supportive of the development of Parcel 7 and the rezoning of the property. However, I am aware that Sottile and Sottile are actively working with my staff to resolve the width of the proposed streets. I am in support of city staff's recommendation that the minimum width of 48' be included in the site plan rather than 40'. While I think it is important to follow the historic fabric of the City proper and replicate the narrower street widths wherever practical on Hutchinson Island, I do support the need to ensure that the minimum 48' width is in place to accommodate public infrastructure and to meet all regulations that the City of Savannah is bound by."

Board Action:

APPROVAL of a rezoning from a PUD-B-W-70 classification to a PUD classification in conjunction with a master plan pursuant to Section 8-3031(D)(1)(a) as an alternative to the requested P-BC-1 classification. See MPC File No. Z-110112-36865-2 for the master plan report. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Russ Abolt

| | |
|-------------------|---------------|
| Russ Abolt | - Aye |
| Shedrick Coleman | - Aye |
| Ellis Cook | - Aye |
| Ben Farmer | - Nay |
| Stephen Lufburrow | - Aye |
| Timothy Mackey | - Not Present |
| Lacy Manigault | - Not Present |
| Tanya Milton | - Aye |
| Jon Pannell | - Not Present |
| Adam Ragsdale | - Nay |

Joseph Welch

- Aye

Master Plan

7. [Trade Center Harbor \(Parcel 7, Hutchinson Island\); 2 International Drive](#)

Attachment: [Trade Center Harbor Master Plan.pdf](#)

Attachment: [Staff Report Master Plan Revised Feb 22 \(2\).pdf](#)

Trade Center Harbor (Parcel 7, Hutchinson Island)
Chatham County, Property Owner
Christian Sottile (Sottile & Sottile), Agent
P-BC-1 District (Requested)
PUD (Recommended)
PIN: 2-0436-01-010
MPC File No. M-110120-32069-2

Mr. Jon Pannell stated his law firm represents the Trade Center Authority and recused himself from this petition hearing.

Ms. Rochelle Small-Toney, City Manager, in her absence, submitted the following written statement:

"I am very supportive of the development of Parcel 7 and the rezoning of the property. However, I am aware that Sotille and Sotille are actively working with my staff to resolve the width of the proposed streets. I am in support of city staff's recommendation that the minimum width of 48' be included in the site plan rather than 40'. While I think it is important to follow the historic fabric of the City proper and replicate the narrower street widths wherever practical on Hutchinson Island, I do support the need to ensure that the minimum 48' width is in place to accommodate public infrastructure and to meet all regulations that the City of Savannah is bound by."

Board Action:

APPROVAL of the master plan, including street types and architectural guidelines, in conjunction with a rezoning to PUD (see MPC File No. Z-110112-36865-2) - PASS

Vote Results

Motion: Ellis Cook

Second: Russ Abolt

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

| | |
|-------------------|---------------|
| Ben Farmer | - Nay |
| Stephen Lufburrow | - Aye |
| Timothy Mackey | - Not Present |
| Lacy Manigault | - Not Present |
| Tanya Milton | - Aye |
| Jon Pannell | - Not Present |
| Adam Ragsdale | - Nay |
| Joseph Welch | - Aye |

XI. OTHER BUSINESS

XII. ADJOURNMENT

8. Submittal

There being no further business to come before the Commission, the February 22, 2011 Regular MPC Meeting adjourned at 3:17 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.