



Arthur A. Mendonsa Hearing Room
January 11, 2011 1:30 p.m.
MINUTES

January 11, 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
Joseph Welch

Members Not Present: 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
Dennis Hutton, AICP, LEED, AP, Director of Comprehensive Planning

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

Swearing-in of MPC Commissioners

1. [Swearing-in of MPC Commissioners by Judge John E. Morse, Jr., Chatham County Superior Court](#)

Judge Morse simultaneously swore in the Metropolitan Planning Commission Commissioners: Mr. Russ Abolt, Mr. W. Shedrick Coleman, Mr. Ellis Cook, Mr. Ben Farmer, Mr. Stephen Lufburrow, Mr. Timothy Mackey, Mr. Lacey Manigault, Ms. Tanya Milton, Ms. Susan Myers, Mr. Jonathan Pannell, Mr. Adam Ragsdale, Ms. Rochelle Small-Toney, and Mr. Joseph Welch. Mr. Jon Todd was absent.

Notice(s)

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

V. PRESENTATIONS

3. [Comprehensive Plan / Strategic Plan Update - Dennis Hutton](#)

Attachment: [Thomson Planning Commission, Re; Proposed Amendments Chatham County-Savannah Comprehensive Plan 01.11.11.pdf](#)

Dennis Hutton, AICP, LEED, AP, Comprehensive Planner for the MPC, provided information on the updating process of the Comprehensive Plan that is done every ten years. The next is to be in 2016. The state of Georgia requires each municipality to have one; Savannah's Comprehensive Plan was adopted in 2006.

The Plan consists of three parts: Public Participation and Community Assessment (evaluates the community and establishes progress), the Community Agenda (the policy document), and the Strategic Plan and Short-Term Work Program.

The Short-Term Work Program is taken from the Strategic Plan. The state requires a report every five years consisting of goals, objectives, and strategies. The Storm Water supplement was introduced, which addresses what happens to storm water run-off. There is state-wide water plan that will affect the actions in our area and require updating our water plan.

The completion of the Unified Zoning Ordinance contributed to changes to the Comprehensive Plan. The adoption of the Downtown Master Plan will be reviewed for consistency. There will be various committee meetings throughout the year regarding the updating process. There will also be meetings for the Total Mobility Plan throughout the year.

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

Zoning Petition - Map Amendment

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

Board Action:

This item has been requested to be continued until February 1, 2011 at the petitioner's request. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Lacy Manigault

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
Joseph Welch	- 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

5. [Approval of December 14, 2010 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [12.14.10 MPC BRIEFING MINUTES.pdf](#)

Attachment: [12.14.10 MINUTES.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 - 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

Joseph Welch - Aye

Authorization(s)

6. [Adoption of 2011 MPC Budget](#)

Attachment: [Thomson Planning Commission, Re; 2011 MPC Budget 01.11.11.pdf](#)

Board Action:

Adopt the 2011 Budget as submitted. - PASS

Vote Results

Motion: Jon Pannell

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

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Amended General Development Plan / Group Development Plan

7. [Norwood Plaza](#)

Attachment: [Vicinity map.pdf](#)

Attachment: [Tax map.pdf](#)

Attachment: [Aerial map.pdf](#)

Attachment: [PICTURE OF PIGGLY WIGGLY.pdf](#)

Attachment: [PICTURE WEST OF PIGGLY WIGGLY.pdf](#)

Attachment: [PICTURE FROM CVS WEST.pdf](#)

Attachment: [12-28-10 PICTURE OF DOLLAR GENERAL UNDER CONSTRUCTION.pdf](#)

Attachment: [1-11-11 Amended General Development Plan - Norwood Plaza.pdf](#)

Attachment: [1-11-11 P-101202-00102-1 Staff Report Norwood Plaza General Development PlanGroup Development.pdf](#)

7360 Skidaway Road

Site Area: 7.29 Acres

PIN: 1-0377-10-002, 002A, 002B, and 004

County Commission District: 3

Owner: The Shops at Isle of Hope, LLC

Contact Person: Jack Wardlaw

Engineer: Kern - Coleman and Company

Agent: Travis Burke

Zoning District: P-B-N/TC

MPC File Number: P-101222-00102-1

Mr. Gary Plumbley, stated the petitioner's request of approval of an Amended General Development Plan/Group Development for the purpose of increasing the size of the retail space of an existing neighborhood shopping center from 63,588 square feet to 73,876 square feet which is an increase of 10,288 square feet in order to expand the existing grocery store. The request is for an 36-space off-street parking variance and a 13-foot encroachment variance into required 55-foot sideyard along Norwood Avenue. The MPC staff recommends approval of the requested variances.

Mr. Terry Coleman, representative of the petitioner, requested approval of staff's recommendation for the petition.

Board Action:

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

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

Joseph Welch - Aye

XI. OTHER BUSINESS

XII. ADJOURNMENT

8. [Submittal](#)

There being no further business to come before the Commission, the January 11, 2011 Regular MPC Meeting adjourned at 2:07 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.