

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

## MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET

October 4, 2005

1:30 PM.

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**Members Present:** Timothy S. Mackey, Chairman  
Lacy A. Manigault, Vice Chairman  
Stephen R. Lufburrow, Secretary  
Robert Ray, Treasurer  
Russ Abolt  
Michael Brown  
Ben Farmer  
Melissa Jest  
John P. Jones  
Alexander Luten  
Walker McCumber  
Lee Meyer  
Freddie B. Patrick  
Jon N. Todd

**MPC 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  
Amanda Bunce, Development Services Planner  
Thomas D. Wilson, AICP Director of Comprehensive Planning  
Alan Bray, Land Use Planner  
Courtland Hyser, Land Use Planner  
Dennis Hutton, AICP, Land Use Planner  
Mark Wilkes, P.E., AICP, Director of Transportation Planning  
Wykoda Wang, Transportation Planner  
Brenda H. Smith, Director of Administrative Services  
Constance Morgan, Administrative Assistant  
Marilyn Gignilliat, Executive Assistant

### **I. Call to Order and Welcome**

Chairman Mackey called the October 4, 2005 Metropolitan Planning Commission meeting to order. He explained the agenda for the benefit of those attending the meeting for the first time. He introduced, Mr. Pete Liakakis, Chairman of the County Commission, Alderwoman Edna Jackson, Mayor Pro Tem, and County Commissioner Helen Stone.

Mr. Jon Todd **moved** to place Item 5-C, Election of Officers, at the beginning of the agenda. Mr. Ray seconded the motion.

Mr. Mackey stated he would like to present the awards first and then move on to the election of officers.

**MPC Action:** The motion carried with none opposed. The motion was to place Item 5-C, Election of Officers, at the beginning of the Agenda. Voting in favor of the motion were Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms Jest Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick, Mr. Todd, Mr. Abolt, and Mr. Mackey.

Mr. Patrick **moved** to make item five under Regular Business The Specific Development Plan (Russo's Seafood Takeout Restaurant) be placed as Item A and item A (Text Amendment to the City of Savannah Zoning Ordinance) be placed as item B. Mr. Ray seconded the motion.

**MPC Action** The motion carried with none opposed. The motion was to move item five under Regular Business The Specific Development Plan Russo's Seafood Takeout Restaurant be placed as item A and item A Text Amendment to the City of Savannah Zoning Ordinance be placed as item B carried with none opposed. Voting in favor of the motion were Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms Jest Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick, Mr. Todd, Mr. Brown Mr. Abolt, and Mr. Mackey.

## **II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

### **A. Proclamations**

#### **Recognition of MPC Staff GPA Awards**

Chairman Mackey stepped down from the dais to present the following awards from the podium:

Outstanding Planning Project, Regional Transportation Planning Award from the Georgia Planning Association for Connecting Savannah: Moving People, Making Neighborhoods. Chairman Pete Liakakis thanked the Commission and the MPC Staff for their hard work and deserving reward and accepted the award on behalf of the Chatham County Commission.

The Association of Metropolitan Planning Organizations has also recognized Connecting Savannah with an award for Outstanding Planning Document for MPOs over 200,000 population. This award will be given at the annual meeting in Denver on October 14, 2005.

Outstanding Planning Document – Land Use and Zoning Award from The Georgia Planning Association for the Mid City Land Use Plan and Rezoning Program. Mayor Pro Tem, Edna Jackson, accepted the award on behalf of Mayor Otis Johnson and the City Council.

Award for Outstanding Design Program from the Georgia Downtown Association to the Chatham County-Savannah Metropolitan Planning commission for an Update to the Historic District Zoning Ordinance. The award will be presented on October 6, 2005 during the annual meeting in Madison Georgia. Mr. John Mitchell, Chairman of the Historic Review Board thanked staff for a job well done.

Recognition of Service as a Board Member from the Georgia Planning Association to Ms Helen Stone and Mr. Tom Wilson. Mr. Mark Wilkes has been elected as a district ten Coastal Georgia GPA Board Representative to replace Tom Wilson.

Magnolia Award for Outstanding Contribution to Housing from the Georgia Department of Community Affairs to Chatham County Savannah Metropolitan Planning Commission for ONE SAVANNAH Report of the Gentrification Task Force. The award will be given during the annual meeting on November 17, 2005.

## V. REGULAR BUSINESS

### A. Election of Officers

Mr. Patrick **moved** to have the Board to consider an amendment to the Bylaws. The amendment would be to have at least two-thirds of the Planning Commission present at the time of an election and the majority present at that time would determine the vote. Mr. Ray seconded the motion.

Chairman Mackey stated that an amendment to the By-Laws could be presented at any meeting. The amendment would be voted on at the next meeting. It is not necessary to act on the matter at this time.

Chairman Mackey reviewed the list of candidates for the offices. Candidates for Chairman are Stephen Lufburrow and Lacy Manigault; Secretary, Melissa Jest and Alexander Luten. The offices of Vice Chairman and Treasurer were elected at the October 4, 2005 meeting. Commissioners were asked to clearly mark their ballots. Mr. Jones was asked to monitor counting of the ballots.

Ballots were distributed, marked and collected for tabulation.

**Note: Results of the election appear on Page 5.**

## II. Notices, Proclamations and Acknowledgments (continued from Page 2)

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

Text Amendment to the City of Savannah Mid-City Ordinance  
Re: Amend Section 8, Chapter 3, and Article K (TN-2 Zoning Classification)  
Jim Hansen, Project Planner  
MPC File No. Z-050914-56455-2

This item has been requested to be continued to the October 18, 2005 Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to continue MPC File No. Z-050914-56455-2 to the October 18, 2005 Meeting. Mr. Ray seconded the motion.

**MPC Action:** The motion to continue MPC File No Z-050914-56455-2 to the October 18, 2005 MPC agenda carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Meyer, Mr. Patrick Mr. Luten, Mr. Abolt and Mr. Todd. Mr. Jones was not in the room when the vote was taken.

**III. CONSENT AGENDA**

**A. Approval of the September 20, 2005 MPC Meeting Minutes and Briefing Minutes.**

Mr. Ray **moved** to approve the September 20, 2005 MPC Meeting Minutes and Briefing Minutes. Mr. Farmer seconded the motion.

**MPC Action:** The motion to approve the September 20, 2005 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Mackey Mr. Manigault, Mr. Lufburrow, Mr. Ray Mr. Brown Mr. Farmer, Ms Jest, Mr. McCumber, Mr. Meyer, Mr. Patrick, Mr. Abolt, Mr. Luten, and Mr. Todd. Mr. Jones was not in the room when the vote was taken,

**V. REGULAR BUSINESS (continued from Page 3)**

**A. Specific Development Plan**

Russo's Seafood Takeout Restaurant  
209 E. 40<sup>th</sup> Street  
TC-1 Zoning District  
Downer Davis, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050328-33000-2

**Nature of Request:** The petitioner is requesting approval of a Specific Development Plan in order to convert a single-family structure into a take-out restaurant. A General Development Plan was approved by the mayor and Aldermen on July 7, 2005 in conjunction with a rezoning from a TN-2 (Traditional Neighborhood-2) classification to a TC-1 (Traditional Commercial-1) classification. (See MPC File No. Z-050921-32472-2). A variance is not requested.

**Staff Recommendation:** Approval of the Specific development Pan subject to the following conditions: (1) Approval from the City Water & Sewer Department. (2) A revised plat showing the cross access easement and parking easement shall be submitted and approved.

**Speaking on the Petition:** Virginia Mobley, neighborhood resident, was concerned that the guidelines stated in the Mid City rezoning standards for development would not be adhered to. She is opposed to this development.

Murray Barnard, Architect, gave a brief overview of the layout of the restaurant. He assured the Board his client was in compliance with the development standards.

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

**MPC Action: The motion to approve the staff' recommendation carried.** Voting in favor of the motion were Mr. Mackey, Mr. Lufburrow, Mr. Patrick, Mr. Luten, Mr. Meyer, Mr. Manigault, Mr. Abolt, Mr. Brown, Mr. Todd, Mr. McCumber, Mr. Ray and Mr. Farmer. Mr. Jones and Ms. Jest voted against the motion.

### **Results of the Election** (continued from Page 3)

Chairman Mackey read the results of the election. Mr. Lufburrow was elected Chairman. Mr. Luten was elected Secretary. The new officers were congratulated.

### **III. Consent Agenda** (continued from Page 4)

#### **B. Master Plan Amendment**

Chatham Corporate Center  
Ogeechee Road and Chatham Parkway  
PUD-B-R Zoning District  
Cristi Lawrence (Thomas & Hutton Engineering), Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. M-050919-57933-2

**Nature of the Request:** The petitioner is requesting approval of a Master Plan for a proposed commercial development to be located on the north side of Ogeechee Road and the east side of Chatham Parkway within a PUD-B-R (Planned Unit Development - Business – Regional Designation) zoning district. The petitioner is requesting approval of the following variance: A 15 foot development setback variance (from the required 30 feet) for all lots along the internal public road right-of-way

**Staff Recommendation: Approval** of a 15 foot development setback variance (from the required 30 feet) for all lots along the internal public road right-of-way and the proposed Master Plan subject to the following conditions: (1) Approval by the City of Savannah review Departments. (2) The structure on Lot 8 shall be oriented toward the proposed minor road. If the structure is to be oriented toward Chatham Parkway, the development setback along the existing drive must be increased to not less than 15 feet. (3) Sidewalks will be required on the east side of Chatham Parkway along Lots 7 and 8, on the north side of Ogeechee Road along Lots 3, and along lots on both sides of the proposed road. (4) Revise the Master Plan to renumber the lots as 1 through 8 instead of 2 through 9.

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

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

**C. Minor Subdivision (Recombination) / Final Plat**

Louise Roberts Balcom Property  
14312 Coffee Bluff Road  
R-10 Zoning District  
Dale Yawn, Surveyor  
Gary Plumbley, MPC Project Planner  
MPC File No. S-050908-59286-2

**Nature of Request:** The petitioner is requesting MPC approval of a 3 lot minor subdivision located approximately 675 feet east of Coffee bluff Road between Ben Kell Road and Rose Hill Drive within an R-10 (Single Family Residential 04 units per net acre) zoning district. The petitioner is also requesting the following variances (1) A 685 foot variance from the maximum permitted length of 750 feet for a private vehicular access and utility easement, and (2) A 6 lot variance from the maximum number of 3 lots that can be served by a private vehicular access and utility easement.

**Staff Recommendation: Approval** of a 685 foot variance from the maximum permitted length of 750 feet for a private vehicular access and utility easement and a 6 lot variance from the maximum number of 3 lots that can be served by a private vehicular access and utility easement. Staff further recommends approval of the proposed Minor Subdivision subject to conditions outlined in the report.

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

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

**V. Regular Business (continued from Page 4)**

**B. Zoning Petition - Text Amendment**

Text Amendment to the City of Savannah Zoning Ordinance  
Re: Planned Unit Development Ordinance for New Hampstead  
Charlotte Moore, Project Planner  
MPC File No. Z-050914-52629-2

**Issue:** An ordinance to establish uses, development standards, and procedures for a planned Unit Development for New Hampstead.

**Policy Analysis:** The PUD will provide a unified, coordinated, and phased development based on available facilities. The PUD will also encourage flexibility, diversity, and integration of uses and development standards that would not otherwise be allowed by the Zoning Ordinance.

**Staff Recommendation: Approval** of the Planned Unit Development ordinance for New Hampstead

**Speaking on the Petition**

Mike Vaquer, member of the development team stated it has taken six months to get to this phase because it has required a lot of detail. The team feels this is a project everyone can be proud of.

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

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

**VI. Other Business**

Chairman Mackey reminded the Board Members to continue to submit their comments on the draft Evaluation Form for the Executive Director.

**VII. ADJOURNMENT**

There being no further business to come before the Commission, the October 4, 2005 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**