

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

December 19, 2006

1:30 PM

Members Present: Stephen R. Lufburrow, Chairman
Robert Ray, Vice Chairman
Jon Todd, Secretary
Susan Myers, Treasurer
Douglas Bean
Michael Brown
W. Shedrick Coleman
Ben Farmer
Melissa Jest
Walker McCumber
Timothy S. Mackey
Lee Meyer

Members Not Present: Russ Abolt
Lacy A. Manigault

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
Dennis Hutton, AICP, Director, Comprehensive Planning
Melony West, Director, Finance and Systems
Marilyn Gignilliat, Executive Assistant
Lynn Manrique, Administrative Assistant

Advisory Staff Present: Randolph Scott, City Zoning Inspector
Alvin McGrath, City Permit Services Administrator

I. Call to Order and Welcome

Chairman Lufburrow called the meeting to order and asked everyone to stand for the Pledge of Allegiance and Invocation. He explained the agenda for the benefit of those who were attending the meeting for the first time.

II. Notices, Proclamations and Acknowledgments

A. Presentation of Resolution for Laurie K. Abbott

Chairman Lufburrow presented a Resolution to the family of Laurie K. Abbott in honor of Mr. Abbott's many years of service to the Metropolitan Planning Commission, the Zoning

Board of Appeals, and this community. He recognized County Commissioner Helen L. Stone, former Chairman of the Metropolitan Planning Commission, and Messrs. Henry Levy and Albert Lufburrow, who served with Mr. Abbott on the Planning Commission.

Mr. Henry Levy said that during Mr. Abbott's tenure, he shifted the focus of the Planning Commission from keeping statistics to planning for the future. He had a vision for this community that we would do well to emulate.

Mr. Albert Lufburrow said the finest accomplishment he enjoyed while serving with Mr. Abbott and Mr. Levy was the establishment of the State park on Skidaway Island. It was Mr. Abbott who went to the Roebing family and persuaded them to donate the land required. Mr. Abbott and Mr. Levy then took on the task of getting the bridge to Skidaway Island approved and built to serve the park. The vision of Mr. Abbott, Mr. Levy and the Planning Commission included a road to Wassaw Island, which would provide a recreation area that would rival Jekyll Island, St. Simons, and Sea Island. Unfortunately, they were unable to make that part of the vision a reality. Mr. Abbott will be remembered as a leader who was able to communicate with people and get things done.

B. Introduction of new employee, Keia Butts

Dennis Hutton introduced Keia Butts, who has assumed the Land Use Planner position vacated by Alan Bray.

Ms. Butts said she is originally from Baltimore, Maryland, and has a background in landscape architecture, planning and urban design. She comes to us from the Baltimore City Department of Planning. Ms Butts is excited to be in Savannah and looks forward to working with the Commission, staff, and community.

C. Notices(s)

1. Finance Committee Meeting, Tuesday, January 9, 2007, 11:00 a.m., J. P. Jones Conference Room, 110 East State Street.
2. Joint Workshop on Wireless Telecommunications Ordinance, Thursday, January 11, 2007, 8:00 a.m. – 10:00 a.m., Coastal Georgia Center, Room 115.
3. Next Regularly Scheduled MPC Meeting: January 2, 2007, at 1:30 p.m. in the MPC Arthur A. Mendonsa Hearing Room.

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

None.

III. Consent Agenda

A. Approval of the December 5, 2006, MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the December 5, 2006, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the December 5, 2006, MPC Meeting Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, and Mr. Meyer.

B. Approval for Executive Director to Execute Stormwater Contract between MPC Staff and the Center for Watershed Protection.

Mr. Todd **moved** to authorize the Executive Director to execute the Stormwater Contract between MPC Staff and the Center for Watershed Protection. Mr. Ray seconded the motion.

MPC Action: The motion to authorize the Executive Director to execute the Stormwater Contract between MPC Staff and the Center for Watershed Protection carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, and Mr. Meyer.

IV. Old Business

None.

V. Regular Business

A. Subdivision / Concept Plan

Ashford Close at Coffee Bluff Plantation
102 Keswick Lane
R-10 Zoning District
PIN: 2-0770-01-004A
Tim Baumgartner (EMC Engineering Company), Engineer / Agent
William Hugh Stephens, Jr., Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-061106-32199-2

Nature of Request: The petitioner is requesting approval of a Concept Plan for a proposed single-family residential development located on both sides of Winsford Road, extended, approximately 1,500 feet west of Coffee Bluff Road and adjacent to Coffee Bluff Plantation within an R-10 (Single-family Residential – Four units per net acre) zoning district. The petitioner is also requesting a variance from providing a sidewalk on the west side of the section of Winsford Road located within the parcel of land established as a conservation easement.

Staff Recommendation: Approval of a variance from providing a sidewalk on the west side of the section of Winsford Road located within the parcel of land established as a conservation easement based on the previously stated findings. Staff further recommends

approval of the proposed Concept Plan subject to the following conditions: 1) Revise the Master Plan to identify the access easement extending from Keswick Lane as a 60-foot private vehicular access and utility easement reserved as a future road right-of-way. Also, revise the private vehicular access easement to provide access to the lot adjacent to the area identified as Future Development. 2) Revise the Concept Plan to eliminate the side yard setback lines and rear yard setback lines. 3) Show the address of each lot as follows: Lot 1–106 Keswick Lane, Lot 2–108 Keswick Lane, Lot 3–110 Keswick Lane, Lot 4–112 Keswick Lane, Lot 5–114 Keswick Lane, Lot 6–116 Keswick Lane, Lot 7–118 Keswick Lane, Lot 8–120 Keswick Lane, Lot 9–122 Keswick Lane, Lot 10–124 Keswick Lane, Lot 11–126 Keswick Lane, Lot 12–128 Keswick Lane, Lot 13–130 Keswick Lane, Lot 14–132 Keswick Lane, Lot 15–134 Keswick Lane, Lot 16–136 Keswick Lane, Lot 17–138 Keswick Lane, Lot 18–102 Keswick Lane and Lot 19–104 Keswick Lane. 4) Construction traffic shall be limited to Winsford Road and Ramsgate Road only. 5) Approval by the City review departments. 6) All lots must be served by the City of Savannah water and sanitary sewer system.

Speaking about the petition: **Tim Baumgartner**, Agent, said efforts have been made to minimize the impact of this development through the conservation easement while meeting the standards set by the City of Savannah.

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

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, and Mr. Meyer.

B. Text Amendment to the City of Savannah Subdivision Regulations

Mr. Todd **moved** to continue this item to the January 2, 2007, Regular Meeting, for presentation and voting. Mr. Ray seconded the motion.

MPC Action: The motion to continue this item to the January 2, 2007, Regular Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, and Mr. Meyer.

C. Approval of Proposed Amendments to the MPC By-Laws

The final version of this proposal will be presented at the January 2, 2007, Regular Meeting for discussion and voting. There will be a vote on each amendment proposed.

Ms. Myers asked that under Article X – Purchasing, 3. Procedures, A. Contracts Exceeding \$25,000, the first sentence be changed to read, “...an ad hoc **advisory** committee...” and the last sentence of that paragraph be changed to read, “...the staff or the ad hoc **advisory** committee...”

Ms. Jest suggested that new members be better familiarized with the By-Laws as part of their orientation when they come onto the Commission.

Mr. Lufburrow said the By-Laws have served the Commission well and should be changed carefully and cautiously. Some amendments under consideration came about as the result of issues arising that were not clearly covered in the original document. Other amendments under consideration are designed to prevent problems in the future. He commended the Committee for a job well done.

Mr. Thomson commended MPC staff members Marilyn Gignilliat and Melony West for assisting the By-Laws Committee in its work.

Mr. Farmer said this is a work in progress. The amendments being presented represent hours of discussion and debate. He thanked the staff and Committee members for their input and hard work.

VI. Other Business

None.

VII. Adjournment

There being no further business to come before the Commission, the December 19, 2006, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed