

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC COMPREHENSIVE PLANNING MEETING MINUTES

**MPC HEARING ROOM
110 EAST STATE STREET**

September 11, 2007

1:00 PM.

Members Present: Stephen R. Lufburrow, Chairman
Robert Ray, Vice-Chairman
Jon Todd, Secretary
D. Douglas Bean
W. Shedrick Coleman
Ben Farmer
Timothy S. Mackey
Lacy A. Manigault
Adam Ragsdale

Members Not Present: Susan R. Myers, Treasurer
Russ Abolt
Michael Brown
J. David Hoover
Freddie Gilyard

MPC Staff Present: Thomas L. Thomson, P.E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
Mark Wilkes, AICP, Director of Transportation
Charlotte Moore, AICP, Director of Special Projects
Beth Reiter, AICP Director of Historic Preservation
Constance Morgan, Administrative Assistant
LaToya Bynum, Administrative Assistant

I. Call to Order

Chairman Lufburrow called the meeting to order and asked that everyone 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

None

III. Approval of Minutes of Previous Meetings

A. July 10, 2007

Mr. Todd **moved** to approve the July 10, 2007 Planning Meeting Minutes as presented. Mr. Ray seconded the motion.

MPC Action: The motion to approve the July 10, 2007 Planning Meeting Minutes carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Bean, Mr. Coleman, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale.

B. May 8, 2007

Chairman Lufburrow stated that the May 8, 2007 Planning Minutes were not approved due to lack of a quorum and requested a motion.

Mr. Todd **moved** to approve the May 8, 2007 Planning Meeting Minutes as presented. Mr. Ray seconded the motion.

MPC Action: The motion to approve the May 8, 2007 Planning Meeting Minutes carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Bean, Mr. Coleman, Mr. Farmer, Mr. Mackey, Mr. Manigault and Mr. Ragsdale.

IV. Old Business

None

V. Regular Business

A. Executive Director's Report

Mr. Thomson referred the Board Members to the handout in their packets and began a brief PowerPoint presentation outlining the highlighted items in the report. He recognized the MPC staff on receiving an award on the Effective Planning Process for Transportation. He also announced that the Georgia Planning Association Conference will begin on Wednesday September 19, 2007 and that the Downtown Master Plan will hold a workshop at the De Soto Hilton on September 11, 2007 at 6:00 P.M.

B Conditional Zoning vs. Contract Zoning (at request of Ben Farmer)

County Attorney, Jonathan Hart provided information on the definition of Conditional Zoning; the definition of Contract Zoning and he also discussed two Georgia cases Cherokee County v. Martin, 253 Ga. App.395 (2002) and Cross v. Hall County, 238 Ga App.702 (1977) related to this topic. He gave a 30 minute presentation on the differences between contract zoning and conditional zoning. There was a brief period for questions and answers.

C. New Process for Site Plan and Design Review for Landmark Historic District

Ms. Charlotte Moore gave a brief presentation on the new process for Site and Design Review for the Landmark Historic District. She explained the new process requirements and referred the Board Members to the handout in their packets that further demonstrated this process. She introduced Beth Reiter, Director of Historic Preservation, who provided additional information on this process.

D. New Traffic Impact Review Process

Ms. Beverly Davis, Reynolds, Hills and Smith gave a quick overview of the Traffic Impact Assessment. Board Members were referred to the handouts in their packets for review. She explained the information provided in the flow chart and the responsibilities of the MPC, Developers, City/County staff and the Traffic Impact Analysis (TIA) Process. She introduced her assistant Mr. Cody who also contributed to the details of the process.

V. Other Business

None

VI. Adjournment

There being no further business to come before the Commission, the September 11, 2007, Comprehensive Planning Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed