

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

**ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET**

January 8, 2008

1:30 PM

Members Present: Jon Todd, Chairman
Robert Ray, Vice Chairman
Susan Myers, Treasurer
Ben Farmer
Stephen R. Lufburrow
Adam Ragsdale
Russ Abolt
Douglas Bean
Freddie Gilyard
David Hoover

Members Not Present: Shedrick Coleman, Secretary
Michael Brown
Timothy S. Mackey
Lacy Manigault

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Charlotte Moore, AICP, Director of Special Projects
Jim Hansen, AICP, Director, Development Services
John Butler, Development Services Planner
Jackie Jackson-Teel, Water Resource Planner
Bethany Jewell, Natural Resources Planner
Constance Morgan, Administrative Assistant
LaToya Bynum, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff Present: None.

I. CALL TO ORDER AND WELCOME

Chairman Todd called the January 8, 2008 Regular MPC Meeting to order at 1:33 P.M. and asked that everyone stand for the Pledge of Allegiance and the Invocation. He explained the agenda for the benefit of those attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. An MPC Finance Committee Meeting is scheduled for January 8, 2008 at 11:00 A.M. in the J. P. Jones Conference Room, 110 East State Street.

2. An MPC Finance Committee Meeting is scheduled for January 22, 2008 at 11:00 A.M. in the J. P. Jones Conference Room, 110 East State Street.
3. The next Regular Scheduled MPC Meeting will be on January 22, 2008 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

B. Acknowledgement(s)

1. Mr. Thomson introduced the new Director of Administrative Services, Ms. Christy D. Adams.

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

A. Zoning Petitions- Map Amendments

230 West Victory Drive
Theodora Jackson, Agent
Victory Drive Deliverance Temple, Owner
Geoffrey Goins, MPC Project Planner
MPC File No Z-071212-35658-2

The MPC Staff has requested that 230 West Victory Drive, MPC File No. Z-071212-35658-2 be removed from the Preliminary Agenda and that it be rescheduled for the January 22, 2008 Regular Meeting. The property was not properly posted.

Ms. Myers **moved** to approve the request to remove 230 West Victory Drive, MPC File No. Z-071212-35658-2 from the Preliminary Agenda and continue it to the January 22, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the request to remove 230 West Victory Drive, MPC File No. Z-071212-35658-2 from the Preliminary Agenda and continue it to the January 22, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

B. General Development Plan

1. Dr. Watson's Medical Office
239 Stephenson Avenue
P-I-P Zoning District
PIN: 2-0535-03-043
Barney Paderewski, Owner
Stanley Perkins, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-070727-36342-2

The petitioner has requested that 239 Stephenson Avenue, MPC File No. P-070727-36342-2 be removed from the Preliminary Agenda because the submittal was incomplete.

Ms. Myers **moved** to approve the request to remove 239 Stephenson Avenue, MPC File No. P-070727-36342-2 from the Preliminary Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to approve the request to remove 239 Stephenson Avenue, MPC File No. P-070727-36342-2 from the Preliminary Agenda carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

2. Chatham Parkway Lexus
1120 Chatham Parkway
PUD-C Zoning District
PIN 2-0739 -01-012
Pittman REH, LLC, Owner
Chip Butts, Kern-Coleman & Co., Engineer
Gary Plumbley, MPC Project Planner
MPC File No. P-071128-53804-2

The petitioner has requested that 1120 Chatham Parkway, MPC File No. P-071128-53804-2 be removed from the Preliminary Agenda because the applicant is still considering options for revision.

Ms. Myers **moved** to approve the request to remove 1120 Chatham Parkway, MPC File No. P-071128-53804-2 from the Preliminary Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to approve the request to remove 1120 Chatham Parkway, MPC File No. P-071128-53804-2 from the Preliminary Agenda carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

IV. CONSENT AGENDA

- A. **Approval of December 18, 2007 MPC Meeting Minutes and Briefing Minutes as submitted.**

Mr. Lufburrow **moved** to approve the December 18, 2007 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the December 18, 2007 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

B. General Development Plan

1. Interchange Court Warehouse
and Office Expansion
5 Interchange Court
I-L Zoning District
PIN: 2-0597 -01-002
Peters John A Trust, Owner
Kern-Coleman & Company, Agent
Jack Butler, MPC Project Planner
MPC File No. P-060518-51023-2

Mr. Lufburrow **moved** to approve the staff recommendation for 5 Interchange Court, MPC File No. P-060518-51023-2. Mr. Ray seconded the motion.

MPC Action: The motion to approve the staff recommendation for 5 Interchange Court, MPC File No. P-060518-51023-2 carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

V. OLD BUSINESS

None.

VI. REGULAR BUSINESS**A. Zoning Petitions- Text Amendments**

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Section 8-3046(d) PUD-MXU
Jim Hansen, MPC Project Planner
MPC File No. Z-071024-38217-2

Mr. Farmer **moved** to approve the staff recommendation for the Text Amendment to Section 8-3046(d) PUD-MXU, MPC File No. Z-071024-38217-2. Mr. Bean seconded the motion.

MPC Action: The motion to approve the staff recommendation for the Text Amendment to Section 8-3046(d) PUD-MXU, MPC File No. Z-071024-38217-2 carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

VII. OTHER BUSINESS

1. Appointment of By-Laws Committee

Chairman Todd named the following Board Members that have agreed to serve on the By-Laws Committee: Mr. Bean, Chairman, Mr. Lufburrow, Mr. Mackey, Dr. Gilyard, and Mr. Coleman.

Mr. Lufburrow **moved** to approve the composition of the By-Laws Committee as stated. Mr. Farmer seconded the motion.

MPC Action: The motion to approve the composition of the By-Laws Committee as stated carried with none opposed. Voting were: Mr. Todd, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Bean, Mr. Abolt, and Mr. Ragsdale.

2. Briefing on MPC Natural Resources Protection Committee Activities

Bethany Jewell introduced several members of the Resources Protection Committee who were present for today's meeting. She said there have been several changes that have taken place in Savannah over the years that involved green space or open space. She also stated that the preservation and protection of these resources are of the importance because of their history and distinction. She referred the Board Members to several slides that she had prepared for their viewing.

Discussion

Mr. Lufburrow stated that he was in favor of the proposed partnerships to help conserve our natural resources. He said that the protection of these resources has been the responsibility of a few people in the past and that more people should be involved in the efforts in the future.

Patty McIntosh, Vice-President of Coastal Programs and Growth Management at the Georgia Conservancy, spoke briefly on the activities of the Natural Resources Protection Committee. She commended them on their efforts to permanently protect the endangered areas by implementing a formalized and comprehensive land protection program. She named several benefits of such a program; a) maintaining a clean and healthy water supply, b) maintaining healthy marsh eco-systems, c) improving air quality, and d) minimizing flood damage.

Mr. Thomson thanked the Natural Resources Committee and the MPC Staff that were involved in these efforts for their hard work in the implementation of this program.

3. Summary of Matrix for Unified Zoning Ordinance

Charlotte Moore stated that the matrix would better explain the existing or proposed approach. She referred the Board Members to the copy of the matrix provided to them in the handouts and pointed out several changes and updates that were made.

Discussion

Ms. Myers had questions regarding the change in the number of Members of the Landmark District Review Board. She stated that changing the number of Board Members would take away from the amount of input during discussions and limit the chances for having a more diverse group of members.

VIII. ADJOURNMENT

There being no other business to come before the Commission the January 8, 2008 Regular Meeting was adjourned at 2:24 P.M.

Respectfully Submitted,

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

Note: Minutes not official until signed