



C H A T H A M   C O U N T Y - S A V A N N A H  
**METROPOLITAN PLANNING COMMISSION**  
*Planning the Future - Respecting the Past*

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Arthur A. Mendonsa Hearing Room  
June 16, 2009 1:30 PM  
Meeting Minutes

**June 16, 2009 Regular MPC Board Meeting**

**Members Present:** Jon Todd, Chairman  
Shedrick Coleman, Vice-Chairman  
Ellis Cook  
Ben Farmer  
Stephen Lufburrow  
Timothy S. Mackey  
Tanya Milton  
Jon Pannell  
Lacy Manigault

**Members Not Present:** Adam Ragsdale, Secretary  
Susan Myers, Treasurer  
Russ Abolt,  
Michael Brown  
David Hoover

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
James Hansen, AICP, Director, Development Services  
Marcus Lotson, Development Services Planner  
Shanale Booker, Administrative Assistant  
Constance Morgan, Administrative Assistant  
Marilyn Gignilliat, Executive Assistant  
Julie Yawn, Systems Analyst

**Advisory Staff Present:** Charles Odimgbe, CAT Executive Director  
Randolph Scott, CityZoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

1. [July 7, 2009 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street](#)

**Minutes:**

The next Regular MPC Meeting will be on July 7, 2009 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

2. [June 16, 2009 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room.](#)

**Minutes:** The MPC Finance Committee Meeting was held this morning at 11:30 AM in the West Conference Room.

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

**Amended Specific Development Plan**

3. [Hollow Oak Inert Landfill](#)

**Minutes:**

2814 Fort Argyle Road  
Hollow Oak Landfill  
County Commission District: 6  
Zoning District: P-D-R  
Acres: 19.06  
PIN: 1-1048 -01-001A  
James Wrenn, Owner  
Thomas Mahoney, Jr., Agent  
MPC File No. P-090513-00034-1

Jim Hansen, MPC Project Planner

The petitioner has requested to remove MPC File No. P-090513-00034-1 from the Final Agenda and continue it to the July 28, 2009 Regular Meeting in order to amend the Specific Plan.

Mr. Lufburrow **moved** to approve the petitioner's request. Mr. Coleman seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

The petitioner has requested that this item be removed from the Agenda and postponed to the July 28, 2009 Regular Meeting. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt - Not Present

Michael Brown - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Not Present

Jon Todd - 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.**

**VI. CONSENT AGENDA**

**Approval of MPC Meeting Minutes and Briefing Minutes**

4. [Approval of June 2, 2009 MPC Minutes and Briefing Minutes](#)

Attachment: [06.02.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.02.09 MPC Meeting Minutes.pdf](#)

**Minutes:**

Mr. Lufburrow **moved** to approve the June 2, 2009 MPC Minutes and Briefing Minutes as submitted. Mr. Coleman seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

Recommend approval of the MPC Meeting Minutes and Briefing Minutes as submitted. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt - Not Present

Michael Brown - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Not Present

Jon Todd - Aye

**Authorization(s)**

5. [Authorize the Executive Director to Execute Section LRTP Update Part 1 of 4 PI](#)

0007401 Supplemental Agreement for Fiscal Year 2009.

Attachment: [MPC Thomson Planning Grants 060909.pdf](#)

**Minutes:**

Mr. Lufburrow **moved** to authorize the Executive Director to Execute Section LRTP Update Part 1 of 4 PI 0007401 Supplemental Agreement for Fiscal Year 2009. Mr. Pannell seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

Recommend approval for the Executive Director to Execute Section LRTP Update Part 1 of 4 PI 0007401 Supplemental Agreement for Fiscal Year 2009. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Jon Pannell

Russ Abolt	- Not Present
Michael Brown	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

6. Authorize the Executive Director to Execute Section LRTP Update Part 2 of 4 PI 0008317 Supplemental Agreement for Fiscal Year 2009.

Attachment: [MPC Thomson Planning Grants 060909.pdf](#)

**Minutes:**

Mr. Lufburrow **moved** to authorize the Executive Director to Execute Section LRTP Update Part 2 of 4 PI 0008317 Supplemental Agreement for Fiscal Year 2009. Mr. Cook seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

Recommend approval for the Executive Director to Execute Section LRTP Update Part 2 of 4 PI 0008317 Supplemental Agreement for Fiscal Year 2009. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Ellis Cook

Russ Abolt	- Not Present
Michael Brown	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

7. [Authorize the Executive Director to Execute Section LRTP Update Part 3 of 4 PI 0008318 Supplemental Agreement for Fiscal Year 2009.](#)

Attachment: [MPC Thomson Planning Grants 060909.pdf](#)

**Minutes:**

Mr. Lufburrow **moved** to authorize the Executive Director to Execute Section LRTP Update Part 3 of 4 PI 0008318 Supplemental Agreement for Fiscal Year 2009. Mr. Mackey seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

Recommend approval for the Executive Director to Execute Section LRTP Update Part 3 of 4 PI 0008318 Supplemental Agreement for Fiscal Year 2009. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Timothy Mackey

Russ Abolt	- Not Present
Michael Brown	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

8. [Authorize the Executive Director to Execute Section LRTP Update Part 4 of 4 PI 0008964 Supplemental Agreement for Fiscal Year 2009.](#)

Attachment: [MPC Thomson Planning Grants 060909.pdf](#)

**Minutes:**

Mr. Lufburrow **moved** to authorize the Executive Director to Execute Section LRTP Update Part 4 of 4 PI 0008964 Supplemental Agreement for Fiscal Year 2009. Mr. Coleman seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

Recommend approval for the Executive Director to Execute Section LRTP Update Part 4 of 4 PI 0008964 Supplemental Agreement for Fiscal Year 2009. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Not Present
Michael Brown	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

9. [Authorize the Executive Director to Execute Section STP Funds for I-16 Flyover Supplemental Agreement for Fiscal Year 2009.](#)

Attachment: [MPC Thomson Planning Grants 060909.pdf](#)

**Minutes:**

Mr. Lufburrow **moved** to authorize the Executive Director to Execute Section STP Funds for I-16 Flyover Supplemental Agreement for Fiscal Year 2009.  
Mr. Cook seconded the motion.

**MPC Action: The motion carried with none opposed.**



**Motions:**

Recommend approval for the Executive Director to Execute Section STP Funds for I-16 Flyover Supplemental Agreement for Fiscal Year 2009. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Ellis Cook

Russ Abolt - Not Present

Michael Brown - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Not Present

Jon Todd - Aye

**VII. OLD BUSINESS**

**Zoning Petition - Text Amendment**

10. [Petition to Amend Section 8-3025 \(46\) City of Savannah Zoning Ordinance](#)

Attachment: [Staff Report2.pdf](#)

Attachment: [historic district boundaries.pdf](#)

**Minutes:**

**Issue:** The petitioner is proposing a text amendment to Section 8-3025 (46) of the City of Savannah Zoning Ordinance in order to accommodate free - standing ice vending units which produce and distribute ice to customers on site at any time.

**Policy Analysis:** Evolving technologies require us to consider matters that are not expressly delineated in our municipal codes. The proposed use can be a

valuable asset to a retail or commercial location and a convenience to the neighborhood as long as it does not detract from the neighborhoods character by, for example, decreasing parking or impeding public rights-of way. The ice vending unit must meet the development standards set forth in the Zoning Ordinance for the district in which it resides. This amendment will allow a use that will likely become more common throughout our community while regulating location and impact.

**Recommendation: Denial** of the petitioner's request to amend section 8-3025(46) of the City of Savannah Zoning Ordinance by adding the language "retail sale (limited manufacturing) permitted with no off -site delivery of ice products". It is further recommended that the following alternative amendment be **Approved**.

**Enact**

Section 8-3002 Definitions

**Ice Vending Unit. A free - standing, unmanned, self-contained machine or facility designed to store and/or manufacture ice for the purpose of dispensing the same on-site at any time.**

Section 8-3025(b) Provisions Regarding Use in B Districts and I Districts

**(46a) Ice Vending Unit [allowed in BH, BC, BG, BG-2, IL, and IH Districts]**

- a. Such units shall be not less than 30 or more than 250 square feet in size, and shall be considered principal use structures.**
- b. The use shall front on an arterial or collector roadway.**
- c. A site plan shall be submitted for review according to Section 8-3031.**
- d. No ice vending unit shall be located on or in required parking spaces attributable to another principal use.**
- e. Ice vending units shall provide a minimum of two off-street parking spaces.**
- f. Signage shall be permitted on one side of the unit only and shall not exceed one square foot for each lineal foot of unit wall as measured along the longest wall. In no case shall permitted signage exceed 20 square feet.**
- g. Not more than one ice vending unit shall be allowed on any single parcel.**
- h. Ice vending units shall not be allowed within the boundaries of the**

**Savannah National Historic Landmark District.**

**Speaking on the Petition:** Meredith Gaunce, Agent stated that she was requesting approval of the staff recommendation with the modification to item (c) permitting signage up to 25 square feet on each side of the building.

Mr. Mackey voiced his concerns regarding the proliferation of close proximity of these machines in the residential districts. He stated that there are areas in the West Savannah area where residential borders the I-H and the I-1 districts.

Ms. Gaunce replied that she did not feel that there would be a proliferation of these vending machines in the residential districts; 1) the machines are expensive; 2) the companies require that the units are three miles from another unit.

Mr. Mackey questioned Mr. Lotson on the Group Development Plan. He asked if this petition were to come under a Group Development Plan would it come before the board for approval on a per request basis.

Mr. Lotson stated that any ice machine that would be located on a parcel with a principle use building, for example, a convenience store, it would have to come before the board for approval as a group development. This would be done on a staff level only if the building is located on a lot where there are no other buildings present. In all cases the building would be subject to the development standards of the district that it resides in.

Mr. Mackey asked if the Board could impose a bonding requirement on the petitioner to remove the pods in the event that they become defunct.

Mr. Lotson stated that this could be done. He added that the Coffee Bluff Marina is zoned PDM (Planned Development Marina) and that staff will be happy to amend its recommendation to include that zoning classification.

Mr. Mackey asked if staff would also amend the recommendation to include that if there is a group development submittal that it does come before the Board and that there is a bonding requirement for defunct buildings.

Mr. Lotson replied that the Group Development Plans will have to come before the Board and that the specifics of the bonding requirements would require legal review. He reiterated that in any zoning classification these buildings would have to front onto an arterial or collector street so could it happen that it could be seen from a home, yes it could happen. But staff believes in general that these buildings will be placed primarily in commercial areas. Areas that are not directly adjacent to residential property.

Mr. Lufburrow **moved** to continue MPC File No. Z-090420-38821-2 to the July 7, 2009 MPC Regular Meeting in order to give staff the time to review the

legalities and the feasibility of the this petition . Mr. Mackey seconded the motion.

**MPC Action: The motion carried with none opposed.**

**Motions:**

Continue to July 7th Meeting - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Timothy Mackey

Russ Abolt - Not Present

Michael Brown - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Not Present

Jon Todd - Aye

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. REGULAR BUSINESS**

**X. OTHER BUSINESS**

11. [Proposed Amendments to MPC By-Laws and Procedural Manual](#)

Attachment: [MPC Board Thomson Three Week Schedule 061609.pdf](#)

**Minutes:**

Mr. Farmer **moved** to approve staff recommendation. Mr. Lufburrow seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to approve staff recommendation that a change be enacted in the way MPC Meetings are calendared and that meetings be scheduled on a three week rotational basis.

**Motions:**

Approval of staff recommendation that a change be enacted in the way that the MPC Meetings are calanderd and that meetings are scheduled on a three week rotational basis. - PASS

**Vote Results**

Motion: Ben Farmer

Second: Stephen Lufburrow

Russ Abolt	- Not Present
Michael Brown	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

**XI. ADJOURNMENT**

12. [Adjournment](#)

**Minutes:**

There being no further business to come before the Commission, the June 16, 2009  
Regular MPC Meeting adjourned at 2:45 PM.

Respectfully Submitted,

Thomas L. Thomson  
Executive Director

**Note: Minutes not official until signed.**

/cm