



Arthur A. Mendonsa Hearing Room  
November 10, 2009  
MINUTES

**November 10, 2009 Regular MPC Board Meeting**

**Members Present:** Shedrick Coleman, Chairman  
Adam Ragsdale, Vice-Chairman  
Jon Pannell, Secretary  
Lacy Manigault, Treasurer  
Russell Abolt  
Michael Brown  
Ellis Cook  
Ben Farmer  
Stephen Lufburrow  
Timothy Mackey  
Tanya Milton  
Susan Myers  
Jon Todd  
Joseph Welch

**Members Not Present:**

**Staff Present:** Thomas Thomson, P.E., AICP, Executive Director  
James Hansen, AICP, Director, Development Services  
Marcus Lotson, Development Services Planner  
Gary Plumbley, Development Services Planner  
Bri Finau, Administrative Assistant  
Christy Adams, Director, Administration  
Julie Yawn, Systems Analyst, IT

**Advisory Staff Present:** Randolph Scott, City Zoning Inspector

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

#### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

##### Notice(s)

1. [November 10, 2009 MPC Finance Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.](#)

Attachment: [Finance Committee MeetingAgenda11102009 \(2\).pdf](#)

2. [December 1, 2009 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

#### V. PRESENTATIONS

3. [Community Indicators Presentation - Dr. Michael Toma, Professor of Economics at Armstrong Atlantic State University](#)

Attachment: [Thomson The Planning Commission Re: Community Indicators 111009.pdf](#)

Dennis Hutton introduced Michael Toma, Professor of Economics at Armstrong Atlantic State University.

Mr. Toma presented "Savannah-Chatham County Community Indicator Database: Background and Progress Update, November 2009." The four key focus areas for the feasibility study are Education and Youth Development, Economic Independence, Health and Wellness, and Regionalism.

Sample brochures from Kent County, Michigan and Redmond City, Washington were presented as examples of the anticipated goal from the data collected for the local feasibility study. The study is currently in progress, with an estimated completion date to be in the latter half of 2010.

4. [Meddin Studios, 2333 Louisville Road - Staci Donegan, Marketing Director](#)

Attachment: [Meddin Studios - Press Release vFINAL \(3\).pdf](#)

Nick Grant, partner, presented an overview of the newly constructed Meddin Studios to the Board.

Mr. Grant highlighted the unique benefits of this studio project. Equipment rental, sales, or leasing, creative space, production, content storage, duplication and transfer, and training workshops along with additional services are available. This will yield higher quality creative production in local projects.

#### VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

##### Zoning Petition - Map Amendment

5. [445 John Carter Road](#)

**Board Action:**

**The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the December 1, 2009 Regular Meeting. - PASS**

**Vote Results**

Motion: Stephen Lufburrow  
Second: Jon Todd  
Russ Abolt - Aye  
Michael Brown - Aye  
Shedrick Coleman - Aye  
Ellis Cook - Aye  
Ben Farmer - Aye  
Stephen Lufburrow - Aye  
Timothy Mackey - Not Present  
Lacy Manigault - Aye  
Tanya Milton - Aye  
Susan Myers - Aye  
Jon Pannell - Aye  
Adam Ragsdale - Aye  
Jon Todd - Aye  
Joseph Welch - 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.**

**VII. CONSENT AGENDA**

**None**

6. [Adoption of 2010 MPC Calendar of Meetings](#)

Attachment: [2010 CALENDAR OF MEETINGS.pdf](#)

**Board Action:**

Approve proposed 2010 Calendar of Meetings. - PASS

**Vote Results**

Motion: Stephen Lufburrow	
Second: Adam Ragsdale	
Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

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

7. [Approval of October 20, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [10.20.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [10.20.09 MPC Meeting Minutes.pdf](#)

**Board Action:**

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

**Vote Results**

Motion: Stephen Lufburrow	
Second: Joseph Welch	
Joseph Welch	- Aye
Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**Amended Master Plan**

8. [The Reserve at Savannah Harbor](#)

Attachment: [Vicinity map.pdf](#)

Attachment: [Tax map.pdf](#)

Attachment: [Aerial map.pdf](#)

Attachment: [B Lots.pdf](#)

Attachment: [C Lots.pdf](#)

Attachment: [D Lots.pdf](#)

Attachment: [E Lots.pdf](#)

Attachment: [F Lots.pdf](#)

Attachment: [December 4, 2007 The Reserve Master Plan.pdf](#)

Attachment: [November 10, 2009 The Reserve Master Plan Amendment.pdf](#)

Attachment: [Staff Report M-091007-59537-2 The Reserve at Savannah Harbor Amended Master Plan.pdf](#)

The Reserve at Savannah Harbor

Parcel 8

102 Wayne Shakelford Parkway

PIN 2-0436-01-005 and 013 and 1-0432-01-001

Aldermanic District 1 – Chatham County Commission District 3

105 Acres – 95 Acres The Reserve – 10 Acres Tide Gate Tract

815 Dwelling Units

PUD-C Zoning District

MPC Ref. File No. M-09042-38671-2, M-071121-38671-2, and M-040430-53076-2

Thomas and Hutton Engineering Company, Engineer

Ralph Forbes, Agent

Brampton Plantation, LLC, Owner

MPC Project Planner: Gary Plumbley

The petitioner is requesting approval of an amended Master Plan for the purpose of increasing the lot area coverage for all lots, reducing the development setbacks, relocating the condominium buildings, and establishing a public boat ramp.

Mr. Plumbley presented the staff report and asked that the ten-acre tract of land known as the Tide Gate not be discussed today. This would eliminate Condition #2 in the conditions for recommended staff approval. The Tide Gate parcel is not presently controlled by the petitioner. The MPC will be given an opportunity to review and comment when a development plan is proposed for the parcel.

Mr. Ragsdale suggested removal of paragraph 1, sub-paragraph 5; paragraph 8; and paragraph 10 from the Findings section of the staff report. He also recommended any graphics pertaining to the master plans reflect the removal of the boat ramp.

Mr. Farmer asked for further explanation regarding the retail space.

Mr. Plumbley explained that, as proposed, retail space would be limited to 1,500 square feet in two buildings; one on each side of the Tide Gate tract totaling 3,000 square feet. There would be limited signage.

Mr. Farmer asked if those specifications were of petitioner's request or were limitations imposed?

Mr. Plumbley replied it was the petitioner's request.

Ralph Forbes of Thomas and Hutton Engineering Company, introduced himself as a representative of the petitioner and offered to answer any questions. There were none.

John McCleskey, Project Director of Savannah Harbor, stated he saw the plan about a week prior to the meeting. He stated he'd like to go on record as meeting the developer and hopes the project is successful.

**Board Action:**

The MPC staff recommends **approval** of the amended Master Plan which does not include the Tide Gate Tract with regard to any discussion or vote. The Staff Report shall be amended to eliminate the reference to the Tide Gate Tract or possible improvements to the Tide Gate Tract. - PASS  
Staff Report amendments are: Finding 1, section 5 to be stricken; Finding 8 to be stricken in its entirety; Finding 10 to be stricken in its entirety. Staff Recommendation Approval Condition #2 to be stricken in its entirety.

**Vote Results**

Motion: Ben Farmer  
Second: Russ Abolt  
Michael Brown - Aye  
Ben Farmer - Aye  
Stephen Lufburrow - Aye  
Timothy Mackey - Aye  
Lacy Manigault - Aye

Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye
Ellis Cook	- Aye
Russ Abolt	- Aye
Shedrick Coleman	- Aye

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

9. [Submittal](#)

There being no further business to come before the Commission, the November 10, 2009 Regular MPC Meeting adjourned at 2:25 PM.

Respectfully Submitted,

Thomas L. Thomson  
Executive Director

/bf

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