



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

Arthur A. Mendonsa Hearing Room
August 31, 2010 1:30 p.m.
MINUTES

August 31, 2010 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Jon Pannell, Secretary
Lacy Manigault, Treasurer
Ellis Cook
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Tanya Milton
Susan Myers
Rochelle Small-Toney
Jon Todd
Joseph Welch

Members Not Present: Russ Abolt

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Noel Perkins, Director, SAGIS
Sarah Ward, Director, Historic Preservation
James Hansen, AICP, Director, Development Services
Amanda Bunce, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, SAGIS/IT Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [August 31, 2010, Finance Committee Meeting at 11:45 AM in the West Conference Room](#)

Attachment: [Finance Committee Meeting Agenda 083110.pdf](#)

2. [September 21, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

3. [SAGIS.org Presentation - Noel Perkins](#)

Attachment: [Thomson Planning Commission, Re; SAGIS.org 083110.pdf](#)

Mr. Noel Perkins, Director of SaGIS, presented the new SaGIS.org website that will be released on September 1, 2010. The new system has been updated greatly and it will offer a subscription- based premium level. The free version will remain but without some of the premium functions. Various searches and tools will make this site a great asset to any user.

It will perform with the old website system until its demise on November 30, 2010.

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

Zoning Petition - Map Amendment

4. [12214 Deerfield Road](#)

Board Action:

It is recommended that this item be continued to the MPC meeting on November 2, 2010. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Lacy Manigault

Shedrick Coleman - Aye

Ellis Cook - 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
Rochelle Small-Toney	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

5. [8106 Waters Avenue - R-6 to PRT](#)

Board Action:

Staff recommends withdrawing the item per the petitioner's request. -

Vote Results

Motion:

Second:

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

Approval of MPC Meeting Minutes and Briefing Minutes

6. [Approval of August 10, 2010 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [08.10.10 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.10.10 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Adam Ragsdale

Second: Tanya Milton

Shedrick Coleman - Aye

Ellis Cook - 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
Rochelle Small-Toney	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

Victorian District - New Construction

7. [313 East Park Avenue](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Submittal Packet.pdf](#)
Attachment: [VICINITY_MAP.pdf](#)
Attachment: [ZONING_MAP.pdf](#)
Attachment: [AERIAL_MAP.pdf](#)

Ms. Sarah Ward, Director of Historic Preservation, presented the petitioner's request of approval for New Construction of a two-story single family residence. The MPC recommends approval with conditions.

Board Action:

Approval of the two foot side yard setback variance on the east and a two foot – eight inch side yard setback variance on the west from the five foot minimum standard.

Approval for new construction of a two-story single-family residence with the following conditions to be resubmitted to staff for final approval:

1. Provide expressed piers on front porch foundation; - PASS
2. Install wood stairs with wood treads;
3. The entrance to feature a transom and possibly sidelights to be compatible with neighboring historic structures;

4. Reduce height of railing to 36” permitted on single-family residential; and

5. Hardi-plank must have a smooth finish.

Vote Results

Motion: Susan Myers

Second: Lacy Manigault

Shedrick Coleman - Aye

Ellis Cook - 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

Rochelle Small-Toney - Aye

Jon Todd - Aye

Joseph Welch - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Staff Text Amendment

8. [Text Amendment to the Chatham County Zoning Ordinance Section 4-12.f \(Environmental Overlay District, Environmental Standards\)](#)

Attachment: [Staff Report Z-100824-56047-1.pdf](#)

Ms. Amanda Bunce, MPC Development Services Planner, presented the request of the Chatham County Zoning Board of Appeals to amend the Environmental Standards of the Environmental Overlay District to: 1) eliminate a 50 foot building setback requirement for certain marsh front lots; and, 2) to require a 35 foot riparian buffer for certain marsh front lots. This request will affect approximately 170 properties. The MPC staff is recommending approval.

Ms. Marianne Heimes, citizen, stated she thinks this is good; she just asks that the Zoning Board of Appeals respect this amendment.

Mr. Ragsdale asked if the CDC Coastal Stormwater Supplement passes its ordinance, will that supercede this text amendment.

Mr. Thomson stated the Coastal Stormwater Supplement is guidance at this point; more information will be obtained and provided.

Board Action:

Staff recommends approval. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Ben Farmer

Shedrick Coleman - Aye

Ellis Cook - 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

Rochelle Small-Toney - Aye

Jon Todd - Aye

Joseph Welch - Aye

XI. OTHER BUSINESS

9. [Election of Officers for 2010 - 2011](#)

Mr. Coleman presented the current slate of officers for approval as follows:

Shedrick Coleman - Chairman

Adam Ragsdale - Vice Chairman

Jon Pannell - Secretary

Lacy Manigault - Treasurer

Board Action:

Approve current slate of officers:

Shedrick Coleman - Chairman - PASS

Adam Ragsdale - Vice Chairman

Jon Pannell - Secretary

Lacy Manigault - Treasurer

Vote Results

Motion: Ben Farmer

Second: Stephen Lufburrow

Shedrick Coleman - Aye

Ellis Cook - 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

Rochelle Small-Toney - Aye

Jon Todd - Aye

Joseph Welch - Aye

XII. ADJOURNMENT

10. Submittal

There being no further business to come before the Commission, the August 31, 2010 Regular MPC Meeting adjourned at 2:17 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

/bf

Note: Minutes not official until signed.

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.