



Arthur A. Mendonsa Hearing Room
November 2, 2010 1:30 p.m.
MINUTES

November 2, 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
Timothy Mackey
Tanya Milton
Joseph Welch

Members Not Present: Russ Abolt
Rochelle Small-Toney
Stephen Lufburrow
Susan Myers
Jon Todd

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [November 2, 2010 MPC Finance Committee Meeting at 11:15 AM in the West Conference Room, 110 East State Street.](#)

Attachment: [Finance Committee Meeting Agenda 110210.pdf](#)

2. [November 23, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Acknowledgement(s)

3. [Community Planning Month](#)

Ms. Charlotte Moore announced that October has been designated as National Community Planning Month, recognizing the planning efforts and values put forth by planners and planning commissions nationwide. Locally, both the Savannah City Council and the Commissioners of Chatham County issued proclamations in support of National Community Planning Month. Ms. Moore thanked the Board for their efforts and contributions and noted that the proclamations are displayed in the MPC foyer.

Mr. Thomson thanked Ms. Moore and Mr. David Ramsey for their efforts and contributions in publicizing National Community Planning Month. The Board thanked them as well.

4. [Georgia Planning Association's Outstanding Initiative for a Large Community Award - Joanna Bounds, Resource Protection Planner](#)

Attachment: [Thomson Planning Commission, Re; CCRPC Receives Two State Awards for Land Conservation 102810.pdf](#)

Ms. Joanna Bounds, Resource Protection Planner for the MPC, discussed the establishment of policies and procedures for the Chatham Resource Protection Commission. There have been 970 acres of sensitive properties thus far protected and two miles of new trails for public recreational usage created. Ms. Bounds thanked Ms. Jackie Jackson-Teel, Ms. Ellen Harris, Ms. Bethany Jewell, and Mr. Thomas Thomson for their contributions to the success of the RPC.

The award was received on October 1, 2010 by Mr. Thomson at the Georgia Planning Associations Annual Conference in Valdosta, Georgia. It was received due to the RPC's Outstanding Initiative for a Large Community and Innovative

Program in Land Conservation and Continued Advancements in the Field of Planning.

5. Conserve Georgia's Land Conservation Award - Joanna Bounds, Resource Protection Planner

Attachment: Thomson Planning Commission, Re; CCRPC Receives Two State Awards for Land Conservation 102810.pdf

Ms. Bounds informed the Board that this award was received on October 6, 2010 in Atlanta, Georgia. Dr. Dionne Hoskins, RPC Chair, along with Ms. Bounds, accepted the award from Governor Purdue.

V. PRESENTATIONS

6. "Go Green 5K and the Opening of the Whitemarsh Preserve" - Joanna Bounds, Resource Protection Planner

Attachment: Thomson Planning Commission, Re; Go Green 5K and the Opening of the Whitemarsh Preserve 102810.pdf

Ms. Bounds reported on the Whitemarsh Preserve Go Green 5K Run. The Whitemarsh Preserve was purchased by the County in 2000. In 2008, it was placed under the Chatham County Resource Protection Commission. It is approximately 150 acres with 40 acres of wetlands and a two acre open field. Several trails exist on the property, though its existence was not widely known. An official ribbon-cutting ceremony was held to advertise the preserve and encourage its use. The Go Green 5K Trail Run was held October 16, 2010 and it highlighted a new trail created for the race. County Chairman Pete Liakakis, County Manager Russ Abolt, and County Commissioner Patrick Shay were in attendance for the ribbon cutting ceremony.

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

Zoning Petition - Map Amendment

7. 12214 Deerfield Road

Board Action:

This item has been requested by the petitioner to be continued until further notice. - PASS

Vote Results

Motion: Jon Pannell

Second: Ellis Cook

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Joseph Welch	- Aye
Adam Ragsdale	- Not Present

8. Zoning - 120 Johnny Mercer Boulevard (R-1/EO and CM/EO to P-B-C/EO)

Board Action:

This item has been requested by the petitioner to be continued to the November 23, 2010 MPC Meeting. - PASS

Vote Results

Motion: Jon Pannell
Second: Ellis Cook

Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Joseph Welch	- Aye
Adam Ragsdale	- Not Present

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

9. Approval of September 21, 2010 MPC Meeting Minutes and Briefing Minutes

Attachment: [09.21.10 MPC BRIEFING MINUTES.pdf](#)
Attachment: [9.21.10 MPC Meeting Minutes.pdf](#)

Board Action:

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

Vote Results

Motion: Jon Pannell

Second: Lacy Manigault

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Joseph Welch - Aye

Adam Ragsdale - Not Present

Amended General Development Plan

10. [Ramsey Run Self Storage/Dollar General Store - 11965 and 11975 Apache Avenue](#)

Attachment: [VICINITY_MAP.pdf](#)

Attachment: [TAX_MAP.pdf](#)

Attachment: [LAND_USE_MAP.pdf](#)

Attachment: [AERIAL_MAP.pdf](#)

Attachment: [5' x 10' Monument Sign \(8' Overall Height\).pdf](#)

Attachment: [4'-6 X 33'-3 Box Building Sign.pdf](#)

Attachment: [DG SAVANNAH #2 EXTERIOR ELEVATION 9-27-10.pdf](#)

Attachment: [2006 GENERAL DEVELOPMENT PLAN.pdf](#)

Attachment: [AMENDED GDP.pdf](#)

Attachment: [STAFF REPORT 11-02-10 P-101012-61048-2 Dollar General Amended General & Specific Development Plan.pdf](#)

Board Action:

The MPC staff recommends **approval** of the proposed amended General Development Plan, for the self-serve mini-storage warehouse facility and the general retail department store subject to conditions.

The MPC staff, based on the previously stated findings, further recommends removal for future site plan actions for the entire subject site, the requirement of Section 8-3031 (D) (1) (a) of the Savannah Zoning Ordinance which requires that all site plans be approved by the Mayor and Aldermen. - PASS

Vote Results

Motion: Jon Pannell	
Second: Timothy Mackey	
Adam Ragsdale	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Joseph Welch	- Aye

11. Gamble Storage Building - 410 Stephenson Avenue

Attachment: [staff rpt.pdf](#)

Attachment: [Approved and Proposed Plans.pdf](#)

Board Action:

It is recommended that the request be approved. - PASS

Vote Results

Motion: Timothy Mackey

Second: Ellis Cook

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Joseph Welch - Aye

Adam Ragsdale - Not Present

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Specific Development Plan

12. Atlas Equipment Rental Yard Specific Development Plan - 2589 West Bay Street

Attachment: [W. Bay st. Aerial.pdf](#)

Attachment: [2589 W. Bay st. pictometry.pdf](#)

Attachment: [Atlas Correspondence.pdf](#)

Attachment: [Fence Elevatioin Atlas Rental.pdf](#)

Attachment: [Site Plan Atlas Rental Yard.pdf](#)
Attachment: [Street View Photo.pdf](#)
Attachment: [Atlas Equipment Rental Yard Staff report.pdf](#)

2589 West Bay Street
Atlas Equipment Rental Yard
PIN: 2-0025-04-003
W. Earle Fuller, Owner
Downer Davis, Agent
Aldermanic District: 1
County Commission District: 8
Zoning District: BH & IL
Acres: 0.64
MPC File No. P-101011-37406-2

Mr. Marcus Lotson, MPC Development Planner, informed the Board of the petitioner's request for site plan approval and the granting of a 30 foot buffer variance along the side and rear property lines, and a five foot buffer variance along the front property line. The request, if approved, would allow for the establishment of an incidental outdoor storage yard on a presently vacant site. Zoning Ordinance development standards stipulate that 1) the storage area be adjacent to, on the same lot as, or across the street from the principle use; 2) access to and from the storage area shall not be from a minor or collector street which also serves residential properties; 3) a site plan shall be submitted and approved by the Planning Commission under the provisions of Section 8-3031; and, 4) no materials may be stacked higher than the fence surrounding the property. The Commission may require solid architecturally designed masonry fencing and/or additional landscaping.

The petitioner is seeking variances from the buffering requirements of the Ordinance. A type-E buffer (an eight foot high fence and a 30 foot planted landscape strip) is required. The petitioner is proposing a 25 foot buffer along the front (Bay Street) to conform with the existing commercial building to the west. Along the sides and rear, the petitioner is requesting a 30 foot variance from the landscaping provision, citing the lack fact that the property abuts other industrially zoned lands and that the one resident in close proximity to the west has submitted a letter stating her preference for a fence to be built on the property line, thus avoiding the creation of an alley-like space between her property and the subject site. Other than letters of support from the immediate neighbor and a nearby trucking company, no additional comments have been received. Staff is supportive of the variance requests and recommends approval of the general development plan.

Downer Davis, agent for the petitioner, stated the petitioner will remove the existing fence of the neighbor's property and install a new one on the petitioner's property.

Mr. Manigault suggested to complete the fencing all the way around; if the vacant building was ever torn down, the fencing would be exposed.

Mr. Ragsdale stated he thinks the neighbor should be consulted again due to conflict of the fencing materials. She is requested a non-opaque fence that she can see through but a wooden fence is be offered. It sounds as if she wants a chainlink fence.

Mr. Davis recommended off-setting the fencing and chainlink the fencing adjacent to her property.

Mr. Farmer also recommended speaking with the neighbor again to be sure all are understanding and agreeing to the same thing.

Mr. Davis stated the property previously had a metal fence that sat half-way between the property line and the back of the curb on Ripley Avenue. The previous owner took the fence down about three years ago rather than repair and replace it. The clients choose this location to move their inventory from Garden City to be closer to their facility to service the port and other proximate areas. He asked if a requirement of a wooden fence the entire distance is needed to approve the petition. He stated they could agree to that so the petitioner could commence utilization of the facility; with the condition that if the neighboring resident does not want the wooden fence, to bring it down and install the chain link. The offset would be included also.

Mr. Thomson stated the Commission could approve the petition with direction to staff to obtain direct wishes of the neighboring resident.

Mr. Coleman agreed with Mr. Thomson that the neighboring resident's request of the fencing be clarified and adhered to.

Mr. Manigault stated the neighboring resident should also be clearly advised of what will be stored next to her property; she may decide she may not want to see that on a daily basis. It is important to communicate this to her.

Board Action:

Approval - with provision of written approval from adjacent property owner of proposed wood fencing or compliance with adjacent property owner's stipulations. - PASS

Vote Results

Motion: Ben Farmer

Second: Tanya Milton

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton	- Aye
Jon Pannell	- Aye
Joseph Welch	- Aye
Adam Ragsdale	- Aye

Zoning Petition - Staff Text Amendment

13. [Text Amendment to the Chatham County Zoning Ordinance Section 4-14f \(Environmental Overlay District - Environmental Standards\)](#)

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

Mr. Jim Hansen, MPC Development Services Director, presented the request to the Board. He stated that the Board had previously approved a text amendment to the Environmental Overlay District but that subsequent to consideration by the Chatham County Commissioners, the Chatham County Engineer had requested minor modifications to the proposed language to clarify intent and references to appropriate State Statutes and regulations. In addition, minor changes were made to clarify requirements specific to the creation and/or operation of marinas. Though semantic in nature, it was determined that in the spirit of openness that the amendment should be brought back to the Board for reconsideration.

Board Action:

Staff recommends approval of the proposed amendment. - PASS

Vote Results

Motion: Timothy Mackey

Second: Jon Pannell

Adam Ragsdale	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Joseph Welch	- Aye

XI. OTHER BUSINESS

XII. ADJOURNMENT

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.