



Arthur A. Mendonsa Hearing Room
November 23, 2010 1:30 p.m.
MINUTES

November 23, 2010 Regular MPC Board Meeting

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

Members Not Present: J. Adam Ragsdale, Vice-Chairman

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
Sarah Ward, LEED, AP, Director of Historic Preservation
Dennis Hutton, AICP, LEED, AP, Director, Comprehensive Planning
Ellen Harris, Preservation Planner
Bri Finau, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Keith Shipman, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [December 14, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Acknowledgement(s)

2. [Introduction of Intern Jonathan Sherwood - Jackie Jackson Teel](#)

Attachment: [Thomson Planning Commission, Re; Introduction of Intern Jonathan Sherwood 091210.pdf](#)

Ms. Jackie Jackson-Teel, MPC Natural Resources Administrator, presented Mr. Jonathan Sherwood to the Board.

Jonathan Sherwood has graciously volunteered to work for free within the Comprehensive Planning and Natural Resources Department. Jonathan is an Iowa native who has spent several years living and working in the Savannah area. He studied at Armstrong Atlantic State University and later graduated from Iowa State University with a bachelor's degree in Community and Regional Planning. While in college, Jonathan put an emphasis on sustainable communities as he studied planning. As an intern with the MPC, Jonathan is doing research on climate change and health issues as they relate to comprehensive planning and helping staff with the update of the Tricentennial Plan's short term work program.

Mr. Sherwood thanked the Commission for the opportunity to intern at the MPC. He stated he anticipates gaining some valuable insight and experience. He stated he is excited to work on the projects he's been assigned to; they are compatible to his interests.

Mr. Coleman welcomed Mr. Sherwood and thanked him for his contributions and interest in the Savannah community.

V. PRESENTATIONS

3. [Impact and Benefits of Buying Local Presentation - Paula Kreissler](#)

Attachment: [Thomson Planning Commission, Re; Buy Local Savannah 112310.pdf](#)

Ms. Paula Kreissler, a local business owner and immediate past president of Buy Local Savannah, addressed the Commission on the potential impacts and benefits of supporting local businesses. She stated the Buy Local Savannah business has been in existence for eleven years. The requirements to be a member of the volunteer organization is that the

business must be local and the business's deposits have to stay in Savannah. Ms. Kreissler highlighted the benefits of being a member, the foremost being it keeps local money in the community. She encouraged all to visit the website, www.buylocalsavannah.com to find member vendors and shop.

Her business, The Wound Care Clinic, was the 2007 Savannah Small Business Chamber "New and Emerging Business of the Year"; and, the 2008 Savannah Area Chamber of Commerce "Small Business of the Year."

There are a number of compelling reasons to support local businesses, according to the Retail Merchants Association: for every one dollar spent at local businesses, approximately forty-five cents is reinvested locally (non-local businesses reinvest, at most, fifteen cents in the local community); local businesses support local non-profit organizations at higher levels than national chains; local businesses tend to support other local businesses, increasing the number of jobs and the vitality of the local economy.

In commenting on the recent announcement of the expansions of Gulfstream, JCB, and Mitsubishi Power Systems, Dr. Michael Toma, Director of the Center for Regional Analysis at Armstrong-Atlantic University, said that the economic impact of the expansion would be significantly increased if the companies were committed to purchasing materials from local vendors. In this time of economic uncertainty, supporting local businesses is critical to their, and the community's, survival.

In celebration and support of local businesses who are dedicated to supporting the local economy, today's Thanksgiving lunch was provided by Thrive Cafe, located in the Whitmarsh Shopping Center on Whitmarsh Island. Wendy Armstrong, chef and owner of Thrive, is committed to providing food from local sources. The impact of such local purchasing policies was highlighted recently in a study UGA's Center for Agribusiness and Economic Development, College of Agricultural and Environmental Science.

4. [Mid-Century Modernism in Savannah's Historic District by Robert Ciucevich, Quatrefoil Consulting](#)

Ms. Sarah Ward, MPC Director of Historic Preservation, presented Mr. Robert Ciucevich. Mr. Ciucevich is the president of Quatrefoil Consulting, a Savannah-based private cultural resource management firm. Mr. Ciucevich, a Savannah native, is a local expert on the mid-century experience in Savannah and has conducted numerous surveys throughout the region to document and analyze our cultural assets. This has resulted in several preparations of nominations to the National Register of Historic Places. He has been a Preservation Planner for the Middle Georgia RDC, serving many counties throughout the state. In 2005, he published a book entitled "Tybee Island, Georgia: The Long Branch of the South."

Mr. Robert Ciucevich narrated a slide presentation highlighting the progressive architecture in the Savannah area.

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

Zoning Petition - Map Amendment

5. Zoning - 120 Johnny Mercer Boulevard (R-1/EO and CM/EO to W1/EO)

- Attachment: [TAX_MAP.pdf](#)
- Attachment: [ZONING_MAP.pdf](#)
- Attachment: [LAND USE_MAP.pdf](#)
- Attachment: [AERIAL_MAP.pdf](#)
- Attachment: [staff rpt 11-23-10.pdf](#)

Board Action:

It is requested to remove item from Final Agenda to the January 11, 2011 MPC Meeting. - PASS

Vote Results

Motion: Russ Abolt
Second: Ben Farmer

Russ Abolt	- Aye
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
Rochelle Small-Toney	- 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 the 2011 MPC Calendar of Meetings

- Attachment: [2011 CALENDAR OF MEETINGS 11.23.2010.pdf](#)

Board Action:

Adopt proposed 2011 MPC Meeting calendar. - PASS

Vote Results

Motion: Jon Todd

Second: Russ Abolt

Russ Abolt - Aye

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

Rochelle Small-Toney - Aye

Jon Todd - Aye

Joseph Welch - Aye

Approval of MPC Meeting Minutes and Briefing Minutes

7. [Approval of November 2, 2010 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [11.02.10 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.02.10 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Jon Todd

Second: Lacy Manigault

Russ Abolt - Aye

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

Rochelle Small-Toney - Aye

Jon Todd - Aye

Joseph Welch - Aye

Committee Report(s)

8. [MPC Finance Committee Report](#)

Attachment: [Manigault Planning Commission, Re; Finance Committee Report 11232010.pdf](#)

Mr. Lacy Manigault, Finance Committee Chairman, reported that the Committee met Tuesday, November 2, 2010, to review the audited Financial Statements for the year ended December 31, 2009 prepared by Karp, Ronning & Tindol, CPAs. The Committee also reviewed the "Communication with Those Charged with Governance" and the Management Letter.

As always, a "clean" opinion was received from the auditors, which means that they noted no irregularities or misstatements and the information in the Financial Statements is "fairly presented" meaning that you can rely on the information presented in the Statements.

Even in these economic times, MPC continues to have a solid financial position. Mr. Manigault stated the budget would be presented at the December 14, 2010 meeting.

Chairman Coleman and Mr. Thomson both praised the MPC staff for their industrious use of financial resources.

General Development Plan

9. [Windsor Forest High School - 12419 Largo Drive](#)

Attachment: [Windsor Forest Site Plan.pdf](#)

Attachment: [Windsor Forest Photos.pdf](#)

Attachment: [Windsor Forest Photos 2.pdf](#)

Attachment: [Windsor Forest Aerial Photo.pdf](#)

Attachment: [Windsor Forest Staff Report \(2\).pdf](#)

Mr. Lufburrow praised the School Board for their cooperation with this project.

Board Action:

Denial of the requested variance as submitted and conditional approval of the general development plan. - PASS

Vote Results

Motion: Jon Pannell

Second: Ben Farmer

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Rochelle Small-Toney	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

Amended General Development Plan

10. Candler Hospital Cyberknife Addition

Attachment: [AERIAL_MAP.pdf](#)

Attachment: [ZONING_MAP.pdf](#)

Attachment: [VICINITY_MAP.pdf](#)

Attachment: [TAX_MAP.pdf](#)

Attachment: [11-23-10 STAFF REPORT P-101119-59029-2 Candler Hospital Cyberknife Addition Amended General Development Plan.pdf](#)

Board Action:

The MPC staff recommends approval. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Russ Abolt

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Rochelle Small-Toney - Aye

Jon Todd - Aye

Joseph Welch - Aye

Victorian District - New Construction

11. 528 East Duffy Street, Mainsail Construction

Attachment: [Submittal Packet.pdf](#)
Attachment: [Aerial MAP.pdf](#)
Attachment: [TAX MAP.pdf](#)
Attachment: [Zoning MAP.pdf](#)
Attachment: [Staff Report.pdf](#)

Board Action:

Approval of the one foot side yard setback variance on the east from the five foot minimum standard.
Approval for new construction of a two-story single-family residence with the condition that the height of railing not exceed 36 inches. - PASS

Vote Results

Motion: Susan Myers
Second: Russ Abolt

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Rochelle Small-Toney	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

12. [200 Stephenson Avenue Executive Court - Fascia Sign](#)

Attachment: [Details of Proposed Ozark Sign.pdf](#)
Attachment: [Proposed Ozark Sign On Building.pdf](#)
Attachment: [Front Building Elevation.pdf](#)
Attachment: [11-23-10 STAFF REPORT P-101102-34381-2 SIGN VARIANCE STEPHENSON AVENUE EXECUTIVE COURT.pdf](#)

200 Stephenson Avenue
Site Area: 1.89 Acres
PINs: 2-0144-11-024 abd 2-0144-10-001
Owner: MFW of Savannah, LLC
Petitioner/Agent: Mr. Erwin A. Friedman
Aldermanic District: 4
County Commission District: 1

MPC File Number P-101102-34381-2
MPC Project Planner: Gary Plumbley

Mr. Gary Plumbley, MPC Development Services Planner, presented the petitioner's request of approval of a 40 square foot sign area variance (from the maximum permitted area of 75 square feet) for the allowable principal use fascia signage facing Stephenson Avenue.

Mr. Farmer asked if the current freestanding principal use sign is the same as a monument sign.

Mr. Plumbley replied no, it is not. A monument sign is an example of a freestanding principal use sign, as is a pole sign, expansion sign, and so forth. A directory sign has been recommended and it can take on any form - monument, pole, etc.

Mr. Farmer asked would that be a replacement for the existing freestanding principal use sign?

Mr. Plumbley stated, yes it would; there can only be one freestanding sign. The directory sign in this zoning district would only be allowed 60 square feet in area or 12 square feet per user, whichever is greater. The existing sign could be expanded by 12 square feet.

Mr. Farmer asked if there were a need to limit the number of fascia signs, the best alternative would be to use a directory sign.

Mr. Plumbley stated while only one freestanding principal use sign is allowed per development per street frontage, it is common for there to be a principal use freestanding sign as well as fascia signage on the development. If this building were located on the other side of Stephenson, a different allowance would be available due to the different zoning classification, which the maximum amount of fascia signage would be 300 square feet. The current allowance is square 75 feet.

Mr. Farmer asked if there was any discussion regarding on what level the sign would be located.

Mr. Plumbley stated it was submitted to be on the top of the building. After speaking with the petitioner, it was decided to be on the second floor. As of this meeting date, there was discussion of it being on the ground floor.

Ms. Small-Toney asked how many potential tenants could occupy the building that may require signs in the future.

Mr. Plumbley stated there is no limitation on tenant occupancy; the limitation would only apply to the sign square footage.

Ms. Small-Toney stated she is concerned with having a building loaded with signs.

Mr. Coleman stated that because the area of signage is already over what is allowed, any additional signage will have to come before the Commission for approval or the owner must resize the signs to stay in the parameters of what is already approved.

Mr. Mackey asked where could the bank put their sign under the current guidelines.

Mr. Plumbley stated if the building was void of any signage, the owner could put 75 square feet anywhere on the building. The request at this meeting is to construct a 45 square foot sign on the building, which requires approval for a variance, as would any future signage.

Mr. Manigault asked if the owner was aware of the limitations of the sign?

Mr. Plumbley stated he believed the owner thought he had more space available, but he is fully aware now.

Mr. Farmer asked if conditions could be attached with approval regarding the location of the sign.

Mr. Plumbley stated the sign is for aesthetic purposes, and to alter what is considered normal signage, it would be appropriate to place conditions.

Mr. Ernie Friedman, petitioner, responded to Ms. Small-Toney's question. He stated that there could be four in the building. He stated rezoning may have been more appropriate at the time of building the structure, to eliminate the need for signage variances. The sign was originally intended to be above the first floor; which would be above the bank on the first floor. The monument sign was never intended to be a directory sign; it was to complement the building and area. There are two directory signs inside the building.

Mr. Farmer stated he does not want the building to become a billboard.

Mr. Freidman apologized for not recognizing the need to rezone previously. He stated he wants to maintain the dignity of the City.

Mr. Lufburrow stated though signage is needed, multiple signs would detract from the building. To place the sign above the first floor as opposed to the top of the building as submitted, indicates anticipation of additional signage to be located near each tenant's location. He stated he does not have a problem with approving this if the signage is in keeping with what is already on the building. If it is approved on a specific location on the building, he stated he would not be in favor of approving additional signage on the building beyond that.

Mr. Cook recommended for the sake of visual compatibility to put the sign on the top right of the building to balance the Wells Fargo sign.

Mr. Coleman stated that what is currently before the Commission is the approval of a sign variance needed under the current zoning.

Mr. Thomson stated that staff recommendation was predicated on the picture, which shows the sign on the top right of building.

Mr. Coleman stated that at the pre-meeting and as presented to the Commission, that Mr.

Plumbly did not state a location. Though the drawing indicates the sign on the top right of the building, it was not specifically stated.

Mr. Todd stated nowhere in the staff report did the location, other than facing Stephenson Avenue, was the location of the sign addressed.

Board Action:

The MPC staff recommends **approval** of a 40 square foot sign area variance (from the maximum permitted area of 75 square feet) for the allowable principal use fascia signage facing Stephenson Avenue. This motion is to include defining the location of the sign to balance the existing sign on the building. - FAIL

Vote Results

Motion: Stephen Lufburrow

Second: Ben Farmer

Russ Abolt	- Nay
Shedrick Coleman	- Nay
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Nay
Susan Myers	- Aye
Jon Pannell	- Nay
Rochelle Small-Toney	- Nay
Jon Todd	- Nay
Joseph Welch	- Nay

Board Action:

The MPC staff recommends **approval** of a 40 square foot sign area variance (from the maximum permitted area of 75 square feet) for the allowable principal use fascia signage facing Stephenson Avenue. - PASS

Vote Results

Motion: Russ Abolt

Second: Jon Todd	
Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Nay
Ben Farmer	- Nay
Stephen Lufburrow	- Nay
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Rochelle Small-Toney	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Text Amendment

13. [Historic Building Map Update to Section 8-3030 Historic District, Subsection \(f\) Classification of Structures](#)

Attachment: [Staff Report Z-101012-36582-2.pdf](#)

Attachment: [Analysis of Buildings Eligible for Designation.pdf](#)

Attachment: [Proposed Historic Building Map.pdf](#)

Ms. Sarah Ward, Director of Historic Preservation, presented the text amendment petition to designate 112 buildings as historic and add to the Historic Building Map.

Ms. Beth Reiter, Mr. Daniel Carey, and Ms. Jean Lambden all supported the petitioned request.

The Planning Commission recommend that the Mayor and Aldermen approve the amendment to Section 8-3030, Historic District, subsection (f), Classification of Structures and add the following 112 structures, identified in the attached Analysis of Buildings Eligible for Designation, to the Historic Building Map.

Board Action:

The Planning Commission recommends that the Mayor and Aldermen approve the amendment to Section 8-3030, Historic District, subsection (f), Classification of Structures and add the following - PASS

112 structures, identified in the attached Analysis of Buildings Eligible for Designation, to the Historic Building Map.

Vote Results

Motion: Stephen Lufburrow

Second: Susan Myers

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Rochelle Small-Toney	- Aye
Jon Todd	- Not Present
Joseph Welch	- Aye

XI. OTHER BUSINESS

14. [Atlas Equipment Rental Yard - Follow up memo](#)

Attachment: [Thomson Planning Commission, Re; Fence Design - Atlas Equipment Rental Storage Yard, 2589 West Bay Street 111610.pdf](#)

Mr. Thomson informed the Commission that Ms. Smith stated that an 8 foot high wood fence with three strands of barbed wire was acceptable to her. Staff advised the petitioner to revise the site plan to reflect this change. The petitioner has submitted a revised plan that reflects the aforementioned fence design. The new design includes an 8 foot high wood fence along the entire western property line and the Bay Street frontage. The wood fence continues down the eastern property line and terminates at the Ripley Avenue curb cut. The remaining fence is chain link as approved. The City of Savannah reviewing departments have reviewed and approved the revised site plan and all other development requirements have been met.

15. [River's Alive Cleanup Events - Jackie Jackson Teel](#)

Attachment: [Thomson Planning Commission, Re; River's Alive Cleanup Events 111510.pdf](#)

Ms. Jackie Jackson-Teel, MPC Natural Resources Planner, presented the activities throughout October and November. Area organizations and residents gathered together to clean up both Hayner's Creek and Richardson Creek. These events were part of River's Alive, Georgia's 18th annual statewide campaign to clean and preserve the State's rivers and streams. Local sponsors include the MPC Natural Resources Program, Chatham County, the City of Savannah, Clean Coast, Moon River Kayak Tours, and both the Ogeechee and

the Savannah Riverkeeper.

The October 23rd clean-up on Hayner's Creek had over 60 volunteers come out to help pick up over 10 cubic yards of trash and floating debris in the waterways surrounding the Rivers End boat ramp and Halcyon Bluff areas of Savannah.

Additionally, on November 6th, the focus area was the Wilmington River and Richardson Creek in unincorporated Chatham County. Volunteers gathered at the Spencer Boat Ramp off of Island's Expressway to set off on foot and in kayaks to help clear the waterways of trash. This cleanup again had over 60 volunteers who picked up more than 40 bags of trash, tires, construction materials, and electronics along the waterways and marshes.

XII. ADJOURNMENT

16. Submittal

There being no further business to come before the Commission, the November 23, 2010 Regular MPC Meeting adjourned at 3:29 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.