



Arthur A. Mendonsa Hearing Room  
March 15, 2011 1:30 p.m.  
MINUTES

**March 15, 2011 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  
Susan Myers  
Rochelle Small-Toney

**Members Not Present:** Russ Abolt  
Stephen Lufburrow  
Jon Todd  
Joseph Welch

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Gary Plumbley, Development Services Planner  
Marcus Lotson, Development Services Planner  
Christy Adams, Director, Administration  
Bri Finau, Administrative Assistant  
Mark Wilkes, Director of Transportation  
Michael Adams, Transportation Planner  
Jane Love, Transportation Planner

**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. [April 5, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

## V. PRESENTATIONS

2. [Transportation Corridor Studies Status Reports \(SR 21, SR 204, US 80\) - Mark Wilkes, Director of Transportation](#)

Attachment: [Thomson Planning Commission, Re; Update on SR 21 and SR 204 Corridor Studies, and US 80 Bridges Study 03.15.11.pdf](#)

Attachment: [SR 204 Corridor Alternatives Development MPC Meeting 3-15-2011.pdf](#)

Attachment: [US 80 MPC Meeting PPT 031511.pdf](#)

Attachment: [SR 21 Corridor Alternatives MPC Meeting 03-15-11.pdf](#)

**Mr. Mark Wilkes**, Director of Transportation, presented an update on the Transportation Corridor Study SR 21.

**Ms. Jane Love**, Transportation Planner, presented an update on the Transportation Corridor Study SR 204.

**Mr. Michael Adams**, Transportation Planner, presented an update on the Transportation Corridor Study US 80.

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

**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

3. [Approval of February 22, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [02.22.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [02.22.11 Meeting Minutes.pdf](#)

**Board Action:**

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

**Vote Results**

Motion: Adam Ragsdale

Second: Lacy Manigault

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Not Present

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Not Present

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**Master Plan / General Development Plan**

4. [New Hampstead Tract R-5-A - Highgate Subdivision - 3401 Highgate Boulevard](#)

Attachment: [Staff Report 03-15-11 M-110208-36926-2 New Hampstead Tract R-5-A 2.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Master Plans.pdf](#)

Attachment: [Misc..pdf](#)

3401 Highgate Boulevard

Site Area: 109.76 Acres

PIN 2-1047-03-031

Agent: Michael Hussey

Surveyor: Sundial Land Surveying, PC

County Commission District: 7

Aldermanic District: 5

Zoning District: PUD New Hampstead

MPC File Number: M-110208-36926-2

**Mr. Gary Plumbley**, MPC Planner, presented the petitioner's request

to consider a Master Plan for a proposed single family residential subdivision to the Commission Board. The proposed development will consist of 306 conventional single family detached lots and is located within the New Hampstead Development. This is to replace the current master plan. MPC staff recommends approval of this petition.

**Mr. Michael Hussey**, representative of the petitioner, stated he was in agreement with staff recommendation.

**Board Action:**

The MPC staff recommends **approval** of the petitioner's request. - PASS

**Vote Results**

Motion: Ben Farmer

Second: Adam Ragsdale

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Not Present

**General Development Plan**

5. [Southeast Dentist Office - 7454 Skidaway Road](#)

Attachment: [03-15-11 Staff Report P-110224-00012-1 Dentist Office General Development Plan.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Low Country Rendering - Building Elevation.pdf](#)

Attachment: [Misc..pdf](#)

7454 Skidaway Road

Site Area: 0.56 Acres

PIN 1-0377-13-036 (Portion)

Agent: Mark Crapps

Engineer: Kern - Coleman and Company  
County Commission District: 1  
Zoning District: PUD-IS/EO  
MPC File Number: P-110224-42128-1

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request to consider a General Development Plan for a proposed medical development. The proposed development will consist of a one-story office 2,160 square feet in size and 13 off-street spaces. The petitioner is also requesting a 25 foot buffer width variance (from the required 50 feet) along the eastern property line; and, a 15 foot building setback variance along Glenda Drive. MPC staff recommends approval of this petition.

**Mr. Mark Crapps**, representative of the petitioner, stated he agrees with staff recommendation.

**Board Action:**

The MPC staff recommends **approval** of the proposed General Development Plan including the - PASS requested variances.

**Vote Results**

Motion: Ben Farmer

Second: Adam Ragsdale

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

**Cuyler-Brownsville District - Demolition of a Rated Structure**

6. [Petition of St. Luke's Baptist Church - N-10-41477-2 - 503 West 38th Street](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Project Maps.pdf](#)

Attachment: [Structural Evaluation.pdf](#)

Attachment: [Economic Feasibility Study.pdf](#)  
Attachment: [Property Maintenance Records.pdf](#)

**Ms. Sarah Ward**, Director of Historic Preservation, presented the petitioner's request of demolition to the Board.

**Mr. Daniel Carey**, President of the Historic Savannah Foundation, voiced his opposition to the demolition of the structure.

**Ms. Ward** gave the history of the structure, the previous owners, and the existing blight.

**Ms. Myers** expressed her regret of the demolition.

**Board Action:**

1. Approval for demolition because the structure has been found to be structurally compromised, has been available for preservation to an interested buyer for a number of years, and the request for demolition has been under consideration since May 5, 2008, a time frame which exceeds the maximum six-month stay of demolition in the ordinance. 2. Appropriate screening for the new parking lot must be provided with an application submitted for a Certificate of Appropriateness if required. - PASS

**Vote Results**

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

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

7. Submittal

There being no further business to come before the Commission, the March 15, 2011 Regular MPC Meeting adjourned at 3:17 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.*