



Arthur A. Mendonsa Hearing Room
August 7, 2012 1:30 P.M.
MINUTES

August 7, 2012 Regular MPC Meeting

Members Present: J. Adam Ragsdale, Chairman
Jon Pannell, Vice-Chairman
Ellis Cook, Secretary
Russ Abolt
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Lacy Manigault
Murray Marshall
Joseph Welch

Members Not Present: Tanya Milton, Treasurer
Shedrick Coleman
Susan Myers
Rochelle Small-Toney

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant
Jackie Teel, Director of Comprehensive Planning
Jack Butler, Comprehensive Planner
Noel Perkins, Director, SAGIS
Ellen Harris, Preservation Planner

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Tiras Petrea, Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [August 14, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [August 28, 2012 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [August 28, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

4. [City Council adopts Resolution of Support for Reclaiming Old West Broad Street: I-16 Exit Ramp Removal Project](#)

Attachment: [City Council Resolution of Support.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Text Amendment

5. [Amend Chatham County Zoning Ordinance Sections 4-5.1 and 4-5.2 to Refer to Animal Control Ordinance for Non-Commercial Keeping of Animals](#)

Attachment: [Staff Report.pdf](#)

Board Action:

APPROVAL of the request to amend the definition section to include the definition of agriculture general which clarifies that it applies to commercial activities, and a definition for personal agriculture which specifically refers to the Animal Control Ordinance for the keeping of animals; remove the definition of "Agriculture general" from the use table in Sections 4-5.1; replace "Agriculture special" with "Agriculture personal" in the indices and the use tables 4-5.1 and 4-5.2, and allow in all zoning districts, of the County Zoning Ordinance.

Vote Results

Motion:

Second:

Board Action:

Postpone Item - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Lacy Manigault

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

Zoning Petition - Map Amendment

6. [Lissner Alfred 205, LLC Zoning - I-H and R-4 Classifications to I-H Classification](#)

Board Action:

At the request of the petitioner, it is recommended that the application be continued to the August 28, 2012 meeting. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Joseph Welch

Russ Abolt	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye

Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
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

Approval of MPC Meeting Minutes and Briefing Minutes

7. [July 17, 2012 MPC Meeting and Briefing Minutes](#)

Attachment: [07.17.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [07.17.12 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

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

Authorization(s)

8. Authorize Executive Director to execute an agreement with US Fish and Wildlife Service for cooperative agreement towards Regional Imagery Project.

Attachment: [Thomson Planning Commission Agreement with US Fish and Wildlife Service 080712.pdf](#)

Board Action:

Staff recommends authorizing the Executive Director to execute this contract. - PASS

Vote Results

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

9. Authorize Executive Director to execute an agreement with Georgia Department of Natural Resources for agreement award towards Regional Imagery Project.

Attachment: [Thomson Planning Commission Award Agreement with GADNR 080712.pdf](#)

Board Action:

Staff recommends authorizing the Executive Director to execute this contract. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Joseph Welch
Russ Abolt - Aye
Shedrick Coleman - Not Present
Ellis Cook - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye

Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

10. Memorandum of Understanding Between the MPC and the Housing Authority of Savannah

Attachment: [HAS MPC MOU 2012 080712.pdf](#)

Attachment: [Board Thomson Memo HAS MPC MOU signed 080712.pdf](#)

Board Action:

Staff recommends the Planning Commission authorize the Executive Director to execute the MOU with the Housing Authority of Savannah. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Joseph Welch

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

Zoning Petition - Staff Text Amendment

11. Delete Section 8-3053 of the Savannah Zoning Ordinance which limits the maximum building coverage for buildings greater than three stories in height.

Attachment: [Staff Report.pdf](#)

Board Action:

It is recommended that Section 8-3053 of the Savannah Zoning Ordinance be **deleted**. - PASS

Vote Results

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

12. [Proposed amendment to section 4-13\(5\) Development Standards for Town Center \(TC\) Overlay Districts regarding sign standards in the TC Overlay District.](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Zoning Board of Review Request 080211.pdf](#)

Board Action:

Staff recommends approval of the proposed amended language to remove the requirement for the replacement of nonconforming signs with conforming signs in the Town Center Overlay Districts. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Joseph Welch
Russ Abolt - Aye
Shedrick Coleman - Not Present
Ellis Cook - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye
Timothy Mackey - Not Present
Lacy Manigault - Aye
Murray Marshall - Aye
Tanya Milton - Not Present

Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

None

13. [Chatham County-Savannah Comprehensive Plan Revised Short Term Work Program](#)

Attachment: [Tab D Chapter 6 Revised STWP \(2011-2016\) 073112.pdf](#)

Attachment: [Board Thomson Revised STWP Adoption Signed 080712.pdf](#)

Ms. Jackie Jackson Teel, Director of Comprehensive Planning presented the draft revised *Chatham County-Savannah Comprehensive Plan/Strategic Plan's Short Term Work Program* for the Planning Commission's approval. As noted in previous workshops and meetings, since 2002, the community has identified several challenges that were not recognized when the current Strategic Plan and associated Short Term Work Program was adopted. The most notable challenges are the impacts of planning decisions on community health, the impact of sea level rise on development patterns, the impact of the aging population on community resources, and the impact of rising energy and food costs on community well-being.

On February 21st of this year, the MPC reviewed and approved the revised Strategic Plan outlining new goals and strategies for our community over the next five years.

The Strategic Plan and Short Term Work Program documents were circulated both to City and County staff as well as other outside agencies requesting feedback on any activities that might implement the goals or objectives listed in the Short Term Work Program for the 2012-2016 timeframe. Staff received comments from the following agencies:

- Chatham County Department of Engineering
- City of Savannah Citizen Office
- City of Savannah Community Planning & Development Office
- City of Savannah Environmental Affairs Office
- Coastal Empire Habitat for Humanity
- Housing Authority of Savannah
- Savannah Economic Development Authority
- Step Up Savannah

The comments and suggestions received from both the outside agencies as well

as those received from the Planning Commission have been incorporated into the most recent documents. The revised Strategic Plan and Short Term Work Program documents show any new goals and objectives in blue. The items in red with strikethroughs are those goals and objectives that will be an on-going effort or are not a priority at this time but will remain in the Strategic Plan for later implementation.

Staff is recommending the Board forward the Strategic Plan and the draft Revised Short Term Work Program to the Chatham County Commission and the Savannah City Council with a recommendation that the document be adopted and forwarded to the Department of Community Affairs.

Board Action:

Staff suggests that the Planning Commission recommend the draft revised Short Term Work Program to address the new goals and strategies included in the previously approved Strategic Plan and forward to the Savannah City Council and Chatham County Board of Commissioners for adoption. - PASS

Vote Results

Motion: Jon Pannell
Second: Lacy Manigault

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

XI. OTHER BUSINESS

14. [Report from Nominating Committee](#)

Mr. Farmer reported that the nominating committee (Mr. Farmer, Mr. Coleman, Mr. Lufburrow) recommended the current officers serve another year. They are as follows:

Mr. Ragsdale - Chairman
Mr. Pannell - Vice Chairman
Mr. Cook - Secretary
Ms. Milton - Treasurer

XII. ADJOURNMENT

15. [Adjournment of August 7, 2012 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Ragsdale entertained a motion to adjourn the August 7, 2012 MPC Regular Meeting at 1:43 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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.