



Arthur A. Mendonsa Hearing Room
January 10, 2012 1:30 P.M.
MINUTES

January 10, 2012 Regular MPC Board Meeting

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

Members Not Present: Rochelle Small-Toney

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

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Swearing-in of MPC Commissioners

1. [January 10, 2012 Swearing-in of MPC Commissioners by Judge Michael Karpf Chatham County Superior Court](#)

Judge Michael Karpf swore in the body of commissioners of the Metropolitan Planning Commission.

He reminisced of being on the Board in 1976.

Notice(s)

2. [January 10, 2012 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [January 17, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
4. [January 31, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

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

5. [Approval of December 13, 2011 MPC Meeting Minutes](#)

Attachment: [12.13.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [12.13.11 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

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

Amended Subdivision

6. [Teal Lake Subdivision - Phase 1 Amended](#)

Attachment: [Maps.pdf](#)

Attachment: [Revised SD Plat.pdf](#)

Attachment: [Teal Lake Exhibit.pdf](#)

Attachment: [Staff Report.pdf](#)

Board Action:

The MPC staff recommends **approval** of the revised Final Plat to include a 20 foot front yard building setback on all lots. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye

Adam Ragsdale	- Aye
Joseph Welch	- Aye
Jon Pannell	-
Rochelle Small-Toney	-

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Text Amendment

7. [Text Amendment - Chatham County Zoning Ordinance - Outdoor Amusement](#)

Attachment: [STAFF RPT AMUSEMENT TA.pdf](#)

Mr. James Hansen, MPC Project Planner, presented the petitioner's request for a Text Amendment to the Chatham County Zoning Ordinance as:
Amend the Following Sections Related to Outdoor Amusement

- Section 2 (Definitions)
- Section 4-5.1 ("C" and "R" Use Schedule)
- Section 3-12.4.A.4 (Visual Buffers and Screening)
- Section 3-12.4.B.3 (Visual Buffers and Screening)
- Section 6.3 (Off Street Parking and Loading).

The request is to allow a paintball facility and other uses such as archery, BMX riding, cycling, etc. The current RA zoning classification does not allow for outdoor amusement facilities but there is a family entertainment limited use allowed in certain commercial districts but not in the residential/agricultural. This amendment can be compatible with the uses of the RA district, subject to certain conditions. They are:

- 1) Lot size minimum of 10 acres;
- 2) Required Type D buffer;
- 3) Use be located on a roadway classified as a collector or greater;
- 4) No more than 25 % or 500 square feet of the office building be used for the sale of product;
- 5) Use be permitted subject to approval by Zoning Board of Appeals.

The County has requested that if there is any tournament activity that it be subject to issuance of a special events permits and that food be limited only to vending use under normal operating procedures. If there is a tournament, the special events permit could allow for catered food service on a, 'as needed' basis.

Staff recommends approval as stated.

Mr. Mackey asked who would issue the special use permit.

Mr. Hansen replied it is by Chatham County, under section 16-132 of the county code, special event permitting.

Mr. Mackey asked about alcohol.

Mr. Hansen stated this is not intended to allow alcohol sales; it is not allowed in the RA district.

Mr. Mackey asked if the 50 foot buffer be raised; 30 yards is close to a residence.

Mr. Hansen stated the Type D is the most restrictive in the ordinance, however the Commission can increase that.

Mr. William Nelson, petitioner, asked if 500 feet would be from the field netting or the property line.

Mr. Mackey replied to protect the resident the extension was requested.

Mr. Nelson stated 500 feet would take almost two and half to three lots for a buffer, while there is a 20 foot netting that catches all paintballs. There is no noise. He thinks 100 to 150 feet is good.

Mr. Mackey stated he is trying to avoid a residence being disturbed so closely.

Mr. Farmer stated he thinks the issue is being sure there is no off-site collateral damage.

Mr. Nelson stated the ball flying distance is well within the buffer, and within the netting.

Mr. Farmer asked about what would be sold.

Mr. Nelson stated it be paintballs, markers (paintball guns), and t-shirts, etc. He stated they also lease equipment.

Mr. Lufburrow asked staff if ZBA would be able to determine if additional buffering was needed.

Mr. Hansen replied yes. The conditions recommended to the commission are minimal; the Board of Appeals could modify that and provide another level of awareness.

Mr. Sebek stated a tournament would be something other than the usual events to be conducted at the site on a regular basis.

Board Action:

Approval of the request to amend the following sections of the Chatham County Zoning Ordinance as related to Outdoor Amusement:

Section 2 (Definitions)	
Section 4-5.1 ("C and R" Use Schedule)	
Section 3-12.4.A.4 (Visual Buffers and Screening)	- PASS
Section 3-12.4.B.3 (Visual Buffers and Screening)	
Section 6-3 (Off Street Parking Requirements)	

Vote Results

Motion: Stephen Lufburrow

Second: Ben Farmer

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

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

8. [3910 Waters - Residential Single-Family to Commercial Neighborhood](#)

Attachment: [general plan amendment.pdf](#)

Attachment: [FUTURE LAND USE MAP.pdf](#)

Petition of Restoration Praise and Worship

Algene Tanksley, Owner

Clifton Kennedy, Agent

3910 Waters

PIN: 2-0097 -22-001

Aldermanic District: 3

County Commission District: 2

MPC File No. Z-110831-63605-2

Mr. Jim Hansen, MPC Project Planner, presented the petitioner's request to

rezone from the existing BN to BN-1 classification which will allow for expansion of the church. It will require an amendment in the Tri-Centennial Comprehensive Plan.

Mr. Cliff Kennedy, representative of the petitioner, stated he and his client seek favorable support.

**Mr. Pannell arrived in time to hear this petition and voted 'YES' for this petition.

Board Action:

It is recommended that the request to amend the Tri-Centennial Comprehensive Plan Future Development Map for the property located at 3910 Waters Avenue from the Residential-Single Family category to the Commercial Neighborhood category be **approved**. - PASS

Vote Results

Motion: Ben Farmer

Second: Timothy Mackey

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

9. [Zoning - 3910 Waters - BN and RIP to BN-1](#)

Attachment: [staff rpt 3.pdf](#)

Attachment: [Maps.pdf](#)

Petition of Restoration Praise and Worship
Algene Tanksley, Owner
Clifton Kennedy, Agent
3910 Waters
PIN: 2-0097 -22-001

Aldermanic District: 3
County Commission District: 2
MPC File No. Z-110831-63605-2

Mr. Jim Hansen, MPC Project Planner, presented the petitioner's request to rezone from the existing BN to BN-1 classification which will allow for expansion of the church. It will require an amendment in the Tri-Centennial Comprehensive Plan.

Mr. Cliff Kennedy, representative of the petitioner, stated he and his client seek favorable support.

**Mr. Pannell arrived in time to hear this petition and voted 'YES' for this petition.

Board Action:

It is recommended that the request to zone the property at 3910 Waters Avenue from a BN and RIP zoning classification to a BN-1 classification be **approved.** - PASS

Vote Results

Motion: Ben Farmer

Second: Timothy Mackey

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

XI. OTHER BUSINESS

10. [Commissioner Requests](#)

Mr. Mackey requested information regarding the influx of half-way houses in/abutting residential areas. He requested the regulations to prevent this from continuing.

Mr. Mackey requested information regarding the influx of establishing and expanding of junkyards (auto or true junk) in/abutting residential areas.

XII. ADJOURNMENT

11. [Motion to Adjourn](#)

There being no further business to come before the January 10, 2012 Metropolitan Planning Commission, the meeting was adjourned at 2:16 p.m.

Board Action:

Adjourn January 10, 2012 Regular Metropolitan Planning Commission meeting.

Vote Results

Motion: Jon Pannell

Second: Stephen Lufburrow

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

12. [Development Plans Submitted for Review](#)

Attachment: [DEVELOPMENT REVIEW CASE LOG 011012.pdf](#)

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.