



Arthur A. Mendonsa Hearing Room
January 31, 2012 1:30 P.M.
MINUTES

January 31, 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
Rochelle Small-Toney
Joseph Welch

Members Not Present: Lacy Manigault
Timothy Mackey

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 Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant
Noel Perkins, SAGIS Director
Michael Adams, Transportation Planner

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Tom Bolton, City Zoning

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [February 7, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [February 21, 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

Tower - New Facility/Nonconcealed Freestanding-Monopole

3. [Proposed Southbridge Tower](#)

Attachment: [CityScape Report-Southbridge.pdf](#)

Attachment: [FAA Southbridge 01-19-11.pdf](#)

Attachment: [ATT Need-410-362.pdf](#)

Attachment: [Southbridge WTF Coverage.pdf](#)

Attachment: [Staff Report -00062.pdf](#)

This was requested to be removed from the January 31, 2012 MPC Agenda due to lack of procedural mandates adhered to.

Board Action:

Postpone Item - to February 21, 2012 Regular MPC Meeting. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Susan Myers

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Murray Marshall - Aye

Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- 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

Approval of MPC Meeting Minutes and Briefing Minutes

4. [Approval of January 10, 2012 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [01.10.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [01.10.12 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Stephen Lufburrow

Second: Ellis Cook

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

Authorization(s)

5. [Adoption of 2012 MPC Planning Meetings Calendar for UZO Revised](#)

Attachment: [Thomson Planning Commission 2012 MPC Planning Meeting Dates \(Revised\) 013112.pdf](#)

Board Action:

Recommend **APPROVAL** to adopt Revised 2012 MPC Planning Meetings Calendar for UZO. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Ellis Cook

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

6. [Adoption of 2012 MPC Budget and Work Program](#)

Attachment: [Thomson Planning Commission 2012 MPC Budget and Work Program 013112.pdf](#)

Board Action:

Recommend **APPROVAL** to adopt the 2012 MPC Budget and Work Program; submitted after the Finance Committee met and reviewed the draft on January 10, 2012. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Ellis Cook

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

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

7. [Authorization for Executive Director to execute agreement for GIS Parcel Data Project MOU with Chatham County for SPLOST](#)

Attachment: [Thomson Planning Commission GIS Parcel Data Project MOU with Chatham County 013112.pdf](#)

Board Action:

Recommend **APPROVAL** to authorize Executive Director to execute agreement for GIS Parcel Data - PASS Project MOU with Chatham County for SPLOST.

Vote Results

Motion: Stephen Lufburrow

Second: Ellis Cook

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

8. [Authorization for Executive Director to execute agreement for GIS Parcel Data Project MOU with University of Georgia Information Technology Outreach Services](#)

Attachment: [Thomson Planning Commission GIS Parcel Data Project MOU with University of Georgia 013112.pdf](#)

Board Action:

Recommend **APPROVAL** to authorize the Executive Director to execute agreement for GIS Parcel Data Project MOU with University of Georgia Information Technology Outreach Services. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Joseph Welch

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

9. [Authorization for the Chairman to sign the authorizing resolution to submit the 2013 5303 \(Transit Planning\) grant application to the Georgia Department of Transportation.](#)

Attachment: [Thomson Planning Commission Resolution for FY 2013 5303 Transit Planning Grant 013112.pdf](#)

Board Action:

Recommend **APPROVAL** for authorization for the Chairman to sign the authorizing resolution to submit the 2013 5303 (Transit Planning) grant application to the Georgia Department of Transportation. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Joseph Welch

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

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

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Map Amendment

10. [1211 East 72nd Street - BN to RB-1](#)

Attachment: [Maps.pdf](#)
Attachment: [staff rpt.pdf](#)
Attachment: [List of Uses.pdf](#)

Petition of Frank Koncul, Agent
Theodore Parker, Owner
1211 East 72nd Street
PIN: 2-0125A -04-003
0.275 Acres
Aldermanic District: 3
County Commission District: 2
MPC File No. Z-120112-29907-2

Mr. James Hansen, MPC Project Planner, presented the petition before the Board. The petitioner has requested to zone the subject property from a BN zoning classification to a RB-1 zoning classification. MPC staff recommended the petition be approved.

Mr. Allen West, owner of West Realty Company, stated his office abutts the petitioned property. He states it is an incompatible situation to break up a BN zoning. He stated one parcel in the area is zoned P-B-C. Other properties are zoned commercial and their depth are about 100 feet on DeRenne, which isn't much considering the parking requirements. He stated he believes it is an arbitrary zoning request which will negatively affect the values of the properties. The zoning north in the area has always been R-6 since 1921. He requested the Board to oppose this petition request.

Mr. Philip McCorkle, representing Mr. West in opposition to the petition, stated Mr. West wanted to understand how this petition would affect his property. Many of the structures in the area have been used for residential and

commercial uses. He asked will the down-zoning create regulations that will impact Mr. West's properties. He stated if it were not for the Zoning Ordinance and buffers, he and his client would have no issue with what is built on the property. A portion of it has a negative impact on Mr. West.

Board Action:

Recommend **APPROVAL** to rezone the subject property from a BN zoning classification to a RB-1 - FAIL zoning classification.

Vote Results

Motion: Ben Farmer

Second: Tanya Milton

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

General Development Plan / Group Development Plan

11. [Backus Redevelopment - 1801 East Victory Drive](#)

Attachment: [Maps.pdf](#)

Attachment: [Backus GDP A - Revised 1-25-12.pdf](#)

Attachment: [staff rpt.pdf](#)

Backus Redevelopment

1801 East Victory Drive

B-H Zoning District

5.4 Acres

PIN: 2-0078 -13-001, -002, -003, -004, -005, -007, -008, -013, -015, -016, 2-0078 -14-001, -002, -003, 2-0083 -04-002, -006

Thomas and Hutton Engineering, Ryan Smith, P.E., Agent

S.J. Colins Enterprises, Owner

Aldermanic District: 3

County Commission District: 2
MPC File No. P-120112-35026-2

Mr. James Hansen, MPC Project Planner, presented the petitioner's request before the Board. This request will vacate several lanes and Limerick Street to be developed into one tract with one Parcel Identification Number. The project is proposed to have several retail uses. MPC staff recommended that the General Development/Group Development Plan for the Backus Redevelopment site be approved subject to conditions. Additionally, the follow variances are recommended for approval:

- 1) parking encroachment into the required front yard setback;
- 2) reduction in the required drive aisle width;
- 3) increase in the number and percentage of allowable compact parking spaces;
- 4) reduction in the required building setback along Limerick and Galway Streets;
- 5) reduction in the required building setback along Dixie Avenue; and
- 6) A reduction in the required building setback along the rear property line.

The Georgia Department of Transportation requires an approved traffic impact analysis study of the area because Victory Drive is a state-owned highway in conjunction with any necessary permits and requirements of the City of Savannah. Currently, there is a tentative need for a traffic light at Dixie and a median break near the current Limerick Street. There will be no left turn access to the property westbound from Victory Drive.

Mr. Abolt requested more information from Mr. Coleman and Chairman Ragsdale regarding focusing traffic entrance through Dixie Street. He asked should there be a more 'friendly' access point going off of Dixie street?

Mr. Coleman and Chairman Ragsdale both agreed that the presented plan is probably best for the area.

Ms. Small-Toney asked about the safety of the median cut; how cars will have to stack to turn.

Mr. Hansen stated the proposal is for a deceleration and queing lane from Victory to the median cut. There is a median cut further, but the additional cut is proposed. To leave out, one would have to make a right turn. To go the left, one would have to go Dixie Street to the light and make a left on Victory.

Mr. Harold Yellin, representative of the petitioners, stated he has read the staff report and concurs with it.

Mr. Jimmy Kelly, Jr., property owner of 2822 Limerick Street, stated they are in full support of the petitioner's request. They appreciate the openness of the developers.

Mr. Jim Kelly, neighboring property owner, states he supports the petition as well. He stated he does have concerns about the impact on the neighbors in that

area. He said his small food business is at the end of Limerick Street, which is to be eliminated. It impacts the access to his business along with three other neighbors that are on a dead end street at the end of Limerick. They need to be able to have a turning radius for several 40 to 50 foot tractor trailers to be able access and exit their property daily. They are requesting signage on Victory Drive since now there will be difficulty describing their location. They need that assurance.

Mr. Pannell asked if the developers gave them the assurance of getting a tractor trailer in the area.

Mr. Kelly said it has been discussed; the radius' have not been discussed. The details of the plan presented at this meeting were not discussed previously.

Mr. Farmer asked whose responsibility is it to make sure these concerns are followed through because it could become a dire situation for Mr. Kelly and his business.

Mr. Thomson stated the City Engineer and staff has communicated with the applicant regarding Mr. Kelly's issue.

Mr. Ray Shatto, a neighboring business owner, has concerns regarding the elimination of the current Limerick. He asked if changing Galway to Limerick Street is an option. He also asked if any of Dixie Avenue will be lost.

Mr. Hansen replied that Dixie Avenue is slated to remain as is.

Mr. Thomson suggested proposing the street name change recommendation to the Mayor and Alderman of the City as part of the same requisition.

Mr. Shatto also requested the new owners to put signs of the neighboring businesses up along with the their sign(s).

Board Action:

Recommend **APPROVAL** of the General Development/Group Development Plan for the Backus Redevelopment site, subject to conditions.

The following variances are also recommended for **APPROVAL**:

- 1) A parking encroachment into the required front yard setback;
 - 2) A reduction in the required drive aisle width;
 - 3) An increase in the number and percentage of allowable compact parking spaces;
 - 4) A reduction in the required building setback
- PASS

along Limerick and Galway Streets;
5) A reduction in the required building setback
along Dixie Avenue;
6) A reduction in the required building setback
along the rear property line.

Vote Results

Motion: Joseph Welch

Second: Ben Farmer

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

XI. OTHER BUSINESS

XII. ADJOURNMENT

12. [Adjourn January 31, 2012 MPC Meeting](#)

The January 31, 2012 MPC Meeting adjourned at 2:47 p.m.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [DEVELOPMENT REVIEW CASE LOG 013112.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.

