



Arthur A. Mendonsa Hearing Room
June 26, 2012 1:30 P.M.
MINUTES

June 26, 2012 Regular MPC Meeting

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

Members Not Present: Tanya Milton, Treasurer
Russ Abolt
Timothy Mackey
Rochelle Small-Toney

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Jim Hansen, Director of Development Services
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Geoff Goins, Development Services Planner
Ellen Harris, Preservation Planner
Julie Yawn, IT

Advisory Staff Present: Tiras Petrea, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [July 10, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

2. [July 17, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

3. [Transportation Investment Act \(T-SPLOST\) - Trip Tollison](#)

Mr. Trip Tollison explained the purpose and process of the Transportation Investment Act and why his organization is supportive of the Act.

Sales tax currently is seven cents on the dollar and his goal is to see it raised to eight cents in Chatham County; the eighth penny is to go towards transportation. Georgia is 49th in the country regarding what is spent per capita for transportation. In the early '80's, we were fourth or fifth in the nation. Not much has been done in the past 20 years regarding transportation. T-SPLOST is the only way to be able to obtain funds for needed projects.

Mailings, radio, tv and educational tools will begin to educate and encourage positive outcome for this proposed Act. The result will be the majority vote of the ten counties.

4. [Update on Status of I-16 Exit Ramp Removal Study- Ellen Harris](#)

Ms. Ellen Harris stated the current phase of the study is concluding. There will be a presentation on June 28, 2012 at the City Council workshop which will update them on the process. There will be an Open House on July 18, 2012 from 4 p.m. to 7:30 p.m at 714 MLK, Jr. Boulevard. An endorsement presentation will likely be held on July 26, 2012 at the City Council meeting.

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

Zoning Petition - Map Amendment

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

Board Action:	
Postpone Item	- PASS
Vote Results	
Motion: Stephen Lufburrow	
Second: Susan Myers	
Russ Abolt	- Not Present
Shedrick Coleman	- Aye
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	- Aye
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

6. [June 5, 2012 MPC Meeting and Briefing Minutes](#)

Attachment: [06.05.12. MINUTES.pdf](#)

Attachment: [06.5.12 MPC BRIEFING MINUTES.pdf](#)

Board Action:	
Recommend APPROVAL of the MPC Meeting and Briefing Minutes as submitted.	- PASS
Vote Results	
Motion: Stephen Lufburrow	
Second: Lacy Manigault	
Russ Abolt	- Not Present
Shedrick Coleman	- Aye

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

Authorization(s)

7. Authorize Executive Director to execute an agreement with Pictometry International Corporation to acquire oblique imagery.

Attachment: [Thomson Planning Commission Pictometry International Corp Contract 062612.pdf](#)

Board Action:

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

Vote Results

Motion: Jon Pannell
Second: Susan Myers

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
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	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

8. Orthoimagery Memorandum of Understanding (MOU) between the Chatham County Commission and the Metropolitan Planning Commission (MPC) for the Pictometry Oblique Imagery Project.

Attachment: [Thomson Planning Commission Pictometry Oblique Imagery Project MOU 062612.pdf](#)

Board Action:

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

Vote Results

Motion: Jon Pannell

Second: Susan Myers

Russ Abolt - Not Present

Shedrick Coleman - Aye

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 - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Not Present

Joseph Welch - Aye

9. [Orthoimagery Memorandum of Understanding \(MOU\) between the Chatham County Commission and the Metropolitan Planning Commission \(MPC\) for the Regional Orthoimagery Project.](#)

Attachment: [Thomson Planning Commission Regional Orthoimagery MOU 062612.pdf](#)

Board Action:

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

Vote Results

Motion: Jon Pannell

Second: Susan Myers

Russ Abolt - Not Present

Shedrick Coleman - Aye

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

10. Authorize Executive Director to execute contract with GDOT for FY 2012 Surface Transportation Program (Savannah Sector 8 Study) Project Accounting Number: CSSTP-0008-00(607)

Attachment: Thomson Planning Commission Savannah Sector 8 Study Contract with GDOT 062612.pdf

Board Action:	
Staff recommends authorizing the Executive Director to execute this contract.	- PASS
Vote Results	
Motion: Jon Pannell	
Second: Susan Myers	
Russ Abolt	- Not Present
Shedrick Coleman	- Aye
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	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

11. Authorize Executive Director to execute contract with GDOT for FY 2012 Surface Transportation Program (STP): Savannah Regional Traffic Control Center - Special Study, Accounting Number: CSSTP-0010-00(027).

Attachment: Thomson Planning Commission Savannah Regional Traffic Control Center - Special Study Contract with GDOT 062612.pdf

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

Vote Results

Motion: Jon Pannell
Second: Susan Myers

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
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	- Aye
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

General Development Plan

12. [Talmadge Lofts - 646 West Bay Street](#)

Attachment: [Maps.pdf](#)
Attachment: [General Development Plan.pdf](#)
Attachment: [Building Elevation.pdf](#)
Attachment: [Miscellaneous.pdf](#)
Attachment: [Staff Report.pdf](#)

Talmadge Lofts
646 West Bay Street
PIN 2-0003-11-002, 005(portion), 008, 009, and 010
Agent: Phillip McCorkle
Engineer: Thomas and Hutton Engineering - Jeff Halliburton, P.E.
Developer: University Housing Services
Owners: PADCO, LLC, Donald Austin, and Georgia Power
Aldermanic District: 1
County Commission District: 8
Zoning Districts: B-C and P-R-B-C-1
MPC File Number: P-120607-42070-2

Mr. Gary Plumbley, MPC Planner, presented the petitioner's request for consideration of a General Development Plan for a proposed multi-family residential development with ancillary commercial uses to be located at 646 West Bay Street (northwest corner of West Bay Street and the Talmadge Bridge right-of-way).

The petitioner is also requesting the following variances:

- A 10 foot building setback variance from the required 15 foot setback along Warner Street and West Bay Street;
- A 42 foot height variance from the maximum permitted height of 40 feet;
- A 1,320 square foot per unit lot area variance from the minimum permitted lot area of 1,920 square feet per unit;
- A 7.5 percent maximum lot area coverage variance from the maximum permitted lot coverage of 75 percent; and,
- A 55.5 percent lot coverage variance from the maximum permitted lot coverage of 25 percent for structures more than 4 stories in height containing more than 46 dwelling units in accordance with Section 8-3053.

The MPC staff recommends **approval** of the requested variances based on the findings identified in the staff report. Staff further recommends **approval** of the proposed General Development Plan subject to the conditions identified in the staff report.

Mr. Philip McCorkle, representing the petitioner, stated he has nothing to add. He is pleased with staff recommendation.

Mr. Daniel Carey, of the Historic Savannah Foundation, stated he supports the project.

Board Action:

The MPC staff recommends **approval** of the requested variances based on the findings identified in the staff report. Staff further recommends **approval** of the proposed General Development Plan subject to the conditions identified in the staff report. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Joseph Welch
Russ Abolt - Not Present
Shedrick Coleman - Aye
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	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

XI. OTHER BUSINESS

13. [Risk Policy Statement - Amendment to By-Laws](#)

Attachment: [Thomson Planning Commission Risk Policy Statement - Amendment to By-Laws 062612.pdf](#)

Ms. Melony West presented the following information:

Whenever there are major scandals that indicate a breakdown in controls and business practices, one reaction is to implement new rules and regulations to try to prevent the situation from happening again. The Sarbanes-Oxley Act is a reaction to corporate scandals in the early 2000s.

The Sarbanes-Oxley Act was enacted in 2002. This is a federal law that was instituted in response to several major corporate and accounting scandals, including Enron and Worldcom.

One of the changes that filtered down to local governments is a requirement for local governments to identify and analyze their risks on an enterprise wide basis and to establish a Risk Program. The term "risk" refers to a possible loss or other adverse event that has the potential to interfere with the financial stability of an organization, or the ability of the organization to fulfill it's mission.

An important process in establishing a Risk Program is to confirm that everyone, from the governing board to the staff, is aware that risk is inherent in any operation and actions should be taken to mitigate the risk as much as possible. As part of the process, a Risk Policy Statement should be adopted by the Planning Commission to indicate their awareness that risk exists and to endorse the Risk Program.

Since every Planning Commission member would need to confirm their awareness of organizational-wide risk, and to demonstrate that they consider the mitigation of risk a priority, staff determined that an amendment to the Commission By-laws to include a Risk Policy Statement would be the best method to accomplish this goal. The suggested *Amendment to the Chatham County-Savannah Metropolitan Planning Commission Procedures and By-laws Manual. Article IX, Budget and Finance* is attached. It is recommended that the Risk Policy Statement be added as item 8.

This recommendation is presented as an information item today. It will be voted on at the next regularly scheduled MPC meeting on July 17, 2012.

XII. ADJOURNMENT

14. [Adjourn June 26, 2012 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Ragsdale entertained a motion to adjourn the June 26, 2012 MPC Meeting at 2:32 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.