



Arthur A. Mendonsa Hearing Room  
November 20, 2012 1:30 P.M.  
MINTUES

**November 20, 2012 Regular MPC Meeting**

**Members Present:** J. Adam Ragsdale, Chairman  
W. Shedrick Coleman, Vice-Chairman  
James B. Blackburn  
Ben Farmer  
Stephen Lufburrow  
Timothy Mackey  
Murray Marshall  
Susan Myers

**Members Not Present:** Ellis Cook, Secretary  
Tanya Milton, Treasurer  
Russ Abolt  
Stephanie Cutter  
Lacy Manigault  
Joseph Welch

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Gary Plumbley, Acting Development Director  
Marcus Lotson, Development Services Planner  
Bri Finau, Administrative Assistant  
Ellen Harris, Cultural Resource and Urban Planning Manager  
Constance Morgan, Administrative Assistant  
Shanale Booker, IT Assistant

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator  
Geoff Goins, City Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

### III. PLEDGE OF ALLEGIANCE

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

1. [November 20, 2012 MPC Personnel Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

**Mr. Coleman** stated there was an abbreviated Personnel Committee Meeting to discuss the dispersal of the Executive Director's annual evaluation. Information was provided for each board member to review the prior year's accomplishments. It is recommended that the Board move forward with the evaluation as presented.

**Chairman Ragsdale** stated the evaluations are due back to the MPC office by December 4, 2012.

2. [December 4, 2012 MPC Planning Meeting at 1:30 PM in the Arthur A. Mendonsa Room, 110 East State Street](#)
3. [December 11, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

#### Acknowledgement(s)

4. [Introduction of New Board Member - Mr. Jay Blackburn](#)

**Chairman Ragsdale** introduced **Mr. Jay Blackburn** as the newest member of the MPC Board. He was appointed by City Council last week.

**Chairman Ragsdale** also noted that his term and **Mr. Mackey's** were extended by City Council as well.

5. [Introduction of City Attorney](#)

**Chairman Ragsdale** introduced Mr. Brooks Stillwell as the new City Attorney.

**Mr. Stillwell** thanked the Board for the welcome. He thanked the MPC staff for updating him on the proposed UZO. He is looking forward to working with all.

## V. PRESENTATIONS

### 6. [Report on the Natural and Historic Resources Working Group Recommendations](#)

Attachment: [Harris Thomson Bonaventure 020712.pdf](#)

Attachment: [Staff Report 11-20-12 Natural and Historic Resources Recommendations'.pdf](#)

**Mr. Coleman** stated he served as Chair of this group. After months of meetings to determine the issues, the workgroup was very proactive.

**Ms. Ellen Harris**, Cultural Resource and Urban Planning Manager, stated there was controversy regarding a mausoleum being constructed near Bonaventure Cemetary. The issue involved impacts on historic resources, natural resources, canopy trees, views, and cultural landscapes. The property owner was using his land legally with a permitted use and did not require any variances. Mr. Thomson requested recommendations from professionals and other interested parties to improve review processes, ordinances, or plans to better protect community assets, balanced with the individual rights of property owners. Ms. Harris thanked the participants of the work group.

**Ms. Harris** continued there was a total of seven meetings in which a variety of plans and codes were reviewed. Thirteen recommendations were submitted. Ms. Harris reviewed several of the recommendations in detail.

## 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

None

### 7. [CANCEL December 18, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

#### **Board Action:**

Cancel December 18, 2012 Planning Meeting. - PASS

#### **Vote Results**

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt - Not Present

James Blackburn - Aye

Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

### Approval of MPC Meeting Minutes and Briefing Minutes

#### 8. [October 30, 2012 MPC Meeting and Briefing Minutes](#)

Attachment: [10.30.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [10.30.12 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	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

### General Development Plan / Group Development Plan

#### 9. [Savannah Lofts - 120 East 61st Street](#)

- Attachment: [Aerial Map.pdf](#)
- Attachment: [East 61st Street Elevation.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Amended General Development Plan.pdf](#)

**Board Action:**

The MPC staff recommends **approval** of the requested 24 1/2 foot front yard building setback variance and amended General Development Plan subject to the following condition:

- PASS

Approval by the City of Savannah review departments including the City Landscape Architect, the Director of Water and Sewer Services, and the City Engineer.

**Vote Results**

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**Zoning Petition - Map Amendment**

10. [5215 Montgomery Street Rezoning Request P-B-G-1 to B-N-1](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Allowed Uses.pdf](#)
- Attachment: [Staff Report 5215 Montgomery Street Rezoning Request.pdf](#)

Attachment: [Neighborhood Petition.pdf](#)

5215 Montgomery Street  
Jonesville Baptist Church  
Aldermanic District 5  
County Commission District 5  
PIN 2-0111-13-001B  
Jonesville Baptist Church, Owner  
Phyllis Rodges, Agent  
Zoning District P-B-G-1 to B-N-1  
MPC File No. 12-001536-ZA

**Mr. Marcus Lotson**, MPC Project Planner, presented the petitioner's request for rezoning the property at 5215 Montgomery Street from the P-B-G-1 (Planned-General-Business- Transition) classification to a B-N-1 (Neighborhood- Business-Limited) classification. The intent of the rezoning is for the church to establish a childcare center. In a review of the development standards and the proposed use, staff finds the petition appropriate and recommends approval.

**Mr. Mackey** asked about the approval process. Once it is approved by the Planning Commission, is the process complete or does it need to go before the ZBA.

**Mr. Lotson** replied it will not need to go before ZBA, but it will need to go before City Council for approval.

**Mr. Mackey** asked about the number of children; has it been established.

**Mr. Lotson** replied it has not and the number of children allowed is dictated by the building square footage. There is also a requirement of 100 square feet of play space per child requirement that has been met.

**Mr. Mackey** asked is it a school or a daycare.

**Mr. Lotson** replied daycare.

**Mr. Mackey** asked how many children are being considered.

**Mr. Thomson** stated if a variance is not needed after the zoning approval, they will be able to get a permit for the childcare facility at this location after meeting the site requirements. They will not have to go before City Council, the Planning Commission or Zoning Board of Appeals.

**Mr. Lotson** replied that is correct.

**Mr. Thomson** stated they will have to meet permit requirements but that is another process.

**Mr. Mackey** stated he was concerned with number of children and hours of

operation.

**Mr. James Rodges**, petitioner, stated their goal is to obtain their permit.

**Mr. Ragsdale** asked if the number of children has been established.

**Mr. Rodges** replied in the neighborhood of 120 to 250 children.

**Mrs. Phyllis Rodges**, administrator of Jonesboro Baptist Church, stated this childcare facility is something the church would like to do for the community.

**Mrs. Penelope Moore**, citizen, declined to speak.

**Mrs. Annette Bowers Campbell**, area resident, expressed concerned about her home being affected by this rezoning. Ms. Campbell indicated she lives on Sherman Street.

**Mr. Lotson** and **Mr. Ragsdale** informed her that her property would not be affected.

**Mr. William Peal**, area resident, stated he has lived on Sherman Street for 30 years. He wanted to know if the rezoning will affect him.

**Mr. Ragsdale** stated it does not appear that the rezoning of this property will affect any of the parcels adjacent to the property.

**Ms. Gertrude Walker**, area resident, stated she lives on Sherman as well. She asked will it affect her.

**Mr. Ragsdale** replied it appears not.

**Ms. Walker** stated right outside of her back door, she can see the gated area. That area is not far from her. She asked again if it will affect her.

**Mr. Ragsdale** replied no.

**Mr. Blackburn** stated it is actually being rezoned to a less intense zoning than it is currently.

**Board Action:**

Staff Recommends Approval - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Stephen Lufburrow

Russ Abolt - Not Present

James Blackburn - Aye

Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

### Zoning Petition - Special Use

#### 11. [7208-7210 Skidaway Road - Special Use](#)

Attachment: [Maps.pdf](#)  
Attachment: [Staff Report.pdf](#)

7408-7410 Skidaway Road - Special Use - Wholesale Distributor  
PIN-2-0429-02-008  
Agent: Marie Booker  
Owner: Mega Limited  
Aldermanic District: 4  
County Commission District: 3  
Zoning District: PUD-IS-B  
MPC File Number: 12-001380-ZA

*Mr. Coleman recused himself from this item; the petitioner is a client.*

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request for consideration of a proposed Special Use for a site located within a PUD-IS-B zoning district. The proposed Special Use will be a Medical Supply Wholesale Distributor to be established in conjunction with the previously approved general office, retail, and warehouse uses located at 7208-7210 Skidaway Road.

#### **Board Action:**

The MPC staff recommends **approval** of the petitioner's request based on the findings detailed - PASS in the MPC staff report.

#### **Vote Results**

Motion: Stephen Lufburrow  
Second: Ben Farmer



Russ Abolt	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Abstain
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Not Present
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

## **XI. UNIFIED ZONING ORDINANCE (UZO)**

### 12. [Review of Article 8, Use Standards](#)

Attachment: [Article 8.0 Use Standards.pdf](#)

This item was postponed to the December 4, 2012 Planning Meeting due to City and County Managers being absent.

## **XII. OTHER BUSINESS**

## **XIII. ADJOURNMENT**

### 13. [Adjournment of November 20, 2012 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Ragsdale entertained a motion to adjourn the November 20, 2012 MPC Meeting at 2:05 p.m.

Respectfully submitted,

Thomas L. Thomson  
Executive Director

TLT/bf

**Note: Minutes not official until signed.**

## **XIV. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [DEVELOPMENT REVIEW CASE LOG 111512.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.*