

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC COMPREHENSIVE PLANNING MEETING MINUTES

MPC HEARING ROOM  
110 EAST STATE STREET

NOVEMBER 8, 2005

12:30 P.M.

Members Present

Stephen Lufburrow, Chairman  
Lee Meyer, Vice Chairman  
Lacey Manigault  
Walker McCumber  
Melissa Jest  
Timothy Mackey  
Freddie Patrick  
Jon Todd  
John P. Jones  
Ben Farmer

Members Not Present:

Alexander Luten, Secretary  
Robert Ray, Treasurer  
Michael Brown  
Russ Abolt

MPC Staff Present:

Thomas Thomson, P.E., AICP, Executive Director  
Harmit Bedi, AICP, Deputy Executive Director  
Charlotte Moore, AICP, Director of Development Services  
Marilyn Gignilliat, Executive Secretary  
Constance Morgan, Administrative Assistant

**I. Call to Order**

Chairman Lufburrow called the November 8, 2005 Planning Meeting to order.

**II. RECESS TO EXECUTIVE SESSION**

Mr. Meyer **moved** to recess to Executive Session. Mr. Patrick seconded the motion.

**MPC Action: The motion to recess to Executive Session carried with none opposed.** Voting were Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Patrick, Mr. Jones, Mr. Todd and Mr. Farmer.

## Reconvene

Mr. Patrick **moved** to reconvene to the Regular MPC Planning Meeting. He then stated that the Executive Session discussed Personnel Matters. No business was conducted and no motions were made during the session. Mr. Meyer seconded the motion.

**MPC Action: The motion carried with none opposed.** Voting were Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Patrick, Mr. Jones, Mr. Todd and Mr. Farmer.

## III. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

There were none at this time.

## IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Mr. Patrick **moved** to approve the September 13, 2005, Planning Meeting Minutes. Mr. Jones seconded the motion.

**MPC Action: The motion to approved the September 13, 2005, Planning Session Minutes carried with none opposed.** Voting were Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Mr. McCumber, Mr. Mackey, Mr. Patrick, Mr. Todd, Mr. Farmer, Mr. Jones, and Ms. Jest.

## V. REGULAR BUSINESS

### A. Discussion: MPC Retreat

Mr. Charles McMillan stated the retreat is tentatively scheduled for the beginning of 2006. He reviewed the preliminary agenda for the 2 ½ day retreat with the following list of items to be discussed.

- Relationship Building
- Communications
- Review the Mission and Goals of the MPC
- Goals and Objectives for the calendar year
- Policy and Operations
- Self Assessment

Mr. Mackey suggested holding the retreat at the Westin Hotel on Hutchinson Island because it has proven to be more cost effective. Staff would review options for retreat location, date, and other details. Information would be presented to the Board at a later date.

**B. Presentation Baldwin Park Trip Report**

Ms. Moore gave a brief review of the field trip taken to Orlando Florida to see Baldwin Park. Members of the MPC Board were represented by Mr. Meyer and Mr. Todd. MPC Staff members present were Mr. Thomson, Mr. Bedi, Ms. Moore and Ms. Gignilliat. Other department staffers in attendance were the Stormwater, Sanitation, and Fire Departments. The trip provided an opportunity for local government staffers to see how a neo-traditional development functions and to discuss the various components of the master-planned development and whether they could be applied to our area.

**C. Discussion: Painted on Signs**

Ms. Moore stated regulation relating to painted signs should be reconsidered to limit the amount of painted signage to be allowed and the location. The applicant should apply for a sign permit rather than go to a public hearing. She further suggested if the existing ordinance remains the same the zoning administrators for the city and county notify all sign painting business by certified mail to explain the permitting requirements. It is very time consuming for staff, to deal with these types of issues, however, Building Safety and/or Inspections Department could approve these sign permits rather than have them come before the MPC. Another alternative offered was to have the City inaugurate a review fee to cover expenses.

Mr. Todd **moved** to direct staff to proceed with the suggested recommendations and the recommendation that a sign ordinance accompanies all business applications. Ms. Jest seconded the motion.

**MPC Action: The motion to direct staff to submit recommendations to the MPC Board to forward to City Council carried with none opposed.** Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Mr. McCumber, Mr. Mackey, Mr. Patrick, Mr. Todd, Mr. Farmer, Mr. Jones, and Ms. Jest.

**D. Discussion: Consent Agenda, Re: Request that Applicant on Consent Agenda is present at meeting.**

Mr. Meyer **moved** that the Board require applicants on the Consent Agenda be present at the meeting in case there are questions that need to be addressed. Mr. Todd seconded the motion.

Mr. Chairman asked what remedy is there to require an applicant to be present.

Mr. Thomson stated that typically staff asks that the applicant is in attendance at the meeting. Most times the applicant does not know he or she is on the consent agenda because that decision is not made until the morning of the meeting. He referred to the zoning petition application where item #8 states that the applicant or agent should be in attendance at the MPC and City Council meeting. If no one is present to represent the petition it may be denied. He stated one of the actions the Board can take is to continue the petition.

Mr. Jones stated he feels the applicant should be present on the consent agenda items to allow the Board to address any questions they may have. This is the first item on the agenda therefore it should not take more than 30 minutes.

Mr. Todd **moved** to direct staff to add to the instruction on the zoning application form the statement if no one is present to represent the petition it may be denied *or continued*. Mr. Meyer accepted this as an amendment to his motion. Mr. Farmer seconded the motion.

Mr. Thomson stated that this instruction in on the zoning application only and asked that the motion be expanded to include this statement on all applications.

**MPC Action: The motion carried with none opposed.** The motion was to have the MPC Board require the applicants on the Consent Agenda be present at the regular meeting and to include on all the application forms the statement "*if no one is present to represent the petition it may be continued or denied*" if not in conflict with the bylaws. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Mr. McCumber, Mr. Mackey, Mr. Patrick, Mr. Todd, Mr. Farmer, Mr. Jones, and Ms. Jest.

## VII. OTHER BUSINESS

### Summary: City /County Breakfast Workshop

Mr. Thomson gave a brief review of the breakfast hosted for the City Council and County Commissioners to discuss the Land Use Component of the Tricentennial Plan. The goal of the MPC was to receive input from the City Council and County Commissioners. Another workshop will be scheduled when the plan is ready for adoption by elected officials.

Mr. Manigault questioned if the concerns from neighborhood meetings had been added.

Mr. Wilson responded the numerous changes to maps reflect those comments from neighborhood meetings.

Mr. Mackey commended staff on the excellent job that has been done and Mr. Wilson in particular for his work in the communities.

Mr. Farmer commended Mr. Mackey on the wonderful job he has done in the community and stated he would like more opportunities to meet with the Mayor, Aldermen and County Commissioners to make them aware of how much effort and work has been done put into this for the community.

Ms. Jest stated she would like to see more cross references among the elements and they not be looked at as separate elements. She would also like an opportunity to talk more about the Downtown Expansion Lanes and what other uses are going to be allowed in the downtown expansion. She would like answers to Alderman Felser's concerns regarding affordable housing requirements for new developments and how the policy will encourage this.

#### **VIII. ADJOURNMENT**

There being no other business to come before the Commission the November 8, 2005 Planning Meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson, P.E., AICP  
Executive Director

**Note: Minutes not official until signed**

INFORMATION ITEM(S)

None.