

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

**ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET**

**December 4, 2007**

**1:30 PM**

**Members Present:** Jon Todd, Chairman  
Robert Ray, Vice Chairman  
Shedrick Coleman, Secretary  
Susan Myers, Treasurer  
Douglas Bean  
Freddie Gilyard  
David Hoover  
Timothy S. Mackey  
Lacy Manigault  
Stephen R. Lufburrow  
Adam Ragsdale  
Ben Farmer

**Members Not Present:** Michael Brown  
Russ Abolt

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Jim Hansen, AICP, Director, Development Services  
Gary Plumbley, Development Services Planner  
John Butler, Development Services Planner  
Geoffrey Goins, Development Services Planner  
Marilyn Gignilliat, Executive Assistant  
Constance Morgan, Administrative Assistant  
LaToya Bynum Administrative Assistant

**Advisory Staff Present:** None

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the December 4, 2007 meeting to order at 1:30 P.M. and asked that everyone stand for the Pledge of Allegiance and the Invocation. He explained the agenda for the benefit of those attending the meeting for the first time.

**II. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

**A. Notice(s)**

1. A Special Planning Session Meeting is scheduled for December 11, 2007 at 11:00 A.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

2. An MPC Finance Committee Meeting is scheduled for Tuesday, December 18, 2007, 11:00 A.M., in the MPC J.P. Jones Conference Room, 110 East State Street.
3. The next Regular Scheduled MPC Meeting will be on December 18, 2007 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

**B. Item(s) Requested to be Removed from the Final Agenda**

None.

**III. CONSENT AGENDA**

**A. Approval of November 20, 2007 MPC Meeting Minutes and Briefing Minutes.**

Mr. Lufburrow **moved** to approve the November 20, 2007 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the November 20, 2007 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed.**

Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

**B. Approval of the December 11, 2007 MPC Special Planning Session Agenda.**

Mr. Lufburrow **moved** to approve the MPC Special Planning Session Agenda as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the MPC Special Planning Session Agenda as submitted carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

**C. Approval of Bank Resolution for Depository Authorization.**

Mr. Lufburrow **moved** for approval of the Bank Resolution for Depository Authorization as presented. Mr. Bean seconded the motion.

**MPC Action: The motion for approval of the Bank Resolution for Depository Authorization as presented carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

**D. Zoning Petitions - Map Amendments**

6868 Abercorn Street  
Lee Smith, Agent  
Julia Proctor, Administrator Estate of Vivian Losey, Owner  
Geoff Goins, MPC Project Planner  
MPC File No. Z-071105-58193-2

Mr. Farmer **moved** to suspend the rules to allow Mr. Newsome to speak on this petition. Mr. Ragsdale seconded the motion.

**MPC Action: The motion to suspend the rules to allow Mr. Newsome to speak carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

**Speaking on the Petition:**

Rufus Newsome, Stephenson Avenue, had questions regarding his property that adjoins the property being rezoned. He asked if he could be included in this petition to rezone his property as well.

Mr. Coleman **moved** to approve staff recommendation for 6868 Abercorn Avenue, MPC File No. Z-071105-58193-2. Mr. Bean seconded the motion.

**MPC Action: The motion to approve staff recommendation for 6868 Abercorn Avenue, MPC File No. Z-071105-58193-2 carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

**E. General Development Plan/ Group Development**

Alta Bradley Park  
1102 Bradley Boulevard  
PUD-M-15 Zoning District  
PIN: 2-1030-01-008  
Wood Partners, Owner  
Chad Zittrouer, Kern-Coleman & Co., Engineer  
Jack Butler, MPC Project Planner  
MPC File No. P-071127-36178-2

Mr. Farmer **moved** to reinstate the rules to continue with the meeting. Mr. Ragsdale seconded the motion.

**MPC Action: The motion to reinstate the rules to continue with the meeting carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

Mr. Coleman **moved** to approve staff recommendation for 1102 Bradley Boulevard, MPC File No. P-071127-36178-2. Mr. Ray seconded the motion.

**MPC Action: The motion to approve staff recommendation for 1102 Bradley Boulevard, MPC File No. P-071127-36178-2 carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

#### **F. Master Plan Amendment**

The Reserve at Savannah Harbor, Parcel 8  
102 Wayne Shakelford Parkway  
PUD-C Zoning District  
PINs 2-0436-01-005 and -013 and 1-0432-01-001  
Brampton Plantation, Property Owner  
Ryan Thompson, Thomas and Hutton Engineering Company, Engineer  
Gary Plumbley, MPC Project Planner  
MPC Reference File No. M-040430-53076-2 and S-99-12521-2

Mr. Lufburrow **moved** to approve staff recommendation for 102 Wayne Shakelford Parkway, MPC File No. M-040430-53076-2. Mr. Coleman seconded the motion.

**MPC Action: The motion to approve staff recommendation for 102 Wayne Shakelford Parkway, MPC File No. M-040430-53076-2 carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

#### **IV. OLD BUSINESS**

None.

#### **V. REGULAR BUSINESS**

##### **A. Revised General Development Plan**

1. Rowland Office Park-Revised  
330, 340, & 350 Hodgson Court, P-I-P Zoning District  
PINs 2-0490 -05-008 and -022A  
Savannah Land Company, Property Owner  
Jamie Csizmadia/ Kevin Hayes, Kern-Coleman & Co., Engineer  
Debbie Burke, MPC Project Planner  
MPC File No. P-071127-36178-2

**Nature of Request:** The petitioner is requesting a revision to an approved General Development Plan / Group Development Plan (MPC File No. P-060522-60213-2) and (P-060818-34664-2) within a P-I-P (Planned Institutional-Professional) zoning district. The MPC acted to approve the General Development Plan/ Group Development Plan and a buffer variance for a portion of a required buffer in September of 2006. The applicant is requesting a revision to the approved variance in order to replace the required fence with a vegetated wall. The Specific Development Plan for the site has been approved by MPC and City Staff. Much of the site has been constructed, or is in the construction process.

**Staff Recommendation: Approval** of the variance to allow the use of a vegetated wall in lieu of the required fence and approval of the General Development Plan / Group Development Plan.

**Speaking on the Petition**

Jamie Csizmadia, agent for the petitioner answered questions regarding the replacement of vegetative buffers that would be destroyed due to this development.

Mr. Lufburrow **moved** to approve staff recommendation for 330, 340, & 350 Hodgson Court, MPC File No. P-071127-36178-2. Mr. Ray seconded the motion.

**MPC Action: The motion to approve staff recommendation for 330, 340, & 350 Hodgson Court, MPC File No. P-071127-36178-2 carried with none opposed.**

Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Ragsdale and Mr. Bean **abstained** from voting. They submitted a Conflict of Interest form for the file.

2. Chatham Parkway Lexus  
1120 Chatham Parkway  
PUD-C Zoning District, PIN 2-0739 -01-012  
Pittman REH, LLC, Owner  
Chip Butts, Kern-Coleman & Co., Engineer  
Gary Plumbley, MPC Project Planner  
MPC File No. P-071128-53804-2

**Nature of Request:** The petitioner is requesting approval of an Amended General Development Plan for a proposed new car dealership to be located at the southeast corner of Chatham Parkway and Southern Boulevard approximately 475 feet south of Chatham Center Drive within a PUD-B-R (Planned Unit Development Business – Regional) classification. The petitioner is requesting the following variances; 1) a 15 foot development setback variance (from the required 35 feet) on the western portion of the site along Chatham Parkway.

**Staff Recommendation: Approval** of a variance to construct 27 off-street parking spaces and a drive aisle within the required 35 foot development setback along Chatham Parkway based on the previously stated findings. The MPC staff further recommends **approval** of the Amended General Development Plan subject to the following conditions; 1) The landscaping within the remaining 20 foot development setback along Chatham Parkway shall be established with a greater intensity of planting materials that will compensate for the reduced planting area and shall be approved by the City Landscape Architect and the MPC staff; and, 2) Approval by the City Review Departments and the City Engineer.

**Speaking on the Petition**

Terry Coleman, agent for petitioner, spoke briefly on the petition. He answered questions from the Board regarding the similarities and differences between the first plan and this revised plan. He stated the reasons for this request and asked that the petition be approved.

## Board Discussion

Mr. Lufburrow asked if there were any possible configurations with other variances that the petitioner could request without having a front set-back variance.

Mr. Coleman voiced his concerns regarding the possible approval of this petition and any future requests for the same set-back variance.

Ms. Myers suggested a continuance to allow for further discussion of this petition.

Mr. Bean questioned if any other variances have been granted that are similar to the one in this request.

Mr. Lufburrow **moved** to continue 1120 Chatham Parkway, MPC File No. P-071128-53804-2 to the MPC Regular Meeting December 18, 2007. Mr. Farmer seconded the motion.

**MPC Action:** The motion to continue 1120 Chatham Parkway, MPC File No. P-071128-53804-2 to the MPC Regular Meeting, December 18, 2007 carried.

Voting in favor of the motion were: Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Mr. Ragsdale, and Mr. Bean. Voting against the motion was Mr. Todd.

## VI. OTHER BUSINESS

### 1. Calendar of Meetings – Proposal to Amend Bylaws

Mr. Lufburrow **moved** to table this item from today's discussion in order to reconvene a Bylaws Committee to review it and return with a recommendation.

Mr. Ragsdale seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to table this item from today's discussion in order to reconvene a Bylaws Committee to review it and return with a recommendation. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ray, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Mr. Ragsdale, and Mr. Bean.

## VII. ADJOURNMENT

There being no other business to come before the Commission the December 4, 2007 Regular Meeting was adjourned at 2:55 P.M.

Respectfully Submitted,

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

**Note: Minutes not official until signed**