

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

January 22, 2008

1:30 PM

Members Present: Jon Todd, Chairman
Robert Ray, Vice Chairman
Susan Myers, Treasurer
Russ Abolt
Michael Brown
Shedrick Coleman
Ben Farmer
Timothy Mackey
Lacy Manigault
Adam Ragsdale

Members Not Present: Douglas Bean
Freddie Gilyard
David Hoover
Stephen Lufburrow

Staff Present: Thomas L. Thomson, P.E. AICP, Executive Director
Jim Hansen, AICP, Director Development Services
Dennis Hutton, AICP, Director Comprehensive Planning
Constance Morgan, Administrative Assistant
Latoya Bynum, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff Present: None

I. ALL TO ORDER AND WELCOME

Chairman Jon Todd called the January 22, 2008 Regular MPC Meeting to order at 1:27 P.M. and asked that everyone stand for the Invocation and the Pledge of Allegiance. He explained the agenda for the benefit of those attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Acknowledgments

Chairman Todd announced that Adam Ragsdale, MPC Commissioner, and Dennis Hutton, Director Comprehensive Planning have been elected to a two year term on the Board of Savannah Chapter of U. S. Green Building Council. He added that Sarah Ward, Historic Preservation Planner was also elected in 2007.

Chairman Todd thanked Ms. Ward, Mr. Hutton, and Mr. Ragsdale for their service.

B. Notice(s)

1. January 22, 2008 MPC Finance Committee Meeting met at 11:00 AM in the J. P. Jones Conference Room.
2. The next Regular MPC Meeting, is scheduled for February 5, 2008 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street
3. The next MPC Planning Session Meeting is scheduled for February 12, 2008 at 1:00 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

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

1. Zoning Petitions - Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Article K
Dennis Hutton, MPC Project Planner
MPC File No. Z-080107-41909-2

This item has been requested to be removed from the Final Agenda, at staff request, and rescheduled for February 5, 2008 Regular Meeting.

Ms. Myers **moved** to approve staff request to remove the MPC File No. Z-080107-41909-2 from the Final Agenda and reschedule it for February 5, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to remove MPC File No. Z-080107-41909-2 from the Final Agenda and reschedule it for February 5, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale.

IV. CONSENT AGENDA

A. Approval of January 8, 2008 MPC Meeting Minutes and Briefing Minutes.

Mr. Manigault **moved** to approve the January 8, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the January 8, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale.

B. General Development Plan/ Group Development Plan

Motel 6 Gateway West
13 Martin Court
PUD Zoning District
PIN: 1-1034-01-036
Mr. Jay Patel, Owner
Kern-Coleman & Co, LLC, Agent
Jim Hansen, MPC Project Planner
MPC File No. P-080107-32078-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development for a proposed development within the Gateway West master planned area located west of Interstate 95 and north of State Highway 204. The property is located within a P-B-C (Planned Community Business) zoning district.

Staff Recommendation: Approval of the proposed General Development Plan/Group Development subject to the following condition: 1) approval by the appropriate City review departments, including the City Engineer. The following comments must be addressed in the conjunction with a Specific Development Plan; 1) submit a detailed Landscape Plan. The Landscape Plan must include the required and proposed green space calculations and the required Tree Quality Points and Landscape Quality Points, and the Type G buffer along the off-street parking lot. The Landscape Plan must be approved by the City Landscape Architect; 2) approval of the dumpster pad enclosures by the MPC staff. The enclosures must be screened with materials that complement the principal buildings. With the exception of the gate, wood fencing is not an acceptable screening material. A six-foot by twelve-foot apron consisting of heavy-duty paving must be constructed in front of the dumpster pads in order to support the weight of the trucks. Metal bollards to protect the screening wall of the dumpsters must also be provided; 3) submit detailed scaled elevations of the proposed structure including the type of materials to be used on the exterior and the desired color scheme; 4) approval by the MPC staff of a Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. The Lighting Plan must also include a photometric plan; and, 5) submit details of all new signs that are proposed. It is recommended that a Sign Plan be established for the entire Gateway West development. It is recommended that a Development Identification Sign and/or Directory Sign serve the entire development and that no other freestanding signs be permitted on the individual parcels. If the recommended signage plan is abandoned in favor of freestanding signs on individual lots, the signs will be limited to the maximum height and size in accordance with the sign standards for developments located within a P-B-C zoning district.

Ms. Myers **moved** to approve staff recommendation. Mr. Farmer seconded the motion.

MPC ACTION: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale.

C. Report of Finance Committee – Recommend Approval of 2008 Budget and Work Program

Ms. Myers **moved** to adopt the Report of the Finance Committee Recommendation- Approval of 2008 Budget and Work Program and an increase in the number of authorized employee positions. Mr. Ray seconded the motion.

MPC ACTION: The motion to adopt the 2008 Budget and Work Program carried with none opposed. The 2008 MPC Budget was for the amount of \$3,112,292.00. The 2008 SAGIS Budget was for the amount of \$740,762.00 and an increase in employee positions from 34 to 37. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale.

D. Authorization for Executive Director to Execute Supplemental Contract for FY 2008 Planning (PL) Funds

Mr. Abolt **moved** to authorize the Executive Director to Execute Supplemental Contract for FY 2008 Planning (PL) Funds. Mr. Coleman seconded the motion.

MPC ACTION: The motion to approve Authorization for Executive Director to Execute Supplemental Contract for FY 2008 Planning (PL) Funds carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Mackey, Mr. Manigault, and, Mr. Ragsdale.

V. OLD BUSINESS

None.

VI. REGULAR BUSINESS

None.

VII. OTHER BUSINESS**Neighborhood Associations Briefing–**

Dennis Hutton gave a briefing on the formation of the Chatham County Neighborhood Associations. He stated that members of the Southeast Chatham neighborhood Association have been working with Commissioner Helen Stone and the MPC Staff to investigate the possibility of organizing individual neighborhood associations in Southeast Chatham County. He referred Board Members to their packets where they would find a copy of the Resolution and related documents that Commissioner Stone will present to the Chatham County Commission on February 8, 2008.

VIII. ADJOURNMENT

There being no further business to come before the Commission the January 22, 2008 Regular MPC Meeting adjourned at 1:50 P.M.

Respectfully submitted,

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

Note: Minutes not official until signed