



Arthur A. Mendonsa Hearing Room
September 21, 2010 1:30 p.m.
MINUTES

September 21, 2010 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Jon Pannell, Secretary
Lacy Manigault, Treasurer
Ellis Cook
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Tanya Milton
Susan Myers
Jon Todd
Joseph Welch

Members Not Present: Russ Abolt
Rochelle Small-Toney

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator
Stephanie Cutter, Acting Assistant City Manager

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [October 12, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

2. [Update on ARRA funded CORE Projects - Mark Wilkes, Director of Transportation](#)

Attachment: [Thomson Planning Commission, Re: Update Regarding SR 21 and SR 204 Corridor Study and US 80 Bridges Study 092110.pdf](#)

Thomas Thomson, Executive Director, presented updated information regarding the SR 21 Corridor Study, SR 204 Corridor Study, and US 80 Bridges Study.

[SR 21 Corridor Study Update](#): Consultant team HGBD has completed the project work plan and has reviewed and evaluated previous studies including the SR 21 Value Pricing Study, 2007 SR 21 Corridor Needs Analysis, Effingham Parkway Concept Report and the Brampton Road Connector Concept Report. Field work to gather existing data on the SR 21 corridor has been completed and traffic data collection is underway.

The first stakeholder meeting was held on September 2, 2010. Feedback received from the stakeholder group includes: SR 21/I-95 interchange one of the worst in the state, SR 307/SR 21 intersection functions poorly, very high truck volumes (SR 307), need to separate commuter and local traffic (and freight) without negatively impacting businesses, need to address large number of at-grade rail crossings in Garden City, not in favor of tolling, recommend formal survey stakeholders.

Prepared for and held first public meeting on September 9, 2010. Approximately 35 people attended and 11 comment cards and 13 questionnaires were received from attendees. Residents, business owners, and commuters made up the bulk of attendees. Feedback received from the public meeting noted the following problems: heavy delays in peak hours, congestion at SR 30 and I-95, unsafe conditions due to large trucks interacting with other traffic, at-grade rail crossing creates long delays, two-way center turn lane is dangerous, poor signal synchronization. Ideas offered by the public include: better defined medians and turn lanes, elevate SR 21 over I-95, designated truck lanes or SR 21 truck bypass, grade separated railroad crossings, synchronize/retime signals, new road connecting eastern Effingham and Chatham, planting trees, slowing traffic and encouraging bicycles and pedestrians.

[SR 204 Corridor Study Update](#): The SR 204 Corridor Study kicked off in August 2010 and will look at the SR 204 corridor from west of I-95 to north of Truman Parkway Phase V to identify transportation issues and identify mitigation strategies for those transportation problems. The first stakeholder meeting was held on September 2, 2010. Stakeholders representing commercial, residential, and governmental interests were invited to participate in the stakeholder meeting. The first public meeting for the SR 204 Corridor Study was held on September 7, 2010 at the

Armstrong Center. Both the stakeholder meeting and public meeting was to gather thoughts and ideas from those who are impacted by the corridor on a daily basis to identify the significant problems along the corridor. The next stakeholder meeting is scheduled in the October-November 2010 time frame.

US 80 Bridges Study Update: The first stakeholder meeting and public information meeting were held in mid-September. Staff and consultants are reviewing the information collected at those meetings. In the coming months, alternatives for solutions will be identified with a preferred alternative to be proposed in early 2011. Stakeholders and the public will have additional meetings at these later stages. A concept for the selected alternative will be developed by summer of 2011.

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

Approval of MPC Meeting Minutes and Briefing Minutes

3. Approval of August 31, 2010 MPC Meeting Minutes and Briefing Minutes

Attachment: [08.31.10 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.31.10 MINUTES.pdf](#)

Board Action:

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Jon Pannell

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Jon Todd - Aye

Joseph Welch - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Amended Master Plan

4. [Parker's Convenience Store and Gas Station](#)

Attachment: [GROCERY-RETAIL CENTER GDP.pdf](#)

Attachment: [Traffic Engineer Comment SPR project Parker's Convenience Store, 5300 Skidaway Rd.Link Message SPR project Parker's Convenience Store, 5300 Skidaway Rd..pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [staff rpt.pdf](#)

5300 Skidaway Road
PIN: 2-0137-03-060 (portion)
Kevin Smith, Agent/Petitioner
Aldermanic District: 3
County Commission District: 3
1.02 Acres
MPC File No.: P-100902-59376-2

Jack Butler, MPC Project Planner, presented the petitioner's request to install a convenience store and gas station. The petitioner is proposing to access the site through the approved access road to the Food Lion site, with an additional curb cut for flow through traffic onto DeRenne Avenue. The City approves the concept and will address concerns in the upcoming site plan. The MPC staff recommends approval of the amendment to the master plan.

Ms. Myers asked if there was discussion regarding landscaping.

Mr. Butler stated that would handled with the specific development plan and it has not yet been addressed.

Board Action:

It is recommended that the request to amend the Master Plan and approve the General Development - PASS Plan be APPROVED.

Vote Results

Motion: Stephen Lufburrow

Second: Lacy Manigault

Russ Abolt

Shedrick Coleman

- Not Present

- Aye

Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

5. 8111 Waters Avenue PRT to PUD-IS-B

Attachment: [Applicant Letter.pdf](#)
Attachment: [TAX_MAP.pdf](#)
Attachment: [Zoning_MAP.pdf](#)
Attachment: [Aerial_MAP.pdf](#)
Attachment: [staff rpt.pdf](#)
Attachment: [PROPOSED_ZONE_PUD-IS-B.pdf](#)
Attachment: [PROPOSED_ZONE_P-R-T.pdf](#)

8111 Waters Avenue
PIN: 2-0494 -01-024
Harold Sims, Owner/Petitioner
Aldermanic District: 4
County Commission District: 1
Requested Zoning: PRT to PUD-IS-B
0.22 Acres
MPC File No. Z-100826-35823-2

Jim Hansen, MPC Project Planner, presented the petitioner's request to rezone the property located at 8111 Waters Avenue from the existing PRT classification to a PUD-IS-B classification. In 1999, the petitioner also sought to zone the property to the PUD-IS-B classification. That request was denied. A zoning to the PRT classification was approved. The stated intent is to have an office with not more than three employees; staff believes the intent can be conducted with the current zoning classification. If it were rezoned as requested, buffering requirements would have to be met that would necessitate extensive variances. The MPC staff recommends denial of the petition.

Harold Sims, petitioner, stated there were no commercial sites near his property at the time of his initial petition in 1999. At this time, there are many commercial businesses in the area. To his knowledge, there is no opposition to his request. Mr. Sims presented documentation indicating his property as being listed as a commercial use, thus resulting in higher taxes. He is of the opinion

he should have the privilege of the zoning that he is requesting since he is paying the taxes of such a zoning. In addition, he stated he was required by the City to perform various upgrades.

Mr. Farmer asked Mr. Sims what would be the benefit if he would have to request buffering variances. He stated there was a very strict buffering requirement; he asked why would he want to change his property from a zoning that he can use currently to a zoning district that would yield a zoning that would then render the property unusable.

Mr. Sims stated it was because of the tax rate. The tax rate would be same with either zoning; he stated he is entitled to the zoning he is paying for.

Mr. Coleman stated the petitioner is requesting zoning that would turn his property into a non-conforming lot and the tax rate is not directly tied to the zoning of the property.

Board Action:

It is recommended that the request to zone to a PUD-IS-B classification from the existing PRT classification be DENIED. - PASS

Vote Results

Motion: Ben Farmer

Second: Adam Ragsdale

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

XI. OTHER BUSINESS

XII. ADJOURNMENT

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.