

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC REGULAR MEETING MINUTES

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

February 3, 2009

1:30 PM

Members Present: Jon Todd, Chairman
Shedrick Coleman, Vice Chairman
Adam Ragsdale, Secretary
Susan Myers, Treasurer
Russ Abolt
Michael Brown
Ellis Cook
Ben Farmer
David Hoover
Stephen Lufburrow
Timothy Mackey
Lacy Manigault

Members Not Present Robert Ray

Staff Present Thomas Thomson, P.E. AICP, Executive Director
James Hansen, AICP Director, Development Services
Melony West, Director of Finance and Systems
Marilyn Gignilliat, Executive Assistant
Marcus Lotson, Development Services Planner
John Butler, Comprehensive Planner
Sabrina Finau, Administrative Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present Tiras Petrea, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the February 3, 2009 Regular MPC Meeting to order at 1: 38 PM. He 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. Notice(s)

1. MPC Personnel Committee met on February 3, 2009 at 11:30 AM in the West Conference Room, 110 East State Street
2. On February 5, 2009, Destination: Savannah Forward Community Forum with Fred Kent, Project for Public Spaces, will be held at 6:00 PM, at the Coastal Georgia Center. There will also be a Breakfast for Elected and Appointed Officials on Friday, February 6 at 7:30 AM, at the Coastal Georgia Center.
3. February 10, 2009 at 1:00 PM MPC Planning Session Meeting will be held in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
4. February 17, 2009 the Regular MPC Meeting will be held at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

IV. Items Requested to be Removed from the Agenda

A. Rezoning Petition – Map Amendment

Nicholas C. Hale, Owner
5419 LaRoche Avenue
Aldermanic District: 4
County Commission District: 3
Zoning District: R-6 to P-RM-12
Acres 1.95
PIN: 2-0138-01-044
Phillip McCorkle, Attorney
MPC File No. Z-080826-28558-2

Gary Plumbley, MPC Project Planner

(Two separate actions)

1. Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request.
2. The petitioner is requesting rezoning of property at 5419 LaRoche Avenue of a 1.95 acre site from an R-6 (Single Family Residential – 6 Units Per Net Acre) classification to a P-RM-12 (Planned Residential Multi-Family (Residential – 12 units per net acre) classification.

AND

B. General Development Plan / Group Development

The Residences on LaRoche Avenue
5419 LaRoche Avenue
Aldermanic District: 4
County Commission District: 3
Zoning District: P-RM-12 (Proposed)
Acres 1.95
PIN: 2-0138-01-044
Phillip McCorkle, Attorney
MPC File No. P-080918-55791-2

Gary Plumbley, MPC Project Planner

Variances are requested.

The petitioner has requested that this item be removed from the Agenda and postponed to the March 3, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to postpone MPC File No.'s Z-080826-28558-2 and P-080918-55791-2 to the March 3, 2009 Regular MPC Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to postpone MPC File No.'s Z-080826-28558-2 and P-080918-55791-2 to the March 3, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

C. General Development Plan

Village at Isle of Hope
7360 Skidaway Road
County Commission District: 3
Zoning District: P-B-N / TC
Acres 7.3
PINs: 1-0377-10-002, -002A, -002B, -004
Landmark 24, Owner
Jamie Csizmadia, Agent
MPC File No. P-081117-43021-2

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and postponed to the February 17, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to postpone MPC File No. P-081117-43021-2 to the February 17, 2009 Regular Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to postpone MPC File No. P-081117-43021-2 to the February 17, 2009, Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer. Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

VI. CONSENT AGENDA

A. Approval of January 20, 2009 MPC Meeting Minutes and Briefing Minutes.

Ms. Myers **moved** to approve the January 20, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the January 20, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer. Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

B. Approval of February 10, 2009 MPC Preliminary Planning Session Agenda

Ms. Myers **moved** to approve the February 10, 2009 MPC Preliminary Planning Session Agenda as submitted. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the February 10, 2009 MPC Preliminary Planning Session Agenda as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer. Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

C. Authorize Executive Director to Execute Contract with Wilbur Smith Associates for Task Order Transportation Planning

Mr. Ragsdale **moved** to authorize the Executive Director to execute the contract with Wilbur Smith Associates for the Task Order Transportation Planning Contract. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to execute the contract with Wilbur Smith Associates for the Task Order Transportation Planning Contract. **Voting were:** Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

D. Authorization for the Executive Director to Execute the 5303 FY 2009 Transit Contract

Mr. Ragsdale **moved** to authorize the Executive Director to execute the 5303 FY 2009 Transit Contract. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to execute the 5303 FY 2009 Transit Contract. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

E. Demolitions – Continued to March 3, 2009

1. City of Savannah Property Maintenance Department
301 West 40th Street
Aldermanic District: 5
County Commission District: 2
Demolition of Front Porch
PIN: 2-0073-29-013
David Marc, Owner,
Juanita Simmons, Agent
MPC File No. N-080903-47709-2

Beth Reiter, MPC Project Planner
2. City of Savannah Property Maintenance Department
209 West 33rd Street
Aldermanic District: 1
Commission District: 8
Demolition
PIN: 2-0066-27-015
Catherine Pearson c/o Jonette Pearson, Owner
Juanita Simmons, Agent
MPC File No. N-080903-48241-2

Beth Reiter, MPC Project Planner

3. City of Savannah Property Maintenance Department
2308 Whitaker Street
Aldermanic District: 5
Commission District: 2
Total Demolition
PIN: 2-0065-40-010
Esther Murphy, Owner
Juanita Simmons, Agent
MPC File No. N-081104-67760-2

Beth Reiter, MPC Project Planner

4. City of Savannah Property Maintenance Department
205 West 41st Street
Aldermanic District: 5
Commission District: 2
Demolition of Front Porch
PIN: 2-081104-67875-2
Edna D. Ellison C/O Kier Ellison, Owner
Juanita Simmons, Agent
MPC File No. N-081104-67875-2

Beth Reiter, MPC Project Planner

5. City of Savannah Property Maintenance Department
2312 Whitaker Street
Aldermanic District: 5
County Commission District: 2
Total Demolition
PIN: 2-0065-40-008
Johnnie Holmes, Owner
Juanita Simmons, Agent
MPC File No. N-081104-67618-2

Beth Reiter, MPC Project Planner

6. City of Savannah Property Maintenance Department
501-503 West 38th Street
Aldermanic District: 1
County Commission District: 8
Total Demolition
PIN. 2-0073-09-019
Lawrence E. Waring, Owner
Juanita Simmons, Agent
MPC File No. N-081104-68408-2

Beth Reiter, MPC Project Planner

Mr. Myers **moved** to continue MPC File No.'s N-080903-47709-2, N-080903-48241-2, N-081104-67760-2, N-081104-67618-2, N-081104-67618-2, and N-081104-68408-2 to the March 3, 2009 Regular MPC Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No.'s N-080903-47709-2, N-080903-48241-2, N-081104-67760-2, N-081104-67618-2, N-081104-67618-2, and N-081104-68408-2 to the March 3, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

VII. OLD BUSINESS

There was no Old Business to discuss.

VIII. REGULAR BUSINESS

A. Rezoning

Plantation Oaks
10875 Abercorn Street
Aldermanic District 6
County Commission District 5
Zoning District: RM – 25 to RM-28
Acres 7.63
PIN: 2-0694-01-007
Savannah City Housing Group, Ltd., Owner
Downer Davis, Agent
MPC File No.: Z-090115-35904-2

Marcus Lotson, MPC Project Planner

Issue: At issue is a request to rezone property located at 10875 Abercorn from an RM-25 multi-family residential classification to an RM-28 multi-family residential classification.

Policy Analysis: The proposed zoning is consistent with the Tricentennial Comprehensive Plan Future Land Use Map. Zoning to RM-28 will allow for the reacquisition of housing stock lost in the preparation of transportation related development in the vicinity of the parcel and for the redevelopment of the tennis courts to a more efficient use.

Staff Recommendation Approval of the request to rezone the subject property from an RM-25 (Multi Family Residential) classification to an RM-28 classification.

Mr. Abolt stated that he would like Mr. Davis and his client to understand that if this petition is approved it does not imply or create any further liability for the taxpayers of Chatham County when it comes to potential problems associated with the alignment of Truman Phase V for which the property owners have been duly compensated.

Mr. Lufburrow **moved** to approve the staff recommendation. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation to rezone the subject property from an RM-25 to an RM-28 zoning classification. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Brown.

B. Specific Development Plan

Grocery – Retail Center
2208 DeRenne
Aldermanic District 3
County Commission District 3
Zoning District: P-B-N
Acres 6.25
PINs: 2-0137-021, 2-0137-03-020
JDH Capital, LLC, Owner
Chad Zittrouer, Kern – Coleman & Co., Engineer, Agent
MPC File No.: P-080131-58062-2

Jack Butler, MPC Project Planner

Nature of Request: On April 1, 2008, the MPC recommended approval of a General Development Plan for the proposed grocery/retail center located at 2208 DeRenne Avenue. At that time, the MPC also requested that the Specific Development Plan be returned to the Board for approval. Brown/Hoover

Staff Recommendation: It is recommended that the Specific Development Plan be Approved subject to the following condition: 1) **approval** by the City Landscape Architect (Park and Tree Department).

Mr. Brown **moved** to approve staff recommendation. Mr. Hoover seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation with conditions. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Brown.

IX. OTHER BUSINESS

Mr. Farmer **moved** to amend the Planning Agenda to include the discussion of the Proposed Stormwater Regulation for Construction Sites. Preliminary material was included as an Information Item in pre-meeting packages. Mr. Lufburrow seconded the motion. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Brown.

X. ADJOURNMENT

There being no further business to come before the Commission, the February 3, 2009 Regular Meeting adjourned at 1:54 PM.

Respectfully Submitted,

Thomas L. Thomson P.E. AICP
Executive Director

Note: Minutes not official until signed

/cm