



Arthur A. Mendonsa Hearing Room
August 28, 2012 1:30 P.M.
MINUTES

August 28, 2012 Regular MPC Meeting

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

Members Not Present: Ben Farmer
Lacy Manigault
Rochelle Small-Toney

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Amanda Bunce, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant
Ellen Harris, Preservation Planner

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Geoff Goins, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [August 28, 2012 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
2. [September 11, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [September 19, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

Zoning Petition - Map Amendment

4. [608 Abercorn Street \(RIP-A to RIP-B1\)](#)

608 Abercorn Street
Adrienne Dickerson, Owner
Aldermanic District: 2
County Commission District: 2
Zoning District: RIP-A to RIP-B1
0.0683 Acres
PIN: 2-0044-01-006
MPC File No. 12-000126-ZA

Jack Butler, MPC Project Planner

Board Action:

This item has been requested to be removed from the Final Agenda at the Petitioner's request and rescheduled for September 19, 2012 Regular Meeting. - PASS

Vote Results

Motion: Joseph Welch
Second: Ellis Cook

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

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

5. [August 7, 2012 MPC Meeting and Briefing Minutes](#)

Attachment: [08.07.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.07.12 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Russ Abolt

Second: Timothy Mackey

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye

Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

Zoning Petition - Text Amendment

6. [Amend Article L New Hampstead PUD Section 4.12 Signage - Subsection 4.12.1 - General Requirements of the Savannah Zoning Ordinance](#)

Attachment: [Signs and Locations.pdf](#)
Attachment: [N.H. Master Plan & Ordinance.pdf](#)
Attachment: [Staff Report.pdf](#)

Text Amendment to the City of Savannah Zoning Ordinance to amend Article L New Hampstead PUD Section 4.12 Signage - Subsection 4.12.1 - General Requirements to change the Community Boundary Monument Signs location and design to include materials and to allow copy subject to approval by the New Hampstead Development Review Committee (NHDRC).

Aldermanic District 5
County Commission District 7
Petitioner/Developer: Figure 8 Georgia, LLC
Agent: Bill Dempsey, Dempsey Land Design
MPC File Number: Z-120806-59117-2

Mr. Gary Plumbley: MPC Project Planner

Mr. Bill Dempsey, representative of the petitioner, stated he was available for questions if necessary.

Board Action:

It is recommended that the petitioner's request to amend Article L New Hampstead PUD Section 4.12 Signage - Subsection 4.12.1 General Requirements of the Savannah Zoning Ordinance be **approved**. - PASS

Vote Results

Motion: Russ Abolt
Second: Timothy Mackey
Russ Abolt - Aye
Ellis Cook - Aye
Ben Farmer - Not Present
Stephen Lufburrow - Aye

Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Zoning Petition - Map Amendment

7. [4219 Bull Street \(B-G-1 to B-G\)](#)

- Attachment: [MAPS.pdf](#)
- Attachment: [Public Comment - In Opposition.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Use Comparison Table.pdf](#)
- Attachment: [4219 Bull St. Photo.pdf](#)

Petition of David W. Thorne
Lawrence Raymond Daiss, Owner
4219 Bull Street
PIN: 2-0093 -21-003
0.21 Acres
Alderman District: 5
County Commission District: 5
MPC File No. Z-120504-39852-2

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone property located at 4219 Bull Street from an existing B-G-1 (General Business - Transition) district to a B-G (General Business) district.

Mr. Lotson stated in 1986 the Mayor and Alderman directed MPC staff to review the zoning in the vicinity due to concerns regarding the intensity of uses in the neighborhood. The property, which is located on Bull Street, is currently vacant. At the time, it was found that the number of heavy business and commercial uses allowed in the B-G zoning were inappropriate for this location. This led to the B-G-1 classification creation, which is less intense in terms of uses. This property and others in the immediate vicinity were rezoned at that time to B-G-1. The petitioner is requesting a change back to B-G in an effort to establish a bar or tavern at the subject property. This item was continued from a previous meeting, which staff's recommendation was for denial, due to no compatibility with that use at the subject property, in terms of

how it relates to the properties around it. There was not found another appropriate zoning classification for this location for the petitioner's requested use.

It is recommended that the request to rezone the subject property from a B-G-1 to a B-G zoning district be DENIED.

Board Action:

It is recommended that the request to rezone the subject property from a B-G-1 to a B-G zoning district be DENIED. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Timothy Mackey

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

X. REGULAR BUSINESS

Zoning Petition - Text Amendment

8. [Proposed amendment to Sec. 8-3002, Sec. 8-3025\(b\), Sec. 8-3028\(d\), Sec. 8-3112\(i\)\(5\) and Sec. 8-3089 regarding minor and major automobile repair and service uses](#)

Attachment: [12-000309-ZA Auto repair uses Staff Report.pdf](#)

Text Amendment to the City of Savannah Zoning Ordinance.

Re: Amend Sec. 8-3002 Definitions, Sec. 8-3025(b) B&I Use Schedule, Sec. 8-3028(d) Victorian District Permitted Uses, Sec. 8-3112(i)(5) Signs, Gasoline Company Trademarks and Sec. 8-3089 Minimum Space Requirements for Off-street Parking Areas regarding minor and major

automobile repair and service uses.

Staff petition

Staff is proposing a text amendment to amend use names and definitions for automobile filling stations as well as minor and major automobile repair and service uses. Staff is also proposing to amend the use conditions and parking requirements relating to those uses.

MPC File No. 12-000309-ZA

Ms. Amanda Bunce presented the petition to the Board. This petition will remove inconsistencies in the ordinance.

Staff recommends **approval** of the proposed amendment in order to improve use names, definitions, use conditions and parking requirements for minor and major automobile repair and service uses.

Board Action:

Staff recommends **approval** of the proposed amendment in order to improve use names, definitions, use conditions and parking requirements for minor and major automobile repair and service uses. - PASS

Vote Results

Motion: Susan Myers

Second: Tanya Milton

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

9. [Amend Chatham County Zoning Ordinance Sections 4-5.1 and 4-5.2 to Refer to Animal Control Ordinance for Non-Commercial Keeping of Animals](#)

Attachment: [Staff Report revised.pdf](#)

Ms. Ellen Harris presented the staff-initiated petition for an amendment to the definitions section and use tables of the Zoning Ordinance to refer to the Animal Control Ordinance for the non-commercial keeping of animals and provide distinction and clarity between commercial and personal agricultural activities.

The County Commission tasked the MPC staff to look at the relationship between the Animal Control Ordinance and the Zoning Ordinance for consistency. Proposed revisions to the Animal Control Ordinance were adopted by the County Commission on August 10, 2012.

Staff recommends APPROVAL of the request to amend the definition section to include the definition of agriculture general which clarifies that it applies to commercial activities, and a definition for personal agriculture which specifically refers to the Animal Control Ordinance for the keeping of animals; remove the definition of "Agriculture general" from the use table in Sections 4-5.1; replace "Agriculture special" with "Agriculture personal" in the indices and the use tables 4-5.1 and 4-5.2, and allow in all zoning districts, of the County Zoning Ordinance.

Board Action:

APPROVAL of the request to amend the definition section to include the definition of agriculture general which clarifies that it applies to commercial activities, and a definition for personal agriculture which specifically refers to the Animal Control Ordinance for the keeping of animals; remove the definition of "Agriculture general" from the use table in Sections 4-5.1; replace "Agriculture special" with "Agriculture personal" in the indices and the use tables 4-5.1 and 4-5.2, and allow in all zoning districts, of the County Zoning Ordinance. - PASS

Vote Results

Motion: Susan Myers

Second: Joseph Welch

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye

Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

Zoning Petition - Map Amendment

10. [2711 Martin Luther King Jr. Boulevard Rezoning from R-6 to R-4](#)

- Attachment: [Maps.pdf](#)
- Attachment: [R-4 Uses.pdf](#)
- Attachment: [R-6 Uses.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [2711 MLK Photo.pdf](#)

2711 Martin Luther King Jr. Boulevard
Rezoning Request R-6 to R-4

PIN: 2-0074-19-009
Chun Bao Zheng, Owner

Aldermanic District: 5
County Commission District: 5
Zoning District: R-6 Single-family residential
Lot Size: 6,994 square feet

MPC File No. Z-120806-58447-2

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone the subject property from the existing R-6 zoning classification to an R-4 classification for the purpose of converting a single-family residence into a multi-family residence.

The petitioner was offered to speak before the Board, but declined.

Board Action:

Staff Recommends Denial - PASS

Vote Results

Motion: Tanya Milton
Second: Susan Myers

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye

Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Not Present
Joseph Welch	- Aye

Zoning Petition - Staff Text Amendment

11. [Amend Section 8-3133 \(d\) of the City of Savannah Zoning Ordinance - regarding Residential Non-conforming uses](#)

Attachment: [Staff Report.pdf](#)

Amendment to Section 8-3133 (d) of the City of Savannah Zoning Ordinance to allow existing single family residential structures to continue as a non-conforming use in all zoning districts.

MPC Staff, Petitioner

MPC File Number: Z-120817-000285-2

Gary Plumbley, MPC Project Planner

Ms. Amanda Bunce, MPC Project Planner, presented the staff petition to amend Section 8-3133 (d) of the City of Savannah Zoning Ordinance to allow existing single family residential structures to continue as a non-conforming use in all zoning districts to the Board.

Mr. Mackey requested to postpone this item for 30 days. He stated he is not comfortable with the idea of a petitioner shopping a petition to a particular board because they are not sure of what type of ruling they would get had they gone to another board. He stated he understands the issue clearly.

Mr. Lufburrow asked if there was an individual that brought this forward or was it something that came through previous actions. He asked if there would be any grave situations if this was postponed for 30 days.

Ms. Amanda Bunce replied that she was presenting the petition in Mr. Plumbley's absence. She stated there was a recent instance of this becoming an issue for a particular person, but she is not aware of the details of the situation. The only other option would be for the person to seek a rezoning, which is a three-month long process, and which may or may not be appropriate for the area.

Mr. Mackey stated 30 days is better than 3 months. He just wants clarification. It will be on the next agenda.

Mr. Thomson stated it was brought forth by staff based on recent trends regarding refinancing. We are trying to make it easier for the customer when it is applicable and right.

Board Action:

Postpone Item - September 19, 2012 - PASS

Vote Results

Motion: Timothy Mackey

Second: Jon Pannell

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Not Present

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Not Present

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Not Present

Joseph Welch - Aye

XI. OTHER BUSINESS

12. [Election of Officers for 2012 - 2013](#)

Mr. Mackey nominated the current officers for an additional year of office.

Mr. Adam Ragsdale - Chairman

Mr. Jon Pannell - Vice Chairman

Mr. Ellis Cook - Secretary

Ms. Tanya Milton - Treasurer

Board Action:

Re-elect current officers for office in the year 2013.

Vote Results

Motion: Timothy Mackey
Second: Stephen Lufburrow

XII. ADJOURNMENT

13. [Adjournment of August 28, 2012 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Ragsdale entertained a motion to adjourn the August 28, 2012 MPC Regular Meeting at 2:00 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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.