



Arthur A. Mendonsa Hearing Room
September 19, 2012 1:30 P.M.
MINUTES

September 19, 2012 Regular MPC Meeting

Members Present: J. Adam Ragsdale, Chairman
Ellis Cook, Secretary
Tanya Milton, Treasurer
Shedrick Coleman
Stephen Lufburrow
Timothy Mackey
Lacy Manigault
Murray Marshall
Susan Myers
Rochelle Small-Toney

Members Not Present: Russ Abolt
Ben Farmer
Joseph Welch

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

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. [September 19, 2012 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

Ms. Milton stated, as of June 30, 2012, the records are appropriate and proper.

2. [September 25, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

3. [October 9, 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

Amended Master Plan

4. [Berwick Plantation - 5700 Ogeechee Road](#)

Attachment: [Maps.pdf](#)

Attachment: [Master Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Miscellaneous.pdf](#)

Board Action:

The petitioner has requested that this item be Post Poned and Rescheduled for October 9, 2012 Regular Meeting. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Lacy Manigault

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Not Present

Stephen Lufburrow - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Not Present

Adam Ragsdale - Aye

Rochelle Small-Toney	- Aye
Joseph Welch	- Not Present

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 28, 2012 MPC Meeting and Briefing Minutes](#)

Attachment: [08.28.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.28.12 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Stephen Lufburrow

Second: Rochelle Small-Toney

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

Adam Ragsdale - Aye

Rochelle Small-Toney - Aye

Zoning Petition - Map Amendment

6. [608-610 Abercorn Street \(RIP-A to RIP-D\)](#)

Attachment: [staff rpt.pdf](#)

Attachment: [MAPS 09-14-12.pdf](#)

Board Action:

Recommend approval of the requested change in zoning district from RIP-A to RIP-D. - PASS

Vote Results	
Motion: Stephen Lufburrow	
Second: Rochelle Small-Toney	
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye

Amended Sign Plan

7. [Stephenson Avenue Executive Court - 200 Stephenson Avenue](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Signs.pdf](#)
- Attachment: [Staff Report.pdf](#)

Mr. Ragsdale stated the applicant was in agreement with staff recommendation: no other building facades shall receive signage or additional free-standing signage on the site.

Board Action:
The MPC staff recommends **approval** of the requested Amended Specific Development Plan to permit the maximum area of the permitted principal use fascia signage from 260 square feet to 335 square feet; provided that no other building facades shall receive signage or additional free-standing signage on the sight. - PASS

Vote Results	
Motion: Stephen Lufburrow	
Second: Rochelle Small-Toney	
Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye

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

Mr. Ragsdale stated the applicant was in agreement with staff recommendation : no other building facades shall receive signage or additional free-standing signage on the sight.

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Zoning Petition - Staff Text Amendment

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

Attachment: [Miscellaneous 09-19-12.pdf](#)

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

Mr. Gary Plumbley, MPC Project Planner, presented the petition to the Board. The request is allow the rebuilding of an existing non-conforming, single-family residential structure if destroyed by 75% or more as a matter of right in all zoning districts. This is to satisfy the demands of mortgage companies before making a loan.

Mr. Lufburrow commended staff for recognizing this issue and bringing it forth.

Ms. Myers concurred.

Board Action:

It is recommended that the MPC staff request to amend Section 8-3133 (d) of the City of Savannah - PASS
Zoning Ordinance be **approved**.

Vote Results

Motion: Shedrick Coleman

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

9. Amend Section 8-3 b. 2. of the Chatham County Zoning Ordinance - Regarding Residential Non-conforming

Attachment: [Staff Report.pdf](#)

Amendment to Section 8-3 b. 2. of the Chatham County 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-120910-00045-1

Mr. Gary Plumbley, MPC Project Planner presented the petition to the Board.

***This item's presentation was heard and discussed in conjunction with the previous item.*

Board Action:

It is recommended that the MPC staff request to amend Section 8-3 b. 2. of the Chatham County Zoning Ordinance be **approved**. - PASS

Vote Results

Motion: Shedrick Coleman
Second: Ellis Cook
Russ Abolt - Not Present
Shedrick Coleman - Aye
Ellis Cook - Aye
Ben Farmer - Not Present

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

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

10. [Proposed Comprehensive Plan Map Amendment 205 Lissner Avenue](#)

Attachment: [Proposed Comprehensive Plan Amendment.pdf](#)

205 Lissner Avenue
Aldermanic District: 1
Conty Commission District: 8
PIN(S): 2-067-03-020 and -014
Lissner Alfred 205, LLC. DBA K.P. McNamara
Harold Yellin, Attorney
Zoning District(s): R-4, R-6 and I-H-CO to P-I-H
10.34 Acres
MPC File NO. Z-120522-50248-2

1. Consideration of an amendment to the Tricentennial Comprehensive Plan Future Land Use Map.

2. The Petitioner is requesting rezoning of property at 205 Lissner Avenue from the Current I-H-CO, R-6 and R-4 clasification to a P-I-H classification.

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request. The site has operated as an industrial site for over 40 years, and owned by K. P. McNamara for the last 10 years. The current zoning is split into I-H-CO and R-4 in the northern section and R-6 on an approximate 1.5 acre parcel. The petitioner's intent is to move the zoning line north approximately 200 feet so it will line up with the drainage canal. The rear is to remain zoned residential to serve as a buffer between the property and the neighborhood to the north.

Several meetings with the neighborhood organizations has led to an agreement between them and the petitioner as to how this development will move forward. The property owners had concerns regarding the buffering after expansion. The petitioner has proposed a minimum 20 foot buffer around the property and a 8-foot opaque fence that abuts residential and streets rights-of-way.

Staff is confident of the petitioner's intentions and recommends approval of the petition.

Mr. Mackey asked if the separate PIN number/property is owned by the petitioner.

Mr. Lotson replied yes.

Mr. Mackey asked if everyone at the neighborhood meeting was in agreement.

Mr. Lotson replied those in attendance were in agreement with the proposed buffering plan.

Mr. Harold Yellin, representing the petitioner, stated they the petitioner has already planted 20 crepe myrtle trees. He suggested a cyclone fence with tennis court slat and asked what type of fencing would be preferred. He thanked Mr. Lotson for his consistent attendance at the neighborhood meetings.

Ms. Myers thanked the petitioner for being so willing to work with the neighborhood. She stated her preference would be for wooden fencing; its appearance is more residential.

Mr. Mackey stated if the neighborhood has agreed to what has been presented in the neighborhood meetings and they are aware of what's being presented today, then it should not be changed.

Mr. Ragsdale asked staff if the perception is that a wooden opaque fence is being constructed.

Mr. Lotson replied the fence material was not commented on; it has been our practice to suggest wooden fencing when it comes to opaque buffering against residential zones.

Mr. Marshall asked if the fence is going all around the property.

Mr. Yellin stated there is a 20-foot buffer around the entire property. Many areas are heavily wooded providing part of the buffer.

Mr. Ragsdale explained that a buffer will go around the entire property and can consist of other materials than a wooden fence; it can be vegetative.

Mr. Coleman stated that Mr. Marshall did hear Mr. Lotson correctly in the pre-meeting as stating the fencing would go around the property in its entirety. However, Mr. Yellin corrected the statement by stating it would be adjacent only to the specific residential properties.

Board Action:

Staff recommends approval of an amendment to the Comprehensive Plan Future Land Use Map for property located at 205 Lissner Avenue. The recommendation is to change the designations from Residential General and Residential Single Family to Industrial. - PASS

Vote Results

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

Zoning Petition - Map Amendment

11. [Lissner Alfred 205, LLC Zoning - I-H and R-4 Classifications to I-H Classification](#)

Attachment: [MAPS.pdf](#)
Attachment: [Site.pdf](#)
Attachment: [Staff Report 205 Lissner Rezoning.pdf](#)
Attachment: [R6 and R4 Use Table.pdf](#)
Attachment: [I-H Use Table.pdf](#)

205 Lissner Avenue
Aldermanic District: 1
Conty Commission District: 8
PIN(S): 2-067-03-020 and -014
Lissner Alfred 205, LLC. DBA K.P. McNamara
Harold Yellin, Attorney
Zoning District(s): R-4, R-6 and I-H-CO to P-I-H
10.34 Acres
MPC File NO. Z-120522-50248-2

1. Consideration of an amendment to the Tricentennial Comprehensive Plan

Future Land Use Map.

2. The Petitioner is requesting rezoning of property at 205 Lissner Avenue from the Current I-H-CO, R-6 and R-4 clasification to a P-I-H classification.

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request.

***This item's presentation was heard and discussed in conjunction with the previous item.*

Board Action:

Staff recommends approval with the condition that an eight foot fence and 20 foot preserved buffer be - PASS maintained on the subject property.

Vote Results

Motion: Shedrick Coleman

Second: Lacy Manigault

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

XI. OTHER BUSINESS

12. [Special Report from Nominating Committee for Vice Chairman](#)

Mr. Lufburrow stated the Nominating Committee met and recommended Mr. Shedrick Coleman as Vice Chairman.

13. [Special Election of 2012 - 2013 - Vice Chairman](#)

Board Action:

Elect Shedrick Coleman as Vice-Chairman. - PASS

Vote Results

Motion: Tanya Milton

Second: Lacy Manigault

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

XII. ADJOURNMENT

14. [Adjournment of September 19, 2012 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Ragsdale entertained a motion to adjourn the September 19, 2012 MPC Meeting at 2:12 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

15. [Development Plans Submitted for Review](#)

Attachment: [DEVELOPMENT REVIEW CASE LOG 091312.pdf](#)

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.