

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

## MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET

**November 1, 2005**

**1:30 PM.**

---

**Members Present:** Stephen R. Lufburrow, Chairman  
Lee Meyer, Vice Chairman  
Alexander Luten, Secretary  
Robert Ray, Treasurer  
Russ Abolt  
Michael Brown  
Ben Farmer  
Melissa Jest  
John P. Jones  
Walker McCumber  
Timothy S. Mackey  
Lacy A. Manigault  
Freddie B. Patrick  
Jon N. Todd

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Harmit Bedi, AICP, Deputy Executive Director  
Beth Reiter, AICP, City Historic Preservation Officer  
Amanda Bunce, Development Services Planner  
Charlotte L. Moore, AICP, Director of Development Services  
Deborah -Burke, AICP, Development Services Planner  
Gary Plumbley, Development Services Planner  
Marilyn Gignilliat, Executive Assistant  
Constance Morgan, Administrative Assistant

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator  
Randolph Scott, City Zoning Inspector

### **I. Call to Order and Welcome**

Chairman Lufburrow called the November 1, 2005 MPC Regular Meeting to order. He explained the agenda for those attending the meetings for the first time.

## II. Notices, Proclamations and Acknowledgments

Chairman Lufburrow announced the breakfast workshop on Thursday November 3, 2005 at Coastal Georgia from 8:00 am 10:00 am. The purpose of the workshop is to update the City and County Elected Officials and MPC Board Members on the Tricentennial Plan.

## III. CONSENT AGENDA

### A. Approval of the October 18, 2005 MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the minutes from the October 18, 2005 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

**MPC ACTION:** The motion to approve the October 18, 2005 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting in favor of the motion were Mr. Meyer, Mr. Ray, Mr. Jones, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Luten, Mr. McCumber, Ms. Jest and Mr. Lufburrow.

### B. Revised Specific Development Plan

Hidden Pointe Townhomes, Phase 1  
12226 Navajo Road  
P-R-M-15 Zoning District  
Valerie Hinesley, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050126-65142-2

**Nature of Request** The petitioner is requesting approval of a Revised Specific Development Plan in order to construct 35 townhome units within P-R-M-25 (Planned Multifamily Residential -25 units per net acre) and P-R—M-15 (Planned Multifamily Residential -15 units per net acre) zoning districts. The General Development Plan was originally approved by the MPC on February 15, 2005. The Specific Development Plan was approved by staff on September 14, 2005. The petitioner is requesting a rear yard setback variance for one of the buildings.

**Staff Recommendation** **Approval** of a variance to reduce the rear yard building setback for Building 1 to 20 feet and **approval** of the Revised Specific Development Plan.

Mr. Meyer **moved** to approve staff recommendation. Mr. Patrick seconded the motion.

**MPC Action:** The motion to approve the staff recommendation carried. Voting in favor of the motion were Mr. Meyer, Mr. Ray, Mr. Jones, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Luten, Mr. McCumber, and Mr. Lufburrow. Ms. Jest voted against the motion.

### C. Approval of the November 8, 2005 Planning Session Agenda

Mr. Patrick **moved** to approve the November 8, 2005 Planning Session Agenda subject to addition of a review of the November 3, 2005 Tricentennial Plan workshop and an announcement of the Executive Session to be held prior to the Planning Meeting. Mr. Ray seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve the November 8, 2005 Planning Session Agenda subject to addition of a review of the November 3, 2005 Tricentennial Plan workshop and an announcement of the Executive Session to be held prior to the Planning Meeting. Voting were Mr. Meyer, Mr. Ray, Mr. Jones, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Luten, Mr. McCumber, Ms. Jest and Mr. Lufburrow. .

### D. Appointment of Budget and Finance Committee

Chairman Lufburrow stated that Mr. Ray, Mr. Todd and Mr. Manigault will serve with him on the Finance Committee. MPC Bylaws require that the Board ratify these appointments.

Mr. Patrick **moved** to approve the appointed members of the Budget and Finance Committee. The members appointed were Mr. Ray, Mr. Todd, and Mr. Manigault. Mr. Mackey seconded the motion.

**MPC Action: The motion to approve the appointed members of the Budget and Finance Committee carried with none opposed.** Voting were: Mr. Meyer, Mr. Ray, Mr. Jones, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Luten, Mr. McCumber, Ms Jest and Mr. Lufburrow.

## IV. OLD BUSINESS

None.

## V. REGULAR BUSINESS

### A. Zoning Petition – Map Amendment

1. Ernest F. Mackey III., Petitioner/Owner  
James Gerard, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-050922-61438-2

**Issue:** The petitioner is requesting rezoning of 204 Brandywine Road from an R-6 (One-Family Residential) zoning classification to an R-4 (Four-Family Residential) classification.

**Policy Analysis** The proposed rezoning inconsistent with the City's Future Land Use Plan and would establish a zoning district that increase the maximum permitted density from 6 units per net acre to 12 units per net acre. The proposed rezoning would also

permit two family residential structures, three family residential structures, and four family residential structures which could adversely impact the existing single family detached neighborhood

**Staff Recommendation:** **Denial** of the petitioner's request to rezone the property from an R-6 (One Family Residential-6 units per net acre) classification to an R-4 (Two-Family Residential – 12 units per net acre) classification.

**Speaking on the Petition**

Jim Gerard, Agent for the Petitioner, stated there has been no increase in traffic or detriment to the property or any other negative impact has occurred as a result of the present zoning. He is aware however if the rezoning is approved a three family or four family dwelling unit would be allowed under the new zoning in the event said property is destroyed by fire or other devastation. His client is willing to put a covenant on his property agreeing that these 3 and 4 family units would not be placed on his property. He requested the Board approve the petition.

Pat O'Conner, Neighborhood Resident, stated he was opposed to the rezoning of said property and request the Board deny the petitioner's request.

Mr. Patrick **moved** to approve the staff recommendation. Ms. Jest seconded the motion.

**MPC Action: The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Meyer, Mr. Ray, Mr. Jones, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Luten, Mr. McCumber, Ms. Jest and Mr. Lufburrow.

2. Constance Arnita Davis, Petitioner  
Debbie Burke, MPC Project Planner  
MPC File No. Z-051013-58330-2

**Issue:** Rezoning of 912 W. 52<sup>nd</sup> Street from an R-6 (One-Family Residential) zoning classification to an RB-1 (Residential-Business, Limited) classification.

**Policy Analysis:** The proposed rezoning could result in development that is not compatible with the existing residential development pattern in the immediate neighborhood.

**Staff Recommendation:** **Denial** of the request to rezone the subject property from R-6 (One Family Residential) to RB-1 (Residential-Business).

**Speaking on the Petition**

Constance Davis, Petitioner, stated she has had a petition signed by the residents of the area in favor of the rezoning and requested the Board approve the petition.

Sally Wallace Cooper, Neighborhood Resident, stated she has no objection to the petitioner's request.

Pastor Juanita Edwards, stated there is a garage and a bakery within the same block as the subject property this in her opinion makes the petitioner's request compatible with the neighborhood.

Mr. Patrick **moved** to approve the staff recommendation. Ms. Jest seconded the motion.

**MPC Action:** **The motion to approve the staff recommendation carried with none opposed.** Voting were: Mr. Meyer, Mr. Ray, Mr. Jones, Mr. Todd, Mr. Farmer, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Luten, Mr. McCumber, Ms. Jest, and Mr. Lufburrow.

**VI. OTHER BUSINESS**

## Staff Study

Re: Minor Amendments to the Chatham County Historic Preservation  
Enabling Ordinance  
MPC File No. Z-050725-88673-1

**Issue:** Since receiving approval from MPC on September 20, staff subsequently met with the homebuilder's Association at their request. Several suggestions were made at that meeting which has been incorporated in red in the current draft. Other minor revisions are reflected in blue.

**Policy Analysis:** The purpose of the ordinance is to insure that historic, cultural, and significant landscape resources are protected in neighborhoods where supported by property owners through specific design standards.

**Staff Recommendation:** MPC is being asked to reaffirm its approval with these revisions.

Mr. Patrick **moved** to approved staff recommendation with the condition proper procedure is accommodated whenever changes are made. Mr. Abolt seconded the motion.

**MPC ACTION:** **The motion to approve staff recommendation with the condition proper procedure is accommodated whenever changes are made carried.** Voting in favor of the motion was Mr. Patrick, Mr. Abolt, Mr. Luten, Mr. Manigault, Mr. Brown, Mr. Mackey, Mr. Todd, Mr. McCumber, Mr. Farmer, Mr. Ray, Mr. Meyer, and Mr. Lufburrow. Mr. Jones and Mr. Mackey voted against the motion.

**VII. ADJOURNMENT**

There being no further business to come before the Commission, the November 1, 2005, Regular MPC Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**