

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

August 7, 2007

1:30 PM

Members Present: Stephen R. Lufburrow, Chairman
Robert Ray, Vice Chairman
Jon Todd, Secretary
Susan Myers
Russ Abolt
Douglas Bean
Michael Brown
Shedrick Coleman
Ben Farmer
Freddie Gilyard
David Hoover
Timothy S. Mackey
Lacy Manigault
Adam Ragsdale

Staff Present: Tom Thomson, Executive Director AICP, P.E.
Harmit Bedi, AICP, Deputy Executive Director
Jim Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Beth Reiter, AICP, Director of Historic Preservation
Amanda Bunce, Development Services Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Lufburrow called the August 7, 2007 meeting to order and asked that everyone stand for the Pledge of Allegiance and Invocation. He explained the agenda for the benefit of those who were attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. The next scheduled MPC Meeting will be August 21, 2007 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. The MPC Planning Academy Fall 2007 Session will commence on August 28, 2007.

B. Item(s) Requested to be Removed from the Final Agenda**1. Zoning Petition - Map Amendment**

408 and 412 Edgewater Road
Ebrahim Nadji, Agent
Byrd and Johns, LLC, Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-070615-49165-2

The petitioner has requested that this item be removed from the Final Agenda.

Mr. Todd **moved** to approve the petitioner's request to remove 408 and 412 Edgewater Road MPC File No. Z-070615-49165-2 from the final agenda. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove this petition MPC File No. Z-070615-49165-2 from the final agenda carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Hoover, Mr. Manigault, Mr. Farmer, Mr. Bean, Mr. Coleman, and Dr. Gilyard.

C. Introduction of Rochelle Small-Toney, Assistant City Manager for Public Development

Mr. Brown introduced Ms. Rochelle Small-Toney the new Assistant City Manager for Public Development. He gave a brief background history on Ms. Small-Toney and explained some of the tasks she will address as Assistant City Manager.

Ms. Small-Toney thanked Mr. Brown and stated that she is committed to providing the leadership for the bureau that is principally charged with some of these issues and that she and her staff look forward to working with MPC staff.

Mr. Lufburrow acknowledged Judge Moore who was present in the audience.

III. CONSENT AGENDA**A. Approval of July 17, 2007 MPC Meeting Minutes and Briefing Minutes.**

Mr. Todd **moved** to approve the July 17, 2007 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the July 17 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

B. Victorian Planned Neighborhood Conservation District / Certificate of Compatibility for New Construction

Deidrick W. Cody, Petitioner
Kelvin Davis, East Coast Properties, Owner
307 East Bolton Street
2-R Zoning District
PIN No. 2-0044 -22-011
Beth Reiter, MPC Project Planner
MPC File No. N-070601-34637-2

The applicant is requesting approval to demolish a non-historic two story concrete block four unit residence and replace with a new two story four unit residence and four car garage. The MPC Staff recommends **approval**.

Mr. Todd **moved** to approve staff recommendation. Mr. Ray seconded the motion.

MPC Action: The motion to approve staff recommendation for MPC File No. N-070601-34637-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

C. Zoning Petitions - Map Amendments

550 Berrien Street
Eli Karatassos, Agent
Vineyard of Christ in God Holiness Church, Barbara Elkins and JED Savannah, LLC, Owners
Jim Hansen, MPC Project Planner
MPC File No. Z-070620-34508-2

The petitioner is requesting rezoning of property at 550 Berrien Street from a PUD-IS-B (Planned Unit Development-Institutional) zoning classification to a P-R-I-P-B (Planned Residential, Medium Density) classification. The MPC Staff recommends **approval**.

Mr. Todd **moved** to approve the petitioner's request for rezoning of the property located at 550 Berrien Street MPC File No. Z-070620-34508-2. Mr. Abolt seconded the motion.

MPC Action: The motion to approve the petitioner's request to rezone the property located at 550 Berrien Street carried. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard. Mr. Ragsdale abstained from voting on the petition. He submitted a conflict of interest form and stepped down from the dais.

D. Zoning Petitions - Text Amendments

1. Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Article K, Section 5.8.2 (Principal Uses in the TC-1 District)
Amanda Bunce, MPC Project Planner
MPC File No. Z-070719-52783-2

Proposal to allow ambulance service in the TC-1 district. The MPC Staff recommends **approval**.

Mr. Todd **moved** to approve staff recommendation to allow ambulance service in the TC-1 district. Mr. Ray seconded the motion.

MPC Action: The motion to approve staff recommendation on MPC File No. Z-070719-52783-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard

2. Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8-3061. Development Plans Required for Property Abutting or Fronting onto Arterial and Collector Streets
Charlotte Moore, MPC Project Planner
MPC File No. Z-070801-41960-2

Proposal to clarify when site development plans are required. The MPC Staff recommends **approval**.

Mr. Todd **moved** to approve staff recommendation of proposal to clarify when site development plans are required. Mr. Ray seconded the motion

MPC Action: The motion to approve staff recommendation of MPC File No. Z-070801-41960-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

E. Requesting Approval for the Executive Director to Apply for Title 49 U.S.C. Section 5303 Metropolitan Planning Grant.

Mr. Todd **moved** to approve the request for the Executive Director to Apply for Title 49 U.S.C. Section 5303 Metropolitan Planning Grant. Mr. Ray seconded the motion.

MPC Action: The motion for approval of the request for the Executive Director to Apply for Title 49 U.S.C. Section 5303 Metropolitan Planning Grant carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

F. Acceptance of Second Quarter Work Program 2007 Report

Mr. Todd **moved** to accept the Second Quarter Work Program 2007 Report as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to accept the Second Quarter Work Program 2007 Report carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

G. Award of Contract to Carpet the Building

Mr. Todd **moved** for approval of the recommendation for Award of Contract to Carpet the Building. Ms. Myers seconded the motion.

MPC Action: The motion to approve the recommendation for the Award of Contract to Carpet the Building carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

VI. OLD BUSINESS**A. General Development Plans / Group Development Plans**

Russo's Market Place
205-209 East 40th Street
TC-1 and TC-1* Zoning Districts
0.53 Acres
PINs: 2-0075 -08-001, -002, -003
Murray Barnard, Barnard & King Architects, Agent
Charles Russo, Jr., Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-070615-49656-2

Nature of Request: The petitioner is requesting approval of a Group Development Plan in order to recombine three developed properties within TC-1 (Traditional Commercial-1) and TC-1* (Traditional Commercial -2* zoning districts. The asterisk indicates that a Site Plan was approved with a rezoning according to Section 8-3031 (D) (1)(a). The Site Plans limits the use of the property to a take out restaurant only. No variances are requested.

Staff Recommendation: Approval of the Group Development Plan subject to the condition that a plat recombining the three properties encompassing this development be submitted to the City.

Speaking on the Petition: Murray Barnard, agent stated his client is only requesting a group development status to allow the recombination of the subject property.

Tom Mahoney, Agent stated that the ordinance allows a Group Development Plan and a recombination of these lots if certain standards are met. The petitioner has met all the standards. He requested that the petition be approved.

Keith Galloway, President of the New Thomas Square Neighborhood Association, stated that no resident in this area has raised this issue as a problem though it is a serious issue. His concern however was that existing business owners in Savannah are reluctant to relocate in Thomas Square. He asked that Board Members resolve this issue so that eventually the reputation of Thomas Square will become an area that welcomes businesses and has a willingness to work with business owners.

Virginia Mobley who is President of the Original Thomas Square Neighborhood Association and acting as a representative of Ms. McQueen a neighborhood property owner expressed her concerns regarding intrusion in the development and scale of this property. She stated if the subject property is group developed it would be an intrusion to include an entire block of commercial development. This would do away with the purpose and intent of redevelopment of this area.

Ardis Wood, citizen asked why the request was being made if the petitioner is going to continue and live by the restrictions that have been set.

Mr. Brown **moved** to decline to hear the petition as submitted.

Chairman Lufburrow stated that Mr. Brown's motion was out of order and that the petitioner had the right to a rebuttal.

Thomas Mahoney Agent stated that his client has addressed the concerns of the City Attorney and the only request before the Board today is to seek a Group Development Plan approval.

Mr. Bean **moved** to approve the staff recommendation. Mr. Farmer seconded the motion.

MPC Action: The motion to approve the staff recommendation carried.

Voting in favor of the motion were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Ragsdale, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard. Voting against the motion were Mr. Manigault and Mr. Brown.

VII. REGULAR BUSINESS**A. Amended Master Plan / Specific Development Plan**

Villas of Garrard Townhomes
5107 Garrard Avenue
P-R-3-6 Zoning District
10.7 Acres
PIN: 1-0789 -01-016 and -020
Hussey, Gay, Bell, and DeYoung, Engineer
Jay Carter, Owner / Developer
Gary Plumbley, MPC Project Planner
MPC File No. M-050810-60140-1

Nature of Request: The petitioner is requesting approval of an amended Master Plan/Specific Development Plan for a residential townhome development (under construction) located on the west side of Garrard Avenue approximately 300 feet south of Veterans Parkway within a P-R-3-6 (Planned Residential Multi-Family Residential-6 units per net acre) zoning district.

Staff Recommendation: **Approval** of a variance to require a sidewalk only on one side only of the primary drive based on the previously stated findings. Staff further recommends **approval** of the proposed amended Master Plan/Specific Development Plan.

Mr. Abolt **moved** to approve staff recommendation. Mr. Ray seconded the motion.

Mr. Coleman **moved** to amend the motion to include a stipulation that the sidewalks will be added on both sides of the right of way west of the wetlands.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation subject to the condition that the sidewalks will be added on both sides of the right of way west of the wetlands. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard.

B. Zoning Petitions - Map Amendments

1405 Price Street
Dragosh Negrea, Agent
Negrea Enterprises, LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070625-59787-2

Issue: At issue is a requested rezoning of .05 acres of land located at the southwest - corner of Anderson and Price Streets from the existing 1-R (Victorian District) classification to a 1-B (Victorian District) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that is compatible with the surrounding neighborhood.

Staff Recommendation: Approval of the request to rezone the subject property from a 1-R classification to a 1-B classification.

Mr. Farmer **moved** to place this petition MPC File No. Z-070625-59787-2 and the end of the agenda in order to give staff time to gather additional information. Mr. Ray seconded the motion.

MPC Action The motion carried with none opposed. The motion was to place MPC File No. Z-070625-59787-2 at the end of the agenda in order to give staff time to gather additional information to present to the Board. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard
Note: Further action on this petition appears on page 13

B. Zoning Petitions - Text Amendments

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Section 8-3112(c) – Restricted Signs
Jim Hansen, MPC Project Planner
MPC File No. Z-070517-57005-2

Issue: It is proposed that an amendment to Section 8-3112(c) of the Zoning Ordinance be enacted to allow the use of digital billboard technology subject to said use meeting certain conditions and limitations.

Policy Analysis: As technologies have evolved, more and more communities are allowing the use of digital imagery on billboards. Provided that certain limitations and conditions are made a part of the Ordinance requirements, these signs can be an effective means of communication for the traveling public and the community as well. The proposed amendment has such limitations and does not provide for additional signage above or beyond that presently allowed. The amendment allows for a new type of signage.

Staff Recommendation: Approval of the petitioner's request to amend Section 8-3112 (c) of the Zoning Ordinance to allow the use of digital billboard technology subject to said use meeting certain conditions and limitations as follows; 1) a sign that can be changed at intervals by electronic or mechanical process, or a sign using light emitting diodes (LED) shall only be permitted with the following restrictions: 2)The message must not change displays over a period of not less than ten (10) seconds, with all moving parts or illumination moving or changing simultaneously; and the sign cannot display any illumination that moves, appears to move or changes in intensity during the static display period; 3) no auditory message may be emitted from the sign. Such sign shall only be allowed within the B-C, B-G, B-G-1, B-H, I-L, and I-H zoning districts. New locations for signs under this subsection (as opposed to conversions of existing signs) shall not be permitted within two hundred (200) feet of a residential zone.

Conversion of existing signs to a sign permitted under this subsection shall not be permitted within seventy-five (75) feet of a residential zone; 4) no two such signs shall be closer than five thousand (5,000) feet distance apart. Distances shall be measured pursuant to the requirements of Section 8-3112(l)(8)(g) herein; 5) such signs shall be permitted only along four-lane arterial roadways as defined in Section 8-3112(l) herein; 6) such signs shall not be permitted inside the boundaries of any Historic District as defined by the National Historic Register; 7) such signs shall not be permitted inside the boundaries of any urban redevelopment areas as defined by the City of Savannah Department of Community Affairs. Such signs may be ordered modified by the City Manager or his designee based solely on accident statistics and reports which demonstrate a causal connection between increased accident levels and signs permitted under this section.

Speaking on the Petition

Harold Yellin, Agent presented a two minute video to further clarify what is being requested. He stated that the ordinance presented specifically addresses digital technology and digital technology only. He explained the advantages of digital signs and asked that the Board consider this amendment for approval.

Discussion:

Ms. Myers requested the public be made aware of this technology before this ordinance is approved.

Mr. Bean stated that he would like to see some type of language in the ordinance that would require immediate action if there were some type of dysfunction with the unit such as not dimming at night.

Mr. Ragsdale added that the Traffic Engineering Department be consulted and have a specific foot candle recommendation or requirement in the ordinance.

Mr. Mackey agreed with Ms. Myers in that a forum should be held in order to inform the public prior to granting this request.

Speaking on the Petition

Ardis Wood resident stated she also feels the public should be made aware. She stated there are a few states that do not allow billboards. She asked that this ordinance be tabled in order to have more time to have some dialogue and learn more about this technology before making such a broad based decision.

Harold Yellin, agent stated that he would meet in a public forum in order to discuss this technology.

Mr. Brown agreed that a public forum should be held in order to get some feedback on this technology.

Ms. Myers **moved** to continue MPC File No. Z-070517-57005-2 to the September 4, 2007 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to continue MPC File No Z-070517-57005-2 to the September 4, 2007 Regular Meeting carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard. Mr. Abolt was not in the room when the vote was taken.

C. General Development Plans

Adams Funeral Home
510 Stephenson Avenue
PUD-IS-B Zoning District
1.2 Acres
PIN: 2-0145-13-003
Murray Barnard, Barnard & King Architects, Agent
Dr. E. Bruce Adams, Owner
Jim Hansen, MPC Project Planner
MPC File No. P-070720-40397-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a funeral home within a PUD-IS-B zoning district. The petitioner is also requesting approval of the following variances; 1) a variance to reduce the front yard setback; and 2) a variance to reduce the required rear yard buffer.

Staff Recommendation: Approval of the General Development Plan and Approval of the following variances: 1) an 18 foot front yard setback variance from the 35 foot front yard setback requirement; 2) a 47 foot rear yard setback variance from the 50 foot rear yard setback requirement. Other conditions of approval 1) revise the General Plan to show Round Tree Circle to be ingress only and the new proposed driveway to be egress only; 2) a type "G" buffer shall be required adjacent to the parking area visible from Stephenson Avenue; 3) the height of the building shall be provided; 4) approval by the City of Savannah site plan review departments.

Mr. Farmer **moved** to continue MPC File No. P-070729-40397-2 to the August 21, 2007 Regular MPC Meeting in order to allow the petitioner to request a variance or submit a General Development Plan that meets the ordinance. Mr. Bean seconded the motion

Chairman Lufburrow asked the maker of the motion and the seconder of the motion to allow the petitioner to address the Board.

Mr. Bean retracted his second on the motion.

Speaking on the Petition

Murray Barnard, agent stated that the lane widths are 24 ft and that this was an oversight of the petitioner to not ask for a variance and that there would not be a problem with increasing the length/width on the handicap parking space. He said his client would have no problem requesting a variance regarding the width of the drive.

Mr. Farmer **restated** his motion to continue MPC File No. P-070729-40397-2 to the August 21, 2007 Regular MPC Meeting in order to give the petitioner the opportunity to correct the site plan in order to meet the minimum requirements for parking and aisle width. Mr. Mackey seconded the motion.

Mr. Ragsdale requested that the petitioner review all sections of the ordinance at the General Development Plan level, generally detention, parking, and dumpster enclosures.

MPC Action: The motion to continue MPC File No. P-070729-40397-2 to the August 21, 2007 Regular MPC Meeting in order to give the petitioner the opportunity to review all sections of the ordinance at the General Development Plan level, generally detention, parking, and dumpster enclosures carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman, and Dr. Gilyard. Mr. Abolt was not in the room when the vote was taken.

D. Minor Subdivision

Harden Subdivision at Bradley Point
268 Bradley Point Road
R-1-A / EO Zoning District
2.18 Acres – 2 Lots
PIN 1-0136 -01-003
Jane and William Moore, Owners
Don Taylor, EMC Engineering, Agent
Amanda Bunce, MPC Project Planner
MPC File No. S-070717-58646-1

Nature of Request: The petitioner is requesting approval of a two lot Minor Subdivision located on an access easement served by Bradley Point Road, within an R-1-A / EO (One –Family Residential / Environmental Overlay) zoning district. Variances to forgo the paving requirement and to exceed the maximum number of lots served by a private access easement are being requested.

Staff Recommendation Denial of the proposed variances and denial of the Minor Subdivision. If the MPC Board approves the variances and the subdivision, the approval shall be subject to the following conditions: 1) show the signature of the owner, the signature of the owners of lots on which the access easement will be increased in width and a Georgia Registered Land Surveyor (across the State of Georgia seal) on the Final Plat;

2) demonstrate to the satisfaction of the County Engineer that the site of the proposed subdivision does not contain a landfill; 3) show all properties on which the access easement is being increased within the bold line and provide a note explaining why these lots are included in this subdivision and; 4) approval by the Chatham County Health Department and the County Engineer.

Speaking on the Petition:

Judge Moore distributed a signed letter from neighboring property owners approving the request of the petitioner to divide the subject property into two lots and the desire to not have the road paved. With the exception of one property owner all neighboring owners agree to not pave the access easement. He requested the approval of the petition to join the two lots and not pave the access road.

Katherine Guest, neighboring property owner stated that she did not disagree with the joining of the two lots but however she would like to have the access road paved. She expressed some of the benefits of having the access easement paved.

Ardis Wood resident stated that an unpaved road is very safe because it slows down traffic. These roads she added can be very well maintained with gravel.

Jack McCall, neighboring property owner stated he was against paving the access road.

Mr. Brown **moved** that the ordinance intention is that access is for the people that are actually using the road for access; there are less than six and that any subsequent additional subdivision will have to result in either the paving of the lane or the posting of bonds sufficient to be appropriate for the County Engineer to call the bonds and pave the lane. Mr. Mackey seconded the motion.

Mr. Todd **moved** to amend the motion to further include that should the Board approve the variances and the subdivision, the approval shall be subject to the following conditions: 1) show the signature of the owner, the signature of the owners of lots on which the access easement will be increased in width and a Georgia Registered Land Surveyor (across the State of Georgia seal) on the Final Plat; 2) demonstrate to the satisfaction of the County Engineer that the site of the proposed subdivision does not contain a landfill; 3) show all properties on which the access easement is being increased within the bold line and provide a note explaining why these lots are included in this subdivision and; 4) approval by the Chatham County Health Department and the County Engineer.

MPC Action: The motion to approve the minor subdivision and variance subject to conditions stated above carried. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, , Mr. Manigault, Mr. Hoover, Mr. Farmer, and Dr. Gilyard. Mr. Coleman and Mr. Bean voted against the motion. Mr. Abolt and Mr. Ragsdale were not in the room when the vote was taken.

E. Zoning Petition Map Amendment (continued from page 7)

1405 Price Street
Dragosh Negrea, Agent
Negrea Enterprises, LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070625-59787-2

Issue: At issue is a requested rezoning of .05 acres of land located at the southwest - corner of Anderson and Price Streets from the existing 1-R (Victorian District) classification to a 1-B (Victorian District) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that is compatible with the surrounding neighborhood.

Staff Recommendation: Approval of the request to rezone the subject property from a 1-R classification to a 1-B classification

Ms. Myers **moved** to continue MPC File No. Z-070625-59787-2 to the August 21, 2007 Regular MPC Meeting in order for staff to provide additional information. Mr. Brown seconded the motion.

MPC Action: The motion to continue MPC File No. Z-070625-59787-2 to the August 21, 2007 Regular MPC Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard. Mr. Abolt was not in the room when the vote was taken.

F. Appointment of Nominating Committee

Mr. Lufburrow appointed Mr. Bean, Mr. Coleman, and Mr. Ray to the Nominating Committee.

Mr. Farmer ratified the motion to appoint Mr. Bean, Mr. Coleman, and Mr. Ray to the Nominating Committee.

MPC Action: The appointment of Mr. Coleman, Mr. Bean, and Mr. Ray to the Nominating Committee was approved. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Dr. Gilyard. Mr. Abolt was not in the room when the vote was taken

VIII. OTHER BUSINESS

Mr. Thomson referred Board Members to the item in their packets on the Georgia Planning Association Meeting September 19 thru 21, 2007 located in Savannah. In the package is information on how to register for the Planning Association.

IX. ADJOURNMENT

There being no other business to come before the Commission the August 7, 2007 MPC Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed