

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

December 18, 2007

1:30 PM

Members Present: Jon Todd, Chairman
Robert Ray, Vice Chairman
Shedrick Coleman, Secretary
Susan Myers, Treasurer
Ben Farmer
Stephen R. Lufburrow
Timothy S. Mackey
Adam Ragsdale

Members Not Present: Russ Abolt
Douglas Bean
Michael Brown
Freddie Gilyard
David Hoover
Lacy Manigault

Staff Present: Charlotte Moore, AICP, Director of Special Projects
Jim Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
John Butler, Development Services Planner
Marilyn Gignilliat, Executive Assistant
LaToya Bynum Administrative Assistant

Advisory Staff Present: Bob Sebek

I. CALL TO ORDER AND WELCOME

Chairman Todd called the December 18, 2007 Regular MPC Meeting to order at 1:33 P.M. and asked that everyone stand for the Pledge of Allegiance and the Invocation. He explained the agenda for the benefit of those attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

A. Notice(s)

1. The MPC Finance Committee Meeting is scheduled for December 18, 2007 at 11:00 AM in the J. P. Jones Conference Room, 110 East State Street.
2. The next Regular Scheduled MPC Meeting will be on January 8, 2008 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
3. The next Regular Scheduled MPC Meeting will be on January 22, 2008 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

B. Item(s) Requested to be Removed from the Final Agenda

A. Revised General Development Plan

Chatham Parkway Lexus
1120 Chatham Parkway
PUD-C Zoning District
PIN 2-0739 -01-012
Pittman REH, LLC, Owner
Chip Butts, Kern-Coleman & Co., Engineer
Gary Plumbley, MPC Project Planner
MPC File No. P-071128-53804-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and reschedule it for January 8, 2008 Regular Meeting.

Mr. Coleman **moved** to approve the petitioner's request. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the petitioner's request to reschedule Chatham Parkway Lexus MPC File No. P-071128-53804-2 for the January 8, 2008 Regular MPC Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

B. General Development Plan

Dr. Watson's Medical Office
239 Stephenson Avenue
P-I-P Zoning District
PIN: 2-0535-03-043
Barney Paderewski, Owner
Stanley Perkins, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-070727-36342-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled to the January 8, 2008 Regular Meeting.

Ms. Myers **moved** to approve the petitioner's request. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the petitioner's request to remove MPC File No. P-070727-36342-2 from the Final Agenda and reschedule it for the January 8, 2008 Regular MPC Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

C. Zoning Petitions- Text Amendments

1. Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Section 8-3046(d) PUD-MXU
Jim Hansen, MPC Project Planner
MPC File No. Z-071024-38217-2

Staff requested to removed this item from the Final Agenda and reschedule it for the January 8, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve staff request. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve staff request to remove MPC File No. Z-071024-38217-2 from the Final Agenda and reschedule it for January 8, 2008 Regular MPC Meeting carried with none opposed. Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

2. Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Section 8-3181
(Initiation of Amendments)
Jim Hansen, MPC Project Planner
MPC File No. Z-071212-33961-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for January 22, 2008 Regular Meeting.

Mr. Coleman **moved** to approve the petitioner's request. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the petitioner's request to remove MPC File No. Z-071212-33961-2 from the Final Agenda and reschedule it for the January 22, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

VI. CONSENT AGENDA

A. Approval of December 4, 2007 MPC Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the December 4, 2007 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the December 4, 2007 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

B. Authorize the Executive Director to execute a contract with EarthData (Fugro) regarding orthoimagery acquisition.

Mr. Lufburrow **moved** to authorize the Executive Director to execute a contract with EarthData (Fugro) regarding orthoimagery acquisition. Mr. Coleman seconded the motion.

MPC ACTION: The motion to authorize the Executive Director to execute a contract with EarthData (Fugro) regarding orthoimagery acquisition carried with none opposed. Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

C. 2007 Budget Adjustment

Ms. Myers **moved** to approve the 2007 Budget Adjustment as presented by the Finance Committee. Mr. Mackey seconded the motion.

MPC ACTION: The motion to approve the 2007 Budget Adjustment as presented carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

D. Adoption of 2008 MPC Calendar of Meetings

Mr. Lufburrow **moved** to adopt the 2008 MPC Calendar of Meetings as presented. Mr. Ray seconded the motion.

MPC ACTION: The motion for Adoption of 2008 MPC Calendar of Meetings carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

VII. OLD BUSINESS

None.

VIII. REGULAR BUSINESS**A. Zoning Petitions- Map Amendments**

2208 East DeRenne Avenue
Phillip McCorkle, Agent
Church of God Trustees, Owner
Jack Butler, MPC Project Planner
MPC File No. Z-071129-38895-2
(Two separate actions)

Issue: At issue is a request to rezone approximately 3.34 acres from a split B-N (Neighborhood-Business) and R-6 (One Family Residential) classification to a P-B-N (Planned Neighborhood-Business) classification.

Policy Analysis: The proposed rezoning is not consistent with the existing civic/institutional designation currently in place on the Land Use Map. An amendment to change the designation has been filed and made a part of this petition. The proposal is compatible with the existing development pattern in the immediate area and will meet several goals of the Comprehensive Plan by providing convenient neighborhood shopping opportunities in close proximity to the residents to be served and as such is recommended for approval.

Staff Recommendation: Approval of the request to rezone the subject property from the existing R-6 and B-N classifications to a P-B-N classification.

Speaking on the Petition

Phillip McCorkle, agent for the petitioner stated that after several neighborhood meetings there was no opposition to the grocery store but there are some challenges to the site plan. He requested approval of the petition.

Mr. Marion T. Lanier, adjacent property owner, stated that he was not opposed to the rezoning of the property however; he did have a few concerns regarding the site plans that he would like to have addressed and asked to be notified once the site plans are submitted.

1. Consideration of Comprehensive Plan Amendment Relating to the Zoning Request

Mr. Mackey **moved** to approve the Comprehensive Plan Amendment Relating to the Zoning Request. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve Consideration of Comprehensive Plan Amendment Relating to the Zoning Request carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

2. The petitioner is requesting rezoning of property at 2208 East DeRenne Avenue from R-6 (One-Family Residential) and B-N (Neighborhood-Business) zoning classifications to a P-B-N (Planned Neighborhood-Business) classification.

Mr. Mackey **moved** to approve the rezoning request for the property located at 2208 East DeRenne Avenue. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the rezoning request at 2208 East DeRenne Avenue, MPC File No. Z-071129-38895-2 carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

B. Master Plan

Sustainable Fellwood
1300 West Bay Street
PUD-MXU Zoning District
PIN: 2-0019 -01-002
Housing Authority of Savannah, Property Owner
Camille Pope, Melaver Inc., Agent
Debbie Burke, MPC Project Planner
MPC File No M-071205-60476-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed mixed use development. The site is located on the south side of West Bay Street, bounded by Ferrill Street to the east, Richards Street to the south, and West Street to the west. The property is within a PUD-MXU (Planned Unit Development – Mixed Use) zoning district. No variances are requested, as the flexibility of the district allows the development standards that will regulate the development of the site to be established by the MPC at the time of Master Plan approval.

Recommendation: Approval of the proposed Master Plan subject to the following conditions: 1) the parking ratio for the single family dwelling units be increased from one parking space per unit to two parking spaces per unit; 2) all mechanical equipment for the single family residential properties shall be located in the rear yard; 3) approval of the proposed curb cut locations and design on West Bay Street, if they are not existing, by the Georgia Department of Transportation; and, 4) approval by the City Review Departments including the City Engineer.

Speaking on the Petition

Denise Grabowsky, of Lott & Barber Architect for Sustainable Fellwood, gave a brief presentation about Sustainable Fellwood to explain some of the design considerations and intent for the development of the Master Plan and images to convey the design intent. She answered questions from the Board concerning parking, security, and traffic issues.

Louise McDaniel, neighboring property owner, stated that she was in favor of the new development and would like the developers to contact her for their floor covering needs.

Dennis Blackburn, Melaver Inc., agent stated that the Sustainable Fellwood project will be a unique property that Savannahians' can be very proud of.

Ms. Myers **moved** to approve the Master Plan with the following conditions; 1) all mechanical equipment for the single family residential properties shall be located in the rear yard; 2) approval of the proposed curb cut locations and design on West Bay Street, if they are not existing, by the Georgia Department of Transportation; 3) approval by the City Review Departments including the City Engineer; and, 4) approval for one parking space per unit for the single family dwelling. Mr. Mackey seconded the motion.

Mr. Ragsdale **moved** to amend the motion to exclude the variance to reduce the parking ratio to 1 (one) parking space per unit for the single family dwelling. Mr. Farmer seconded the motion.

MPC ACTION: The motion to approve the amended motion carried. The amended motion was 1) the parking ratio for the single family dwelling units be increased from one parking space per unit to two parking spaces per unit; 2) all mechanical equipment for the single family residential properties shall be located in the rear yard; 3) approval of the proposed curb cut locations and designs on West Bay Street, if they are not existing by the Georgia Department of Transportation; 4) approval by the City Review Departments including the City Engineer. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale. Ms. Myers voted against the amended motion.

C. Appointment of By-Laws Committee

Appointment of the By-Laws Committee will be announced at the next Regular MPC Meeting on January 8, 2008.

IX. OTHER BUSINESS

Mr. Lufburrow acknowledged that Ms. Christian Livermore, Savannah News Reporter will be leaving Savannah to pursue career opportunities in the New York City area. He thanked her for the standards she has set and wished her the best.

X. ADJOURNMENT

There being no other business to come before the Commission the December 18, 2007 Regular Meeting was adjourned at 3:02pm.

Respectfully Submitted,

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

Note: Minutes not official until signed