

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**July 17, 2007**

**1:30 PM**

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**Members Present:** Stephen R. Lufburrow, Chairman  
Robert Ray, Vice Chairman  
Jon Todd, Secretary  
Freddie Gilyard  
Russ Abolt  
Douglas Bean  
Michael Brown  
Timothy S. Mackey  
Lacy Manigault

**Members Not Present:** Susan Myers, Treasurer  
W. Shedrick Coleman  
Ben Farmer  
David Hoover  
Adam Ragsdale

**Staff Present:** Harmit Bedi, AICP, Deputy Executive Director  
Jim Hansen, AICP, Director, Development Services  
Gary Plumbley, Development Services Planner  
Amanda Bunce, Development Services Planner  
Marilyn Gignilliat, Executive Assistant  
Constance Morgan, Administrative Assistant  
Latoya Bynum, Recorder

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

Chairman Lufburrow called the July 17, 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. Notices (s)

The next regularly scheduled MPC Meeting will be held on August 7, 2007 at 1:30 in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

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

#### Zoning Petition – Map Amendment

- a. 301 West Jones Street  
Harold Yellin, Agent  
Crystal Beer Parlor, LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070316-41185-2

The petitioner has requested that this item be withdrawn.

Mr. Todd **moved** to approve the petitioner's request to withdraw 301 West Jones Street. MPC File No. Z-070316-41185-2. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the petitioner's request to withdraw this petition MPC File No. Z-070316-41185-2 carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

- b. 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

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for August 7, 2007 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to reschedule MPC File No. Z-070615-49165-2 to the August 7, 2007 Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the petitioner's request to reschedule MPC File No. Z-070615-49165-2 for the August 7, 2007 Regular Meeting carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault and Mr. Mackey.

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

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for August 7, 2007 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to reschedule MPC File No. Z-070625-59787-2 for the August 7, 2007 Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion to reschedule MPC File No. Z-070625-59787-2 for the August 7, 2007 Regular Meeting carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

- d. 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

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for August 7, 2007 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to reschedule MPC File No. Z-070620-34508-2 for the August 7, 2007 Regular Meeting.

**MPC Action: The motion to reschedule MPC File No. Z-070620-34508-2 for the August 7, 2007 Regular Meeting carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

### III. CONSENT AGENDA

#### A. Approval of June 19, 2007 MPC Meeting Minutes and Briefing Minutes

Mr. Jon Todd **moved** to approve the June 19, 2007, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the June 19, 2007 MPC Meeting Minutes and Briefing Minutes carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

**B. Zoning Petitions - Map Amendments**

12217 Navajo Road  
Thomas Cobernus, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070628-59004-2

The petitioner is requesting rezoning of property at 12217 Navajo Road from a P-B-C (Planned Community-Business) zoning classification to a P-R-M-15 (Planned Multifamily Residential, 15 units per net acre) classification. MPC staff recommends approval.

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

**MPC Action: The motion to approve staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault and Mr. Mackey.

**IV. OLD BUSINESS**

**None**

**V. REGULAR BUSINESS**

**A. Zoning Petition – Map Amendment**

5011 Garrard Avenue  
Ashley Hughes, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070627-60394-1

**POLICY ANALYSIS:** The proposed P-R-3-6 classification would rezone the site to a zoning district that permits residential uses at a density that is compatible with the general development pattern along Garrard Avenue. The proposed P-R-3-6 classification is consistent with the Chatham County Future Land Use Map, which calls for Single-Family Residential with a density between 5 and 10 units per net acre. The proposed P-R-3-6 classification would also provide an opportunity to provide alternative low to medium density single family residential housing opportunities.

**Staff Recommendation: Approval** of the request to rezone the subject property from an R-1 classification to a P-R-3-6 classification.

**Speaking on the Petition:**

John Farmer, agent stated that he was in agreement with the comments of the MPC staff and the County regarding concerns involving drainage.

Allen Harvey, Garrard Avenue resident, raised concerns regarding traffic and housing.

Mr. Todd **moved** to approve staff recommendation of rezoning the subject property from an R-1 classification to a P-R-3-6 classification. Mr. Bean seconded the motion.

**MPC Action: the motion to approve staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

**B. General Development Plan / Group Development Plan**

1. Palm Cove Townhomes  
5011 and 5103 Garrard Avenue  
PUD-D –M-6 Zoning District (Proposed)  
3.39 Acres  
PIN 1-0789 -01 -016 and 020  
MPC Reference File Number Z-070627-60394-1  
Hussey Gay, Bell and DeYoung, Engineer  
John Farmer, Agent  
Mr. Ashley Hughes, Owner  
Gary Plumbley, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a Group Development/General Development Plan for a proposed residential townhome development to be located at the southwest corner Garrard Avenue and Veterans Parkway within a P-R-3-6 (Planned Residential Multi-Family Residential – 6 units per net acre) zoning district (proposed). The petitioner is also requesting approval of the following variances: 1) a variance to require a sidewalk only on the south side of the primary drive, and 2) a variance from the requirement that sidewalks be constructed on both sides of the proposed secondary drives.

**Staff Recommendation: Approval** of a variance to require a sidewalk only on the south side of the primary drive, a variance from the requirement that sidewalks be constructed on both sides of the proposed secondary drives, and approval of the proposed Group Development/General Development Plan subject to the following conditions: 1) revise the General Development Plan to show sidewalks on the south side of the primary drive; 2) the proposed sewer and water utilities must be at least 10 feet from existing trees, proposed trees and landscaping and cannot be located within a required vegetative buffer;

3) if the proposed units are to have a patio that extends from the building pad, revise General Development Plan to either move the entire development 10 feet to the west or reduce the front yard setback for units 1 through 10 from 30 feet to 25 feet and move the private drive five feet to the west; 4) approval by the Chatham County Engineer and 5) rezoning the site to a P-R-3-6 classification by the Chatham County Board of Commissioners.

Mr. Todd **moved** to approve staff recommendation of the Group Development/General Development Plan.

**MPC Action: The motion to approve staff recommendation of the Group Development/General Development Plan carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

2. Russo's Market Place  
205-209 East 40<sup>th</sup> 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-1\* zoning districts. The asterisk indicates that a site plan was approved with a rezoning according to Section \*-3031(D)(1)(a). The site plan limits the use of the property to a take out restaurant only. No variances are requested. Since MPC approval of group developments is required, this plan showing the existing development must be approved prior to staff approving the recombination. No new development is proposed.

**Staff Recommendation: Approval** of the Group Development Plan.

**Speaking on the Petition:** Murray Barnard, Architect/Agent stated that his client desires to consolidate his holdings into one entity. All requirements have been met for this designation and he is requesting approval of the classification.

Mr. Brown, City Manager asked if this was an attempt to get approval of a full service restaurant at this location.

Mr. Barnard replied that at this point this was an attempt to consolidate but at a later date other actions may be taken.

Mr. Lufburrow voiced his concerns regarding the compatibility of the existing property area with a recombination of the subject property.

Mr. Manigault asked if the petitioner would state what he intends to do with the property once the lots were recombined.

Mr. Barnard replied he would not.

Mr. Mackey directed his questions to Chairman Lufburrow. He asked; 1) what is the petitioner's request of the board; 2) does the request meet the criteria for the request for approval. The Group Development standards have been met. If the petitioner meets the criteria the Board is duty bound to pass the request.

Mr. Tom Mahoney, agent stated that based on tax and state planning considerations and based on the fact that there is an ordinance in the City of Savannah Zoning Regulations that allows a group development plan and a recombination when there are two buildings on the same property owned by the same persons he and his client felt that they were entitled, if the standards were met, to have a group development plan approved and a recombination of the lots. He added that the City Council has approved two commercial uses on this property. He concluded that the only request before the Board is to have the Group Development Plan approved in order to move forward with the recombination.

Mr. Brown asked if the petitioner would be willing to specify on the General Development Pan that there will be no future full service restaurant on this site.

Mr. Mahoney replied that he could not advise his client to so state this on the plan.

Ms. Virginia Mobley, asked the Board Members to consider the effects this recombination could have on the Tri Centennial Plan.

Ms. Yvonne McQueen, neighborhood resident, stated that she was opposed to the recombination of the subject property and asked that this petition be denied.

Ms. Mary Catherine Blaze, property owner stated that she felt this was a good use of the land and that she was in favor of the petition.

Mr. Brown **moved** to delay the petition until the next Regular MPC Meeting in order to seek legal advice from the City Attorney as to this petition if granted would it in any way enable the petitioner to later strengthen or make the argument to make this a take out restaurant. Mr. Bean seconded the motion.

**MPC Action: The motion to continue MPC File No. P-070615-49656-2 to the August 7, 2007 Regular MPC Meeting in order to seek legal advice from the City Attorney carried with none opposed.** Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Bean, Mr. Brown, Ms. Gilyard, Mr. Manigault, and Mr. Mackey.

**VII. OTHER BUSINESS**

None

**VIII. ADJOURNMENT**

There being no other business to come before the Commission the June 19, 2007 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**