

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

September 4, 2007

1:30 PM

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

Members Not Present: Russ Abolt
Freddie Gilyard

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
Jim Hansen, AICP, Director, Development Services
Debbie Burke, AICP, Development Services Planner
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
LaToya Bynum, Recorder
Antoinette Goethe, Recorder

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Lufburrow called the September 4, 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 and welcomed Alderman Tony Thomas and County Commissioner Helen Stone, who were in attendance.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. The next Scheduled Planning Session Meeting will be September 11, 2007 at 1:00 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. The next Planning Academy Session will be September 11, 2007 at 6:00 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
3. The Metropolitan Planning Commission Board Retreat will be held at the Jekyll Island Club, located in Brunswick, GA on September 13 & 14, 2007.
4. The next Regular Scheduled MPC Meeting will be September 18, 2007 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

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

1. Concept Plan

Coffee Bluff Marina Subdivision
14915 Coffee Bluff Road
R-10 and PD-M Zoning Districts
3.34 Acres: 6 Dwelling Units
PIN: 2-0767 -06-005 and -07-002
Rosso Corsa Enterprises / J.B. Javetz, Owners
Terry Coleman, Kern-Coleman & Co. Engineer/Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-070801-33702-2
MPC Reference File Nos. Z-070522-86999-2, S-040408-52103-2
and S-070517-54579-2

The petitioner has requested that 14195 Coffee Bluff Road, MPC File No. S-070801-33702-2 be removed from the Final Agenda and rescheduled for the September 18, 2007 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to remove 14195 Coffee Bluff Road, MPC File P-070801-33702-2 from the Final Agenda and continue to the September 18, 2007 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove 14195 Coffee Bluff Road, MPC File No. S-070801-33702-2 from the final agenda and continue it to the September 18, 2007 Regular Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Hoover, Mr. Manigault, Mr. Farmer, Mr. Bean, and Mr. Coleman.

2. Zoning Petition – Map Amendment

145 Snow Green Road
Billy Herrin, Agent
21 South LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070817-40065-2

The petitioner has requested that 145 Snow Green Road, MPC File No. Z-070817-40065-2 be removed from the Final Agenda and rescheduled for the September 18, 2007 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to remove 145 Snow Green Road, MPC File Z-070817-40065-2 from the Final Agenda and continue it to the September 18, 2007 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove 145 Snow Green Road, MPC File No. Z-070817-40065-2 from the Final Agenda and continue it to the September 18, 2007 Regular Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Hoover, Mr. Manigault, Mr. Farmer, Mr. Bean, and Mr. Coleman.

And

Master Plan

Fort Argyle Village Master Plan
145 Snow Green Road
PUD-C Proposed Zoning District
PIN 2-1034 -01-001
Steve Wohlfeil, Hussey, Gay, Bell & DeYoung., Engineer / Agent
21 South LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-070821-40915-2

The petitioner has requested that 145 Snow Green Road, MPC File No. M-070821-40915-2 be removed from the Final Agenda and rescheduled for the September 18, 2007 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to remove 145 Snow Green Road, MPC File M-070821-40915-2 from the Final Agenda and continue to the September 18, 2007 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove 145 Snow Green Road, MPC File No. M-070821-40915-2 from the Final Agenda and continue it to the September 18, 2007 Regular Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Brown, Mr. Mackey, Mr. Ragsdale, Mr. Hoover, Mr. Manigault, Mr. Farmer, Mr. Bean, and Mr. Coleman.

III. CONSENT AGENDA

A. Approval of August 21, 2007 MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the August 21, 2007 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the August 21, 2007 MPC Meeting Minutes and Briefing Minutes as submitted 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, and Mr. Coleman.

B. Zoning Petitions – Map Amendments

1. 12210 Navajo Road
Tom Cobernus, Agent / Owner
Amanda Bunce, MPC Project Planner
MPC File No. Z-070801-87007-2

Issue: The rezoning of a portion of 12210 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. The balance of the property will remain P-B-C.

Policy Analysis: The proposed rezoning is consistent with the Tricentennial Land Use Plan and will establish a zoning district that is more compatible for the surrounding neighborhood than the zoning that presently exists.

Staff Recommendation: Approval of the request to rezone the subject property from a P-B-C zoning classification to a P-R-M-15 classification.

Mr. Todd **moved** to approve staff recommendation for MPC File No. Z-070801-87007-2. Mr. Ray seconded the motion.

MPC Action: The motion to approve staff recommendation for MPC File No. Z-070801-87007-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman.

2. 55 Blossom Drive
John Bowers, Agent
Hugh C. Lewis, Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-070817-40461-2

Issue: Rezoning of approximately .44 acres from an R-M-H (Residential-Manufactured Home) zoning classification to a P-B-C (Planned Community-Business) zoning classification.

Policy Analysis: The proposed rezoning is consistent with the Future Land Use Plan as well as the existing development patterns in the area.

Staff Recommendation: Approval of the request to rezone the subject property from the R-M-H classification to a P-B-C classification.

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

MPC Action: The motion to approve staff recommendation for MPC File No. Z-070817-40461-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman.

3. 5800 & 5806 Ogeechee Road
Hal Kraft, P.E., Hussey, Gay, Bell, & DeYoung, Agent
Alton Simons, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070817-51764-1

The above item MPC File No. Z-070817-51764-1 has been requested to be removed from the Consent Agenda and placed as the first item under the Regular Business Agenda.

4. 5701 Cottonvale Road
Phillip McCorkle, Agent
Edward Garvin, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070817-54183-1

Issue: At issue is a requested rezoning of approximately 2.15 acres of land located at the southeast corner of Highway 17 South and Cottonvale Road from the existing B (Business) and R-A (Residential-Agriculture) classifications to a P-B-C (Planned Community Business) classification.

Policy Analysis: The proposed rezoning is consistent with the Future Land Use Plan and will establish a district that is compatible with the existing and anticipated future growth and development in the area. The application of the "P" designation will require that appropriate reviews are conducted to assure corridor compatibility.

Staff Recommendation: Approval of the request to rezone the subject property from a B and R-A classification to a P-B-C classification.

Mr. Todd **moved** to approve staff recommendation for MPC File No. Z-070817-54183-1. Mr. Ray seconded the motion.

MPC Action: The motion to approve staff recommendation for MPC File No. Z-070817-54183-1 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Ragsdale, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman.

C. General Development Plan / Group Development Plan

Resurrection of Our Lord Catholic Church
112 Fell Street
R-4 and B-G Zoning Districts
Tanya Mandel, Kennedy, Ragsdale & Associates, Engineer / Agent
Roman Catholic Bishop of Savannah, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-070817-89452-2

Nature of Request: The petitioner is requesting approval of a General Development Plan / Group Development Plan in order to construct a church sanctuary within R-4 (Four-Family Residential) and B-G (General Business) zoning districts. The petitioner is requesting a variance from the requirement to install a six foot tall opaque fence within the Type B buffer.

Staff Recommendation: Approval of a variance from the requirement to install a six foot high opaque fence within the Type B buffer and **Approval** of the General Development Plan / Group Development Plan subject to the following condition:

1) a recombination plat shall be submitted prior to Specific Development Plan approval. The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following: **a)** a landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan; **b)** a Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan; **c)** a Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. **d)** Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property;

e) a Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees; **f)** a Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan.

Mr. Mackey **moved** to approve staff recommendation for MPC File No. P-070817-89452-2. Mr. Ray seconded the motion.

MPC Action: The motion to approve staff recommendation for MPC File No. P-070817-89452-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman. Mr. Ragsdale abstained from the vote and submitted a conflict of interest form to be placed in the file.

D. Approve Preliminary Planning Meeting Agenda of September 11, 2007.

Mr. Todd **moved** to approve the Preliminary Planning Meeting Agenda of September 11, 2007 as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the Preliminary Planning Meeting Agenda of September 11, 2007 carried. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman. Mr. Ragsdale was not on the dais when the vote was taken.

VI. OLD BUSINESS**A. Zoning Petition - Text Amendment**

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Section 8-3112(c) – Restricted Signs
Harold Yellin, Agent for Lamar Outdoor Advertising
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: Section 8-3112. Sign Permits - Required (c) Restricted Sign (5) (e) 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; **1)** 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. No auditory message may be emitted from the sign; **2)** such sign shall only be allowed within the B-C, B-G, B-G-1, B-H, I-L, and I-H zoning districts; **3)** 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. 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;

4) such signs shall be permitted only along four-lane or more arterial roadways as defined in Section 8-3112(l) herein; 5) such signs shall not be permitted inside the boundaries of any Historic District as defined by the National Historic Register; 6) 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; 7) 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 for the petitioner, voiced his concerns about the nonconforming signs that were requested to be removed. He clarified the concerns regarding the nonconformity of the Junior Poster Panels. He added that the petitioner would agree to a continuance in order to further discuss the non-conforming signs.

Mr. Manigault **moved** to approve a two week delay of MPC File No. Z-070517-57005-2 in order to further discuss the nonconforming signs. Mr. Farmer seconded the motion.

MPC Action: The motion to continue MPC File No. Z-070517-57005-2 to the September 18, 2007 Regular Meeting in order to further discuss the nonconforming signs carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Mr. Ragsdale.

B. General Development Plan

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, **2)** A variance to reduce the required rear yard buffer, and **3)** A variance to reduce the required fence setback along the rear property line.

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; **a)** revise the General Plan to show Round Tree Circle to be ingress only and the new, proposed driveway to be egress only;

b) a Type “G” buffer shall be required adjacent to the parking area visible from Stephenson Avenue; **c)** the height of the building shall be provided. **d)** Approval by the City of Savannah site plan review departments. The following conditions must be addressed in conjunction with the Specific Development Plan; **1)** approval by the MPC staff of a Lighting Plan including a photometric plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. “Fully shielded fixtures” shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture; **2)** review and approval by the City Arborist and the MPC of a detailed Landscape and Tree Plan; **3)** a Signage Plan. The MPC staff shall review the Signage Plan. Freestanding signs shall be consistent with Finding # 13.

Speaking on the Petition

Murray Barnard, agent for the petitioner, stated the petitioner has agreed to place solid brick (6 foot high) fencing and vegetative buffers at the request of the neighbors.

Al Pace, 42 Rountree Circle, denied that the petitioner had a meeting with the Jackson Park Homeowners Association. He revisited the Gamble Funeral Home petition submitted in 2003 that was denied special use and pointed out the similarities of the two petitions.

Joann Troxler, 14 Roundtree Circle, President of the Jackson Park Homeowners Association, stated her opposition to having a funeral home in front of her property.

Jeff Lasky, agent for the owner of the commercial property, spoke on the vegetative buffer. He stated that the owner agreed to provide the property needed to ensure that the requirements of the type “G” buffer are met.

Erwin Friedman, property owner, asked that the Board Members come to a conclusion regarding this issue.

Drew Troxler, 14 Roundtree Circle, stated that he requested copies of the plat as submitted to the MPC today and has not received them.

Helen Stone, Chatham County Commissioner, asked if the residents and petitioner agree to a meeting to allow residents to voice their concerns.

Bruce Adams, property owner, stated that there was an attempt to meet with the neighbors in the past and that no agreements can be reached. He noted that Jackson Park was granted 23 variances. He requested approval of the petition.

Floyd Adams, former Mayor of Savannah, voiced concerns with the procedures taken regarding this petition.

Mr. Brown **moved** to approve staff recommendation for 510 Stephenson Avenue, MPC File No. P-070720-40397-2 as presented. Mr. Ray seconded the motion.

Mr. Coleman asked that the motion be amended to include an 8 foot masonry fence along the back.

Mr. Hansen asked that the amended motion should also include a type "G" planted buffer along the western 3 feet of property.

MPC Action: The motion for 510 Stephenson Avenue, MPC File No. P-070720-40397-2 carried with none opposed. The motion was to approve staff recommendation, with the following conditions: 1) An 8 foot masonry fence along the back and 2) A type "G" vegetative buffer along western side of property. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman and Mr. Ragsdale.

C. Subdivision/Sketch Plan

Old Montgomery Road Subdivision
8628 Old Montgomery Road
R-1/ EO Zoning District
15 Lots – 4.23 Acres
PIN: 1-0476 -06-025
Randy Boatwright, Owner
Mikell Shuman, Petitioner
Tanya Mandel, Kennedy, Ragsdale & Associates, Agent / Engineer
Gary Plumbley, MPC Project Planner
MPC File No. S-070806-36136-1

Nature of Request: The petitioner is requesting approval of a Sketch Plan for a proposed single family residential development to be located on the east side of Old Montgomery Road at its intersection with Rosewood Drive within an R-1 (Single Family Residential – 5 units per net acre/Environmental Overlay) zoning district. No variances are requested.

Staff Recommendation: Approval of the proposed Sketch Plan subject to the following conditions; **1)** approval by the Chatham County Engineer. The following comments shall be addressed in conjunction with the Preliminary Plan and/or Final Plat; **1)** provide the following notes on the Final Plat; **a)** "all wetlands are under the jurisdiction of the Corps of Engineers and/or State of Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit applications and approval;"

b)“prior to the issuance of Certificate of Occupancy Permits, the building permit applicants for all lots shall be required to install a sidewalk along their respective lots on both sides of (insert the street name) in accordance with the Chatham County Subdivision Regulations;” **c)** “the subdivider shall be required to install a sidewalk along all property other than platted single family lots on both sides of (insert the street name) with the exception of the west side of the northern 330 foot section of (insert street name) in accordance with the Chatham County Subdivision Regulations;” **2)** approval by the County Engineer of all construction plans including the Grading and Drainage Plan; **3)** verification by the County Arborist of compliance with the Tree Quality Points (1,600 points per acre), including the required streetscape trees; **4)** submit an Environmental Site Assessment to the County Engineer for review and approval as a condition of Final Plat approval; **5)** show the name of the proposed road (as approved by the MPC Staff) and the address of each lot on the Final Plat as follows:

Lot 1 – 101 Unnamed Road	Lot 9 – 114 Unnamed Road
Lot 2 – 103 Unnamed Road	Lot 10 – 112 Unnamed Road
Lot 3 – 105 Unnamed Road	Lot 11 – 110 Unnamed Road
Lot 4 – 107 Unnamed Road	Lot 12 – 108 Unnamed Road
Lot 5 – 119 Unnamed Road	Lot 13 – 106 Unnamed Road
Lot 6 – 111 Unnamed Road	Lot 14 – 104 Unnamed Road
Lot 7 – 113 Unnamed Road	Lot 15 – 102 Unnamed Road
Lot 8 – 116 Unnamed Road	

6) Approval by the Chatham County Health Department, the County Engineer, and the Chatham County Board of Commissioners.

Speaking on the Petition

Mikell Shuman, petitioner, stated that he had met with the neighbors concerning this petition and had not received any oppositions to this project. He asked that this petition be approved.

Tanya Mandel, agent for the petitioner, confirmed that a neighborhood meeting was held and asked that the petition be approved.

Mr. Farmer **moved** to approve staff recommendation for 8628 Old Montgomery Road, MPC File No. S-070806-36136-1. Mr. Coleman seconded the motion.

MPC Action: The motion to approve staff recommendation for 8628 Old Montgomery Road, MPC File No. S-070806-36136-1 carried with none opposed.

Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman. Mr. Ragsdale abstained from voting on the petition and submitted a conflict of interest form to be placed in the file.

Board Discussion

Mr. Brown had suggestions concerning the developers and petitioners meeting with current residents and property owners adjacent to proposed projects. He stated that a meeting prior to the petition being heard before the MPC Board member would alleviate some of the problems and questions that arise during the meeting.

Mr. Lufburrow agreed with the idea of a meeting of the neighbors before the MPC Meeting.

Mr. Farmer stated that instead of the developer meeting with neighbors, the MPC Staff should meet with the current residents and adjacent property owners to explain the procedures, address their concerns and discern between what is within MPC purview.

Helen Stone, Chatham County Commissioner, spoke on the issue of developers and petitioners conducting meetings with neighbors. She thanked several MPC staff members who were aiding her in getting Neighborhood Associations established and getting them involved in the process of development and neighborhood safety.

Mr. Thomson stated that the MPC is working on a process component within the unified zoning code to require public meeting for certain thresholds of development.

V. REGULAR BUSINESS

A. Zoning Petition - Map Amendment

1. 5800 & 5806 Ogeechee Road
Hal Kraft, P.E., Hussey, Gay, Bell, & DeYoung, Agent
Alton Simons, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070817-51764-1

Issue: Rezoning from A-T (Tourist – Agriculture), P-B-C (Planned - Community - Business), and R-A (Residential - Agriculture) classifications to a P-R-3-18 (Planned Residential Multi-Family Residential – 18 units per net acre) classification.

Policy Analysis: The proposed rezoning is consistent with Chatham County's Future Land Use Plan. The proposed P-R-3-18 classification would provide multi-family housing opportunities for this area of Chatham County and would not adversely impact properties within the general area.

Staff Recommendation: Approval to rezone the property from an R-A (Residential – Agriculture) classification to a P-R-3-18 (Planned Residential Multi-Family Residential – 18 units per net acre)

Mr. Farmer **moved** to approve staff recommendation for MPC File No. Z-070817-51764-1. Ms. Myers seconded the motion.

MPC Action: The motion to approve staff recommendation for MPC File No. Z-070817-51764-1 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, Mr. Coleman, and Mr. Ragsdale.

2. Johnny Mercer Boulevard
Harold Yellin, Agent
MC and Virginia Nettles, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070802-31348-1

Issue: At issue is a requested rezoning of approximately .65 acres of land located at the northeast corner of Penn Waller Road and Johnny Mercer Boulevard from the existing R-2-A/TC (Two-Family Residential-Limited/Town Center Overlay) classification to a PUD-IS-B/TC (Planned Unit Development-Institutional/Town Center Overlay) classification.

Policy Analysis: The proposed rezoning is not wholly consistent with the adopted Comprehensive Plan. It is noted, however, that the properties in question are currently covered by the Town Center overlay (TC), and that the Islands Area Community Plan does acknowledge and support expansion of limited commercial uses into such areas. That fact, coupled with the site location at the intersection of Johnny Mercer Boulevard and Penn Waller Road, two designated arterial roadways, supports the rezoning request. It is noted that whereas this rezoning request reaches the current limits of the TC overlay, no further expansion of commercial uses in an easterly direction along Johnny Mercer Boulevard will be supported.

Staff Recommendation: Approval of the request to rezone the subject property from the existing R-2-A/TC classification to a PUD-IS-B/TC classification.

Speaking on the Petition

Harold Yellin, agent for the petitioner, spoke on the proposed rezoning petition. He pointed out properties owned by residents that he represents. He asked that the petition be approved.

Karen Arms, 107 Nilson Drive, had questions concerning drive-way placement and the 3 foot buffer. She spoke on the canopy of trees that are along the roadway of the proposed project.

David Nagle, resident, stated that the current roads are not capable of handling an increased traffic flow nor does the community have a need for this development.

Mary Ann Heimes, 53 Shywalch Road, was also concerned with the increase in traffic and preservation of the current vegetation. She asked to postpone the rezoning until the text amendment is approved.

Mark Woodruff, 7801 Johnny Mercer Boulevard, voiced his concerns regarding the possibility of future requests for rezonings along Johnny Mercer Boulevard.

Dick Smith, property owner, answered questions concerning the preservation of vegetation. He asked that the petition be approved.

Mr. Todd **moved** to approve staff recommendation for MPC File No. Z-070802-31348-1. Mr. Farmer seconded the motion.

MPC Action: The motion to approve staff recommendation for MPC File No. Z-070802-31348-1 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman, and Mr. Ragsdale. Mr. Brown and Mr. Mackey were not in the room when the vote was taken.

B. Election of Officers

Mr. Lufburrow stated that the Nominating Committee recommended the following slate of Officers:

Chairman – Mr. John Todd
Vice-Chairman – Mr. Robert Ray
Treasurer – Ms. Susan Myers
Secretary - Mr. Shedrick Coleman

Mr. Bean **moved** to close the nominations. Mr. Ray seconded the motion.

MPC Action: The motion to close the nominations carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman, and Mr. Ragsdale. Mr. Brown and Mr. Mackey were not in the room when the vote was taken.

Mr. Bean moved to accept the Nominating Committee's recommendations. Mr. Farmer seconded the motion.

The motion to accept the nominating committee's recommendations carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Manigault, Mr. Hoover, Mr. Farmer, Mr. Bean, and Mr. Coleman, and Mr. Ragsdale. Mr. Brown and Mr. Mackey were not in the room when the vote was taken.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

There being no other business to come before the Commission, the September 4, 2007 Regular Meeting was adjourned.

Respectfully Submitted,

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

Note: Minutes not official until signed.