

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**April 15, 2008**

**1:30 PM**

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

**Members Not Present:** Robert Ray, Vice Chairman  
Russ Abolt  
Michael Brown  
Freddie Gilyard  
Doug Bean  
David Hoover

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Jim Hansen, AICP, Director, Development Services  
Beth Reiter, AICP, Director, Historic Preservation  
Jack Butler, Development Services Planner  
Marilyn Gignilliat, Executive Assistant  
LaToya Bynum, Administrative Assistant  
Constance Morgan, Administrative Assistant

**Advisory Staff Present:** Randolph Scott, City Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the April 15, 2008 Regular MPC Meeting to order at 1:30 P.M. and asked that everyone stand for the Invocation and the Pledge of Allegiance. He explained the agenda for the benefit of those attending the meeting for the first time.

**II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notice(s)**

1. The Planning Academy will meet on April 22, 2008 at 6:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.

2. The May 6, 2008 Regular MPC Meeting will be at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

**B. Acknowledgements(s)**

Recognition of the Completion of the Local Update of Census Address (LUCA) project for the 2010 Census.

This item has been requested to be removed from the Final Agenda and rescheduled for the May 6, 2008 Regular Meeting.

Chairman Todd welcomed Mr. Randolph Scott, Zoning Administrator for the City of Savannah.

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

**A. Zoning Petitions - Map Amendments / Text Amendments**

1. 8502 Hurst Avenue  
Annette Hickey, Agent  
Ray and Varietta Williams, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-080312-00048-2

The petitioner is requesting rezoning of property at 8502 Hurst Avenue from an R-6 (One Family Residential) zoning classification to a P-R-T (Planned Residential Transition) classification.

Staff has requested that this item be removed from the Agenda and rescheduled to the May 6, 2008 Regular Meeting.

Ms. Myers **moved** to approve the request to remove MPC File No. Z-080312-00048-2 from the Final Agenda and reschedule it for the May 6, 2008 Regular Meeting. Mr. Manigault seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the request to remove MPC File No. Z-080312-00048-2 from the Final Agenda and reschedule it for the May 6, 2008 Regular Meeting.** Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

#### IV. CONSENT AGENDA

##### A. Approval of April 1, 2008 MPC Meeting Minutes and Briefing Minutes as submitted.

Mr. Coleman **moved** to approve the April 1, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Manigault seconded the motion.

**MPC Action: The motion to approve the April 1, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed.** Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

##### B. Memorandum of Understanding (MOU) between the Metropolitan Planning Commission and the Chatham Area Transit Authority (CAT) for Program Administration Associated with Section 5316 Job Access Reverse Commute and Section 5317 New Freedom.

Ms. Myers **moved** to accept the Memorandum of Understanding (MOU) between the Metropolitan Planning Commission and the Chatham Area Transit Authority (CAT) for Program Administration Associated with Section 5316 Job Access Reverse Commute and Section 5317 New Freedom as submitted. Mr. Coleman seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to accept the Memorandum of Understanding (MOU) between the Metropolitan Planning Commission and the Chatham Area Transit Authority (CAT) for Program Administration Associated with Section 5316 Job Access Reverse Commute and Section 5317 New Freedom as submitted.** Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

##### C. Specific Development Plan / Group Development Plan

Alta Bradley Park  
1102 Bradley Boulevard  
Zoning District: PUD-M-15  
PIN: 2-1030-01-008  
Chad Zittrouer, Kern-Coleman & Co., Engineer  
Wood Partners, Owners  
Jack Butler, MPC Project Planner  
MPC File No. P-071029-53817-2

**Nature of Request:** The petitioner is requesting approval of a Specific Development Plan for a proposed multifamily residential development to be located off of US Highway 17 at Bradley Boulevard. The property was recently rezoned to a PUD-M-15 (Planned Unit Development – Multifamily – 15 units per net acre) zoning district. The MPC approved the General Development Plan on December 4, 2007, with the condition that the Specific Development Plan is returned to the MPC for review.

**Staff Recommendation: Approval** of the proposed Specific Development Plan with the following conditions: that prior to approval of any future development phase, the petitioner shall complete a more detailed traffic analysis using only “funded and committed” network system improvements as the baseline. The study shall be approved by MPC staff

Ms. Myers **moved** to approve the staff recommendation subject to conditions.  
Mr. Coleman seconded the motion.

**MPC Action: The motion to approve staff recommendation subject to conditions carried with none opposed.** The condition was that prior to approval of any future development phase, the petitioner shall complete a more detailed traffic analysis using only “funded and committed” network system improvements as the baseline. Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

**D. Victorian District New Construction**

302 West Waldburg Street  
3-B Zoning District  
PIN: 2-0052-03-014  
Greenline Architecture, Agent  
Fred Hallaran, Property Owner  
Beth Reiter MPC Project Planner  
MPC File No. N-08-32330-2

**Nature of Request:** The applicant is requesting approval to construct a two story carriage house

**Staff Recommendation: Approval** as submitted.

Ms. Myers **moved** to approve the staff recommendation. Mr. Coleman seconded the motion.

**MPC Action: The motion to approve staff recommendation as submitted carried with none opposed.** Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

**V. OLD BUSINESS**

None.

**VI. REGULAR BUSINESS****A. General Development Plan/Group Development Plan**

1800 East Victory Drive  
BH Zoning District  
PIN: 2-0078-10-021, 2-0078-10-021A  
Tanya Mendel, KRI & Associates, Agent  
Morley Investment Group LLC, Property Owner  
Jack Butler, MPC Project Planner  
MPC File No. P-080217-38389-2

**Nature of Request:** The petitioner is requesting approval of a General Development/Group Development Plan for the redevelopment and improvement of an existing shopping center/retail center located at the northwest corner of the intersection of Victory Drive and the Truman Parkway. The property is zoned a BH (Highway Business) zoning classification. The petitioner is also requesting the following variances: 1) to provide 14 percent greenspace instead of the 20 percent greenspace required; and 2) to allow a reduction from 341 required parking spaces to 306 parking spaces.

**Staff Recommendation:** **Approval** of the variances to provide 14 percent greenspace as opposed to the 20 percent greenspace required, and to allow a reduction from 341 required parking spaces to 306 parking spaces, as well as **approval** of the General Development/Group Development Plan subject to approval of the plans by the Chatham County Health Department and the City Engineer.

**Speaking on the Petition** Brandy Hall, Agent stated that though the petitioner does not meet the parking requirement the tree islands are bioswales and will help with the stormwater run off.

Mr. Farmer **moved** to approve staff recommendation as outlined. Mr. Lufburrow seconded the motion.

**MPC Action:** **The motion to approve staff recommendation as outlined carried with none opposed.** Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, and Mr. Mackey. Mr. Ragsdale abstained from voting on the motion. He submitted a Conflict of Interest Form for the file. Chairman Todd stated that due to the lack of a quorum, the vote on this petition will be ratified at the next scheduled MPC Meeting on May 6, 2008.

**VII. OTHER BUSINESS**

**A. Demolition Request Update**

513 West 38<sup>th</sup> Street  
R-4/PNC Zoning District  
PIN: 2-0073-09-005  
Ms. Juanita Simmons, for Property Maintenance Department  
City of Savannah, Agent  
Elouise Johnson, Property Owner  
Beth Reiter, MPC Project Planner  
MPC File No: N-0841699-2

**Staff Recommendation:** Staff requests an extension of 60 days in order to reach an agreement on the sale of the subject property. In addition, Beth Reiter gave a brief update on the status of the demolition of the property located at 513 West 38<sup>th</sup> Street. She stated that the City's Department of Development Services has determined that the building is sound for rehabilitation and that the Historic Savannah Foundation has had the subject property appraised and they are waiting for a reply from the owner regarding acceptance of a proposal to sell the property.

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

**MPC Action: The motion to approve the staff request carried with none opposed.** The motion was for an extension of 60 days in order to reach an agreement on the sale of the subject property. Voting were: Mr. Todd, Ms. Myers, Mr. Coleman, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

**VIII. Other Business**

Mr. Thomson stated that the Chatham Urban Transportation Study/Metropolitan Planning Organization is implementing a commuter program in the community to promote alternatives to driving alone. He invited everyone to the Savannah Civic Center on Friday April 11, 2008 at 11:00 a.m. to celebrate Dump the Pump Day.

**IX. ADJOURNMENT**

There being no other business to come before the Commission the April 15, 2008 Regular Meeting was adjourned at 1:50 P.M.

Respectfully Submitted,

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

**Note: Minutes not official until signed**