

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

February 5, 2008

1:30 PM

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

Members Not Present: Susan Myers, Treasurer
Freddie Gilyard
David Hoover

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Jim Hansen, AICP, Director, Development Services
Amanda Bunce, Development Services Planner
Beth Reiter, Director of Historic Preservation
Dennis Hutton, AICP, Director of Comprehensive Planning
Gary Plumbley, Development Services Planner
John Butler, Development Services Planner
Constance Morgan, Administrative Assistant
LaToya Bynum, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff Present: Bob Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the February 5, 2008 Regular MPC Meeting to order at 1:35 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 ACKNOWLEDGMENTS

A. Notice(s)

1. An MPC Planning Session Meeting is scheduled for February 12, 2008 at 1:00 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

(Note: The Pre Meeting will begin at 11:45 AM in order to allow time to view the Scenic America DVD - This Land: Visual Pollution)

2. The next Regular MPC Meeting will be on February 19, 2008 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
3. The MPC Citizens Planning Academy will begin on March 11, 2008 and continue until June 24, 2008. Registrations will be accepted until March 3, 2008. Please call the MPC at 651-1440 or visit the website for further information.

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

A. Certificate of Compatibility for Demolition

Robert L. Elmore, Petitioner/Owner
1505 Habersham Street
Mid-City District
TN-2 Zoning District
PIN No. 2-0053-26-002
Beth Reiter, MPC Project Planner
MPC File No. N-080124-37140-2

The petitioner has requested that, 1505 Habersham Street, MPC File No. N-080124-37140-2 be removed from the Final Agenda and rescheduled for the February 19, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to remove 1505 Habersham Street, MPC File No. N-080124-37140-2 from the Final Agenda and reschedule it for the February 19, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the request to remove 1505 Habersham Street, MPC File No. N-080124-37140-2 from the Final Agenda and reschedule it for the February 19, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

B. Zoning Petitions - Map Amendments

5657 Ogeechee Road
Hunter, Maclean, Exley, & Dunn, Agent
Bashlor Properties, LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-080116-00017-1

The petitioner has requested that, 5657 Ogeechee Road, MPC File No. Z-080116-00017-1 be removed from the Preliminary Agenda and rescheduled for the February 19, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to remove 5657 Ogeechee Road, MPC File No. Z-080116-00017-1 from the Preliminary Agenda and reschedule it for the February 19, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove 5657 Ogeechee Road, MPC File No. Z-080116-00017-1 from the Preliminary Agenda and reschedule it for the February 19, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

C. Zoning Petitions- Text Amendments

121 & 125 East Victory Drive
Hunter, Maclean, Exley, & Dunn, Agent
Bckmha, Owner
Jack Butler, MPC Project Planner
MPC File No. Z-080117-33748-2

The petitioner has requested that, 121 & 125 East Victory Drive, MPC File No. Z-080117-33748-2 be withdrawn.

Mr. Lufburrow **moved** to approve the petitioner's request to withdraw 121 & 125 East Victory Drive, MPC File No. Z-080117-33748-2. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to withdraw 121 & 125 East Victory Drive, MPC File No. Z-080117-33748-2 carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

D. General Development Plans

1. Wakely Office Building
10509 Abercorn Street
PUD-IS-B Zoning District
PIN: 2-0648-02-035
Wakely Properties, LLC, Owner
EMC Engineering Services, Inc, Agent
Gary Plumbley, MPC Project Planner
MPC File No. 071210-48355-2

The petitioner has requested that, 10509 Abercorn Street, MPC File No. 071210-48355-2 be removed from the Preliminary Agenda and rescheduled for the February 19, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to remove 10509 Abercorn Street, MPC File No. 071210-48355-2 from the Preliminary Agenda and reschedule it for the February 19, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove 10509 Abercorn Street, MPC File No. 071210-48355-2 from the Preliminary Agenda and reschedule it for the February 19, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

2. Costco Wholesale
Intersection of President Street & Wahlstrom Road
PUD-B-C Zoning District
PINs: 2-0008-01-001
JS & H Enterprises, LLP, Owners
Harold Yellin, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-080116-53571-2

The petitioner has requested that, MPC File No. P-080116-53571-2 be removed from the Preliminary Agenda and rescheduled for the February 19, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to remove, MPC File No. P-080116-53571-2 from the Preliminary Agenda and reschedule it for the February 19, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner's request to remove MPC File No. P-080116-53571-2 from the Preliminary Agenda and reschedule it for the February 19, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

VI. CONSENT AGENDA

A. Approval of January 22, 2008 MPC Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the January 22, 2007 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Coleman seconded the motion.

MPC Action: The motion to approve the January 18, 2007 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

B. Approval of February 12, 2008 MPC Preliminary Planning Session Agenda.

Mr. Lufburrow **moved** to approve the February 12, 2008 MPC Preliminary Planning Session Agenda as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the February 12, 2008 MPC Preliminary Planning Session Agenda as submitted carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

C. Zoning Petitions- Map Amendments

203 Stephenson Avenue
Jamie Csizmadia, Kern-Coleman & Co, Agent
Stephenson Avenue Executive Court, L.L.C., Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-080117-35794-2

Issue: Rezoning of approximately 0.93 acres from a PUD-IS-B (Planned Unit Development- Institutional) classification to a P-R-I-P (Planned Residential-Institutional-Professional) classification.

Policy Analysis: The proposed rezoning is consistent with the Future Land Use Plan as well as the existing zoning on adjacent properties.

Staff Recommendation: Approval of the request to rezone the subject property from the PUD-IS-B classification to a P-R-I-P classification.

Mr. Brown **moved** to approve staff recommendation for 203 Stephenson Avenue, MPC File No. Z-080117-35794-2. Mr. Coleman seconded the motion.

MPC Action: The motion to approve staff recommendation for 203 Stephenson Avenue, MPC File No. Z-080117-35794-2 carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

D. General Development Plan / Group Development Plan

Hidden Pointe Townhomes, Phases 1B, 2A, 2B
12217 Fulton Road
P-R-M-15 and PUD-B-C Zoning Districts
PINs: 2-0862-02-050, -009, 2-0860A-03-008, -003
Hidden Pointe Townhomes, LLC, Owner
Tom Cobernus, Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-080117-49900-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development in order to construct 26 additional townhome units in three future phases of an existing townhouse development within P-R-M-15 (Planned Multifamily Residential, 15 units per net acre) and PUD-B-C (Planned Unit Development – Community Business) zoning districts. No variances have been requested.

Staff Recommendation: Approval of the General Development Plan / Group Development Plan.

Mr. Brown **moved** to approve staff recommendation for 12217 Fulton Road, MPC File No. P-080117-49900-2, with the recommendation for staff to work with the developer on the general and specific site plan to ensure water quality improvement before the water is discharged into the marsh. Mr. Coleman seconded the motion.

MPC Action: The motion to approve staff recommendation for 12217 Fulton Road, MPC File No. P-080117-49900-2 with the recommendation for staff to work with the developer on the general and specific site plan to ensure water quality improvement before the water is discharged into the marsh carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

E. Master Plan Amendment

The Highlands at Godley Station
Tracts C and M
125 Highlands Boulevard
PUD-C Zoning District
PINs: 2-1016 -02-062, -028
Godley Station Enterprises, LLC, Owner
Terry Coleman, Kern-Coleman & Co, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. M-080117-55432-2

Mr. Lufburrow **moved** to approve staff recommendation for 125 Highlands Boulevard, MPC File No. M-080117-55432-2. Mr. Coleman seconded the motion.

MPC Action: The motion to approve staff recommendation for 125 Highlands Boulevard, MPC File No. M-080117-55432-2 carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale. Mr. Bean abstained from the vote and submitted a Conflict of Interest form to be placed in the file.

VII. OLD BUSINESS

None.

VIII. REGULAR BUSINESS

A. Certificate of Compatibility for Demolition

City of Savannah Property Maintenance, Petitioner
Elouise Johnson, Owner
513 West 38th Street
Cuyler-Brownsville PNC District
R-4 PNC Zoning District
PIN No. 2-0073-09-005
Beth Reiter, MPC Project Planner
MPC File No. N-080111-41699-2

Nature of Request: The City of Savannah Property Maintenance Department is requesting approval to demolish 513 West 38th Street.

Staff Recommendation: That MPC **impose a stay of demolition** of 60 days for the purpose of gaining entry into the property to assess the physical condition.

Speaking on the Petition: Melissa Jest, Neighborhood Coordinator for the Historic Savannah Foundation, stated her support of the staff recommendation for a 60 day stay of demolition and asked that she be notified of the structural evaluation process.

Mr. Brown **moved** to approve staff recommendation for 513 West 38th Street, MPC File No. N-080111-41699-2 with the following recommendations: 1) an attempt to consummate a purchase offer to be brought to the attention of the owner, and 2) a structural evaluation be done without the consent of the property after the proper procedures have been followed. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for 513 West 38th Street, MPC File No. N-080111-41699-2 with the following recommendations: 1) an attempt to consummate a purchase offer to be brought to the attention of the owner, and 2) a structural evaluation be done without the consent of the property after the proper procedures have been followed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

B. Zoning Petitions- Text Amendments

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Article K
Dennis Hutton, MPC Project Planner
MPC File No. Z-080107-41909-2

Issue: Revisions to **Article K. Mid-City Rezoning** of the Savannah Zoning Ordinance.

Policy Analysis: The City of Savannah is committed to providing clear and reasonable zoning and development standards. Adjustments to the Zoning Ordinance are desirable from time to time in order to achieve this goal. The proposed text amendments will increase the compatibility of new development with existing land use patterns and reduce the number of variance requests in the Mid-city area.

Staff Recommendation: Revise the noted standards in; 1) Section 5.6.5 TN-2 Development Standards, 2) Section 5.8.5 TC-1 Development Standards, and 3) Section 5.8.6 TC-2 Development Standards as stated in the Staff Report.

Board Discussion

Mr. Brown suggested that questions be directed towards the consultant regarding their views of the lot sizes, set-backs, and lot widths. He said they could use a couple of empty lots for examples to show the results of the new rules and existing rules when put into action. He voiced concerns regarding affordability while implementing the rules that are proposed. He also had the following suggestions; a) take a couple of lots for example and find out what they cost, b) what it will cost to build a unit that meets minimum lot size requirements, and c) calculate everything to figure out the total cost to develop a single unit within a lot. He stated that this would help define the minimum lot size for an affordable unit. He asked that staff do the following before presenting this to the City Council: 1) find out what the consulting group is thinking, 2) complete development performance; and, 3) provide visuals.

Mr. Mackey stated that he would support a continuance on this petition to allow for further discussion and analysis of the rules that are proposed.

Mr. Coleman suggested that there be target points and standards to define affordability.

Mr. Ray **moved** to continue this item MPC File No. Z-080107-41909-2 to the March 4, 2008 Regular Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion to continue this item MPC File No. Z-080107-41909-2 to the March 4, 2008 Regular Meeting carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

A. Specific Development Plans

Superior Landfill
3001 Little Neck Road
PD-R-SL Zoning District
PINs: 1-1026-02-001,-027, 1-1027-01-016,
-016A,-016B,-016C,-016D,-016E, 1-1027-01-017
Waste Management of Georgia, Owners
Harold Yellin, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-080115-00014-1

Nature of Request: The petitioner is requesting approval of a Specific Development Plan for the Superior Sanitation landfill site located on the south side of Little Neck Road approximately 1,325 feet west of Interstate 95 within PD-R-S-L (Planned Development - Reclamation Surface Landfill) and PD-R (Planned Development - Reclamation) zoning districts. No variances are requested.

Staff Recommendation: Approval of the proposed Specific Development Plan subject to the following conditions: 1) revise the Specific Development Plan to show trees planted in the portion of the buffer void of vegetation within the existing area presently used for major electrical transmission lines. This tree plan must be approved by the County Arborist, 2) revise the plan to verify the existing elevation of the ground elevation of the expanded landfill area (phase 2). The Specific Development Plan shows the elevation of the proposed final grade of the sanitary landfill as 147.5 feet. The maximum permitted height is 125 feet above the ground elevation. Based on these findings, if the base elevation is less than 22.5 feet, the final grade of the landfill must be revised to comply with the maximum permitted height, 3) approval by the U.S. Army Corps of Engineers of the permit to fill the isolated wetlands, 4) approval by Georgia Power of the relocation of the major transmission lines, and 5) approval by the County Engineer and other appropriate permitting agencies.

Speaking on the Petition

Harold Yellin, Agent for the petitioner, asked that this petition be approved and no continuance be granted.

Donald Austin, Resident, asked that a continuance be granted to allow time for further discussion of this petition.

Carl Arndt, 1253 Little Neck Road, voiced his concerns regarding the water that currently surrounds the property.

Robbie White, District Manager for Superior Landfill, answered questions regarding the wetlands in the surrounding areas.

Mr. Abolt **moved** to approve staff recommendation for 3001 Little Neck Road, MPC File No. P-080115-00014-1. Mr. Bean seconded the motion.

MPC Action: The motion to approve staff recommendation for 3001 Little Neck Road, MPC File No. P-080115-00014-1 carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Bean, Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

IX. OTHER BUSINESS

None.

VII. ADJOURNMENT

There being no other business to come before the Commission the February 5, 2008 Regular Meeting was adjourned at 3:08 P.M.

Respectfully Submitted,

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

Note: Minutes not official until signed

