

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM

110 EAST STATE STREET

November 3, 2008

1:30 PM

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

Members Not Present: Russ Abolt
Michael Brown
Stephen Lufburrow

Staff Present: Thomas L. Thomson, P.E. AICP Executive Director
Jim Hansen, Director of Development Services
Melony West, Director of Finance and Systems
Gary Plumbley, Development Services Planner
Beth Reiter, AICP Director of Historic Preservation
Marcus Lotson, Development Services Planner
Sabrina Thomas, Administrative Assistant
Constance Morgan, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff: Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the November 3, 2008 Regular MPC Meeting to order at 1:35 PM 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 November 18, 2008 Regular MPC Meeting will be held at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.**
2. **On November 18, 2008 the MPC will Rename the Public Information Center in honor of the late Lee Meyer, architect and former MPC Commissioner.**

B. Acknowledgement(s)

1. **Historic Savannah Foundation/Historic Preservation Award**

Charlotte Moore announced that the MPC has recently received an Historic Preservation Award from the Historic Savannah Foundation for work on the Civic Master Plan for the East River Front better known as the Savannah River Landing.

2. **Development Services New Employee**

Mr. Hansen introduced Marcus Lotson, who has joined the MPC as a Development Services Planner.

Mr. Lotson thanked staff for having worked so closely with him during his internship at the MPC and stated that he looks forward to working with the commission on achieving their goals.

III. Items Requested to be Removed from the Agenda

Specific Development Plan / Signage Replacement

Savannah Mall
14045 Abercorn Street
Aldermanic District 6
County Commission District 6
Zoning District PUD-BR
Acres 47.53
PINs: 2-0863-01-002, 003, and 004
SSF Savannah Properties, LLC, Owner
Harold Yellin, Attorney
MPC File No. P-080716-50315-2

Gary Plumbley, MPC Project Planner

Variations are requested.

The petitioner has requested that this item be removed from the Agenda and rescheduled to the November 18, 2008 Regular Meeting. Mr. Coleman **moved** to remove MPC File No. P-080716-50315-2 from the Agenda and reschedule it to the November 18, 2008 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to reschedule MPC File No. P-080716-50315-2 to the November 18, 2008 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ragsdale, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Mackey, Mr. Manigault, and Mr. Ray.

IV. CONSENT AGENDA

Approval of October 21, 2008 MPC Meeting Minutes and Briefing Minutes.

Mr. Coleman **moved** to approve the October 21, 2008 MPC Meeting Minutes and Briefing Minutes. Ms. Myers seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the October 21, 2008 MPC Meeting Minutes and Briefing Minutes. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ragsdale, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Mackey, Mr. Manigault and Mr. Ray.

V. OLD BUSINESS

A. Demolition

City of Savannah
Virginia Hardy
209 West 33rd Street
Aldermanic District 1
County Commission District 8
Zoning District TN-2
PIN: 2-0066-27-015
Catherine Pearson, Owner
MPC File No. N-080903-48241-2

Beth Reiter, MPC Project Planner

Nature of Proposed Work: Findings: The City of Savannah is requesting approval to demolish 209 West 33rd Street, a contributing structure within the Mid-City Zoning District.

Recommendation: Approval to demolish the fire damaged portion which appear to be later additions and to secure the remaining portion of the building. Approval of an additional continuation until December 2nd in order for Historic Savannah Foundation to provide the owner with design assistance to restore the remaining contributing structure.

Speaking on the Petition: Scot Kelly neighborhood resident stated that he would like to see the property owner return to the subject property but stated concerns with her ability to follow through. He is in favor of the demolition.

Susie Clinard, Historic Savannah Foundation referred Board Members to the letter in their packets explaining the circumstances of the property owner. She stated that if the funding is available for Ms. Pearson she will move forward to repair the property. In the event it is not, in the best interest of the property, Ms. Pearson will sell it and allow someone who can restore it to do so. The subject property will be demolished as a last resort. She requested a continuance in order to provide the owner ample time to meet their request.

Mr. Farmer asked if the subject of demolitions in the Historic Districts recommended by the City could be placed on the December 9th Planning Meeting Agenda in order for the staff to address this issue to see what guidelines may be suggested that might differentiate between the properties that are on the historic list and the ones that are not. He asked if extra consideration and time could be provided to those properties and if staff would format a plan of action.

Mr. Bean suggested inviting Historic Savannah Foundation, Habitat for Humanity, the City Maintenance Department and any others that may be able to provide relative information attend the planning meeting.

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

MPC Action: The motion carried with none opposed. The motion was for an additional continuation until December 2nd in order for Historic Savannah Foundation to provide the owner with design assistance to restore the remaining contributing structure. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ragsdale, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Mackey, Mr. Manigault and Mr. Ray.

B. General Development Plan / Group Development Plan

Second Harvest Food Bank
2501 East President Street
Aldermanic District 3
County Commission District 2
Zoning District I-L
Acres 4.17
PIN: 2-0007-02-008
Tanya Mandel, Kennedy Ragsdale, Agent
MPC File No. P-081002-41608-2

Marcus Lotson, MPC Project Planner

Due to the lack of a quorum at the October 21, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

Nature of Request: The petitioner is requesting approval of a General Development Plan /Group Development in order to construct a single story commercial kitchen of approximately 5,200 square feet within an I-L zoning district. No variances are requested.

Recommendation: Staff recommends Approval of the General Development Plan/Group Development subject to the following conditions: Approval by all appropriate City Site Plan Review departments.

Mr. Bean **moved** to ratify the vote of the October 21, meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote of the October 21, 2008 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Mackey, Mr. Manigault and Mr. Ray. Mr. Ragsdale abstained from the vote. He submitted a conflict of interest form to be placed in the file.

VI. REGULAR BUSINESS

General Development Plan

Moran – Crescent Towing Facilities

185 – 187 Grand Prize of America Avenue

Aldermanic District 1

County Commission District 3

Zoning District I-H

Acres 27.59 (Total Site)

Acres 8.26 (Crescent and Moran Towing Sites)

PIN: 2-0163-01-002

Edward Bazemore, Crescent Towing and Ronald Droop, Moran Towing, Owners

Dan Fischer, EMC Engineering, Agent

MPC File No. P-081010-41495-2

Gary Plumbley, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a Master Plan and General Development Plan for two proposed towing companies to be located along the north side of Savannah River east of Grand Prize of America Avenue within an I-H (Heavy Industrial) zoning classification. The petitioner is also requesting the following variances: 1) a variance from the paving requirement for the proposed entrance road, and a variance from the paving requirement for the proposed on site parking and private drives for both of the river towing company sites.

Recommendation: The MPC staff recommends **denial** of a variance from the paving requirement for the proposed entrance road, and a variance from the paving requirement for the proposed on site parking and private drives based on the previously stated findings. Staff further recommends **approval** of the proposed Master Plan and General Development Plan subject to the following conditions: 1) revise the Master Plan to include the 70 foot portion of the new road (presently shown as an access easement) as part of the 60 foot private road right-of-way. In absence of this, provide the following note on the Master Plan and subdivision plat: "the private vehicular access easement, extending from Grand Prize of America Avenue for a distance of approximately 70 feet, shall be paved with a permanent surface and shall be maintained by the owners of all lots within this Master Plan (insert subdivision on the final plat) and shall not become the responsibility of the City of Savannah. In addition, the access easement shall be for use by the abutting property owners and their patrons and all lots within this Master Plan (insert subdivision on the final Plat), and for general vehicular traffic with no restrictions placed on the private vehicular access easement which would prevent it from functioning as a public access road;"

2) revise the Master Plan to note that the proposed private road (including the 70 foot portion extending from Grand Prize of America Avenue will be paved with a permanent surface; 3) revise the General Development Plan to terminate the access easement at the eastern lot line of Lot 3. In absence of this, the access easement shall be paved to its intersection with Lot 1; 4) revise the General Development Plan to increase the off-street parking on Lot 2 and Lot 3 to not less than 38 spaces. However, based on the anticipated parking demand by the petitioner, 9 of the 38 spaces may be shown as "reserved as future parking" and shall not be required to be paved until such time as the additional parking is needed. With the exception of the reserved spaces, all parking spaces drive aisles. and the 40 foot access easement shall be paved with a permanent surface; 5) approval of the proposed bulkhead and 58 foot wide concrete dock by the Georgia Department of Natural Resources and/or the United States Corps of Engineers; 6) show the address of Lot2 as 185 Grand Prize Of America Avenue and the address of Lot 3 as 187 Grand Prize Of America Avenue; 7) approval by the Chatham County Health Department; and 8) approval by the City Review Departments and the City Engineer.

Speaking on the Petition:

Dan Fischer, Agent, stated that he is requesting a variance on the paving requirements. He stated that the DNR requirements and the cost of paving the road were the reasons for this request.

Ronald Droop, owner Moran Towing, stated that both companies have found a place to have a long term site to place their tugs and would like to make this site their permanent home.

Edward Bazemore, owner Crescent Towing, stated that his company has been on Hutchinson Island since 1987. He added that positive things are happening on the island now and he would like to be a part of it. He thanked the Board for its consideration of his request.

Ms. Myers **moved** to continue MPC File No. P-081010-41495-2 for two weeks. Mr. Ragsdale seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No. P-081010-41495-2 to the November 18, 2008 Regular Meeting in order for staff to work on the language granting a paving variance for entrance roads. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Ragsdale, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Mackey, Mr. Manigault, and Mr. Ray.

VII. OTHER BUSINESS

None.

VIII. ADJOURNMENT There being no other business to come before the Commission the November 3, 2008 meeting adjourned at 2:55 PM.

Respectfully submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed.