

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM

110 EAST STATE STREET

October 7, 2008

1:30 PM

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

Members Not Present: Susan R. Myers, Treasurer
Michael Brown
David Hoover

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

Advisory Staff Robert Sebek, Chatham County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the October 7, 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 October 14, 2008 MPC Planning Session Meeting will be held at 1:00 PM in the MPC Arthur A. Mendonsa Hearing Room, located at 112 East State Street
2. The October 21, 2008 Regular MPC Meeting will be held at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

B. Acknowledgement(s)

None.

III. C. Proclamation (s)**Swearing-In of Officers by Judge James F. Bass, Jr., Superior Court**

Judge James F. Bass, Jr. was present to swear in the newly elected officers. Each officer was asked to stand when their name was called. Stephen Lufburrow stood in for Ms. Myers, Treasurer, who was ill.

Mr. Lufburrow **moved** to change the November 4, 2008 MPC Meeting to Monday, November 3, 2008 because November 4th is Election Day. The time of the meeting would not change. Mr. Ragsdale seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to change the November 4, 2008 MPC Meeting to Monday, November 3, 2008 because November 4th is Election Day. Voting were Mr. Mackey, Mr. Abolt, Mr. Manigault, Mr. Bean, Mr. Coleman, Mr. Todd, Mr. Ragsdale, Mr. Lufburrow, Mr. Farmer, and Mr. Ray.

IV. Items Requested to be Removed from the Agenda**A. Zoning Petition Map Amendment/Text Amendment**

931 Chevis Road (Vallambrosa Plantation PUD)
Aldermanic District: 6
County Commission District: 6
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

The petitioner is requesting rezoning of property on Chevis Road from an R-A-CO (Residential-Agriculture, annexed) zoning classification to a PUD (Planned Unit Development) classification.

AND

Master Plan/PUD Ordinance

Vallambrosa Plantation PUD
931 Chevis Road
Aldermanic District: 6
County Commission District: 6
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and rescheduled to the November 4, 2008 Regular Meeting.

Mr. Lufburrow **moved** to remove MPC File No. Z-071219-39397-2 from the Agenda and reschedule it to the November 3, 2008 MPC Meeting. Mr. Ragsdale seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to remove MPC File No. Z-071219-39397-2 from the Agenda and reschedule it to the November 3, 2008 MPC Meeting. Voting were Mr. Mackey, Mr. Farmer, Mr. Ray, Mr. Ragsdale, Mr. Lufburrow, Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt.

Speaking about the Petition:

Deborah deBrauwere, neighboring resident, stated that David Gellatly and Lori Brady, the elected officials who plan to represent the residents for this matter, may be busy the day before Election Day also. She suggested moving this petition to a meeting following Election Day.

Mr. Lufburrow **moved** to reconsider the motion that rescheduled MPC File No. Z-071219-39397-2 to the November 3, 2008 MPC Meeting. Mr. Ray seconded the motion.

MPC Action: **The motion carried.** The motion was to reconsider the motion that rescheduled MPC File No. Z-071219-39397-2 to the November 3, 2008 MPC Meeting. Voting in favor of the motion were Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Todd, Mr. Bean, Mr. Manigault, and Mr. Abolt. Mr. Coleman and Mr. Mackey voted against the motion.

Speaking about the Petition (continued)

Chad Zittrouer, agent, stated that his client was in agreement with placing this item on the agenda for the November 18, 2008 Regular MPC Meeting.

Mr. Bean **moved** to place MPC File No. Z-071219-39397-2 on the agenda for the November 18, 2008 MPC Regular Meeting. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to place MPC File No. Z-071219-39397-2 on the agenda for the November 18, 2008 Regular MPC Meeting. Voting were Mr. Mackey, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Ragsdale, Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt.

B. Rezoning Petition – Map Amendment

Nicholas C. Hale, Owner
5419 LaRoche Avenue
Aldermanic District 4
County Commission District 3
Zoning District R-6 to P-RM-12
Acres 1.95
PIN: 2-0138-01-044
Phillip McCorkle, Attorney
MPC File No. Z-080826-28558-2

Gary Plumbley, MPC Project Planner

AND

General Development Plan

The Residences on LaRoche Avenue
5419 LaRoche Avenue
Aldermanic District 4
County Commission District 3
Zoning District
Acres 1.95
PIN: 1-0138-01-044
Phillip McCorkle, Attorney
MPC File No. P-070627-57006-1

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and rescheduled to the October 21, 2008 Regular Meeting.

Speaking about the petition: Elizabeth Scott, President of the Bacon Park Neighborhood Association, was present to invite MPC Commissioners to attend a neighborhood meeting scheduled for Tuesday, October 14, 2008 beginning at 6:30 PM at the Eagles Club.

Mr. Farmer **moved** to approve the petitioner's request to remove MPC File No. Z-080826-28558-2 from the Agenda and re-schedule it to the October 21, 2008 Regular MPC Meeting. Mr. Ragsdale seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to remove MPC File No. Z-080826-28558-2 from the Agenda and re-schedule it to the October 21, 2008 Regular MPC Meeting. Voting were Mr. Mackey, Mr. Farmer, Mr. Ray, Mr. Ragsdale, Mr. Lufburrow, Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt.

VII. CONSENT AGENDA

A. Approval of September 16, 2008 MPC Meeting Minutes and Briefing Minutes.

Mr. Ray **moved** to approve the September 16, 2008 MPC Meeting Minutes and Briefing Minutes as presented. Mr. Coleman seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the September 16, 2008 MPC Meeting Minutes and Briefing Minutes as presented. Voting were Mr. Mackey, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt.

B. Approval of October 14, 2008 MPC Planning Meeting Preliminary Agenda.

Mr. Coleman **moved** to approve the Preliminary Agenda for the October 14, 2008 MPC Planning Meeting as presented. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the Preliminary Agenda for the October 14, 2008 MPC Planning Meeting as presented. Voting were Mr. Mackey, Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt.

VIII. OLD BUSINESS

None.

IX. REGULAR BUSINESS

A. Demolitions

1. City of Savannah
Virginia Hardy
301 West 40th Street
Aldermanic District 5
County Commission District 2
Zoning District TN-2
PIN: 2-0073-29-013
David Marc, Owner
MPC File No. N-080903-47709-2

Beth Reiter, MPC Project Planner

Nature of Proposed Work: The city of Savannah is requesting to demolish the front porch, side addition, and close and secure the remainder of 301 West 40th Street, a contributing building within the Mid-City District and the Thomas Square-Streetcar National Register District. The subject property is also located within the Metropolitan neighborhood.

Staff Recommendation: **Approval** of partial demolition to remove the side addition. **Approval** to close and secure the house. **Approval** of a three-month stay of demolition on the front porch in order for Historic Savannah Foundation to work with the owner to stabilize the front porch.

Speaking about the petition: Ms. Clinard, Historic Savannah Foundation, stated that the Foundation is attempting to contact the owner in order to work out an arrangement regarding this property.

Mr. Lufburrow **moved** to approve the staff recommendation. Mr. Bean seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for MPC File No. N-080903-47709-2. Voting were Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Ragsdale, Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt. Mr. Mackey was not in the room when the vote was taken.

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

Staff Recommendation: **Approval** to demolish the fire damaged portion which appear to be later additions and to secure the remaining portion of the building in order for Historic Savannah Foundation to provide the owner with design assistance to restore the remaining contributing structure.

Speaking about the petition: Scot P. Kelly, stated that he has lived near this house for several years. He has witnessed the deterioration of this property and would like to see the house demolished. He displayed photographs before the fire and after to further illustrate his point.

Ms. Clinard, Historic Savannah Foundation, stated that she is in agreement with the staff recommendation; however, she requested a continuance of 30 days in order to work with the owner to reach an agreement about the

way in which this property could be handled.

Mr. Lufburrow **moved** to continue MPC File No. N-080903-48241-2 to the November 3, 2008 MPC Regular Meeting. Mr. Farmer seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue MPC File No. N-080903-48241-2 to the November 3, 2008 MPC Regular Meeting. Voting were Mr. Farmer, Mr. Ray, Mr. Lufburrow, Mr. Ragsdale, Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt. Mr. Mackey was not in the room when the vote was taken.

X. OTHER BUSINESS

Pin Point Historic Area – Ellen Harris
Request to Initiate Rezoning
MPC File No. Z-080925-32671-1

Nature of Petition: The Pin Point Betterment Association has requested that the MPC initiate the rezoning of parcels zoned R-M-H/EO within the proposed Pin Point Historic District boundaries to R-1/EO in order to move forward with their historic district designation as per the Chatham County Historic Preservation Ordinance.

Speaking about the petition: Herman L. Haynes, President Pin Point Betterment Association, stated that residents have held meetings for several months on this matter. They are eager to move ahead toward their goals of historic designation and preserving the community for future generations.

Mr. Abolt **moved** to approve the request. Mr. Lufburrow seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the request to initiate rezoning of the Pin Point Historic Area. Voting were Mr. Ray, Mr. Farmer, Mr. Lufburrow, Mr. Ragsdale, Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Manigault, and Mr. Abolt. Mr. Mackey was not in the room when the vote was taken.

XI. ADJOURNMENT

There being no further business to come before the Commission, the October 7, 2008 meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed.