

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

September 2, 2008

1:30 PM

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

Members Not Present: Douglas Bean

Staff Present: Thomas L. Thomson, P.E. AICP Executive Director
Melony West, Director of Finance
Jim Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Jack Butler, Development Services Planner
Sabrina Thomas Administrative Assistant
Constance Morgan, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff Present: Bob Sebek, County Zoning Administrator
Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the September 2, 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 September 16, 2008 Regular MPC Meeting will be held at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.

B. Acknowledgements(s)

1. League of Women Voters Re: Government Directory
Judy W. Jennings, President

Mr. Thomson introduced Ms. Judy Jennings President of League of Women Voters, Who came forward to introduce the release of the League of Women Voters Government Directory. She also thanked MPC Staff for their help with this project.

III. ITEMS REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

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

Gary Plumbley, 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
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Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and postponed to the October 7, 2008 Regular Meeting.

Speaking on the Petition: Chad Zittrouer, Kern Coleman & Co., Agent stated that he is working with the lender, the owners, and the developer of this project to make sure that everyone is in agreement on certain issues.

Mr. Farmer **moved** to approve the petitioner's request. Mr. Ray seconded the motion.

MPC Action: The motion to approve carried with none opposed. The motion was to remove MPC File No. Z-071219-39397-2 from the Agenda and reschedule it to the October 7, 2008 Regular MPC Meeting. Voting were Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Coleman, Ms. Myers, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

IV. CONSENT AGENDA

A. Approval of August 19, 2008 MPC Meeting Minutes and Briefing Minutes as submitted.

Mr. Lufburrow **moved** to approve the August 19, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the August 19, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Hoover, Mr. Brown, Mr. Abolt, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

B. Authorization for the Executive Director to execute the contract with IDEA Integration for the Electronic Agenda.

Ms. Myers **moved** to authorize the Executive Director to execute the contract with IDEA Integration for the Electronic Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to approve carried with none opposed. The motion was to authorize the Executive Director to execute the contract with IDEA Integration for the Electronic Agenda. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

C. Sketch Plan

Bobby Chu and Tom Waters, Owner
Walthour Oaks Subdivision
301 Walthour Road
County Commission District 3
Zoning District R-1 to EO
Acres 5.35
PIN: 1-0043-01-003
Mark Boswell, Boswell Design, Agent
MPC File No: S-080811-00097-1

Gary Plumbley, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a Sketch Plan for a proposed single family residential development to be located on the west side of Walthour Road at its intersection with Teakwood Drive within an R-1/EO (Single Family Residential– 5 units per net acre/Environmental Overlay) zoning district. A Sketch Plan is a precursor to a Preliminary Plan and/or Final Plat which allows the applicant to submit a drawing that shows the layout and design of a proposed subdivision to determine the viability of such subdivision. No variances are requested.

Staff Recommendation: Approval of the proposed Sketch Plan and Single Family Subdivision subject to the following conditions: 1) approval of the extension of the water and sanitary sewer by the City of Savannah; 2) revise the Sketch Plan to increase the right-of-way and pavement width of the proposed turnaround to width of not less than 80 feet; 3) approval by the Chatham County Engineer.

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

MPC Action: The motion carried with none opposed. The motion was to approve the request for a proposed Sketch Plan and Single Family Subdivision to be located on the west side of Walthour Road subject to conditions. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

V. OLD BUSINESS

None.

VI. REGULAR BUSINESS

A. Zoning Petition/Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amend Section 8-3025(b) Use 48b (Cocktail lounges, nightclubs, and taverns) and Section 8-3002 (Definitions)

Petitioner: City of Savannah

MPC File No. Z-080219-32971-2

Jim Hansen, MPC Project Planner

Issue: It is proposed that an amendment to the Savannah Zoning Ordinance be made that will list nightclubs as a use separate from lounges and taverns. Further it is proposed that an amendment be made to the Ordinance to include a specific definition for the term nightclub.

Policy: Text amendments are applicable city-wide. Therefore, the potential impact of proposed amendments must be considered on a city-wide basis. While the impact to or from a single property may not be deemed detrimental, it is imperative to consider all properties the amendment would affect. Existing clubs would not be impacted by the proposed amendment. The establishment of all future clubs would be subject to the amendment proposed.

Recommendation: Approval of the request to amend Section 8-3025 (b) Use 48b (Cocktail lounges, nightclubs, and taverns) and Section 8-3002 (Definitions)

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

MPC Action: The motion to approve staff recommendation carried with none opposed.

The motion was for the approval of the request to amend Section 8-3025(b) Use 48b (Cocktail lounges, nightclubs, and taverns) and Section 8-3002 (Definitions). Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

VII. OTHER BUSINESS

Election of MPC Officers

During the August 19, 2008 MPC Regular Meeting, the Nominating Committee (Stephen Lufburrow, Committee Chairman, Robert Ray and Doug Bean) presented the following slate of officers for election: Jon Todd, Chairman, Shedrick Coleman, Vice Chairman, Adam Ragsdale, Secretary, Susan Myers, Treasurer.

Chairman Todd asked if there were any nominations from the floor. Hearing none, Ms. Myers **moved** to close the nominations. Mr. Ray seconded the motion which carried with none opposed.

Mr. Lufburrow **moved** to accept the slate of officers by acclamation. Ms. Myers seconded the motion, which carried with none opposed.

Mr. Farmer questioned if there were term limits for Board Members. He pointed out that three (3) of the selected officers are up for reappointment in December.

Mr. Thomson noted that he and Chairman Todd are working to resolve this matter.

VIII. ADJOURNMENT

There being no other business to come before the Commission the September 2, 2008 Regular Meeting was adjourned at 2:00 P.M.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed