

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

September 16, 2008

1:30 PM

Members Present: Jon Todd, Chairman
Shedrick Coleman, Secretary
Susan Myers, Treasurer
Douglas Bean
Michael Brown
David Hoover
Stephen Lufburrow
Timothy S. Mackey
Lacy Manigault
Adam Ragsdale

Members Not Present: Robert Ray, Vice Chairman
Russ Abolt
Ben Farmer

Staff Present: Melony West, CPA, Finance and Systems Director
Jim Hansen, AICP, Director, Development Services
Geoff Goins, Development Services Planner
Dennis Hutton, AICP, Director, Comprehensive Planning
Courtland Hyser, Comprehensive Planner
Beth Reiter, AICP, Director, Historic Reviews
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant
Sabrina Thomas, Administrative Assistant

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

I. CALL TO ORDER AND WELCOME

Chairman Todd called the September 16, 2008 Regular MPC Meeting to order at 1:30 PM. He asked everyone to stand for the Invocation and the Pledge of Allegiance. He explained the agenda and asked all to be sure to have signed in on the sign-in sheet. All that wanted to speak on a petition before the Board were encouraged to fill out the blue speaker cards provided.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

October 7, 2008 at 1:30 P.M. the next Regular Meeting will be held in the Arthur Mendonsa Hearing Room, located at 110 East State Street.

B. Acknowledgements(s)

There were no acknowledgements.

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

There were no items requested to be removed from the Final Agenda.

IV. CONSENT AGENDA**A. Approval of September 2, 2008 MPC Planning Meeting Minutes and Briefing Minutes**

Mr. Coleman **moved** to approve the September 2, 2008 MPC Planning Meeting Minutes and Briefing Minutes as submitted. Mr. Mackey seconded the motion.

MPC Action: The motion to approve the September 2, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

B. Zoning Petition

1. City of Savannah, Petitioner
Brickyard Neighborhood (Additional Properties)
Aldermanic District 1
County Commission District 8
Zoning District R-B to R-4 and R-B-1
MPC File No: Z-080422-39637-2

Dennis Hutton, MPC Project Planner

ISSUE:

At issue are map amendments to the City of Savannah Zoning Ordinance related to the Brickyard Neighborhood in west Savannah.

POLICY ANALYSIS:

The City of Savannah's policy is to protect the integrity of existing single family neighborhoods and to promote the well-being of its citizens by affording them the opportunity to live and work harmoniously.

Alternate 1 fails to protect the existing single-family against commercial intrusion.

Alternate 2 restricts the uses of a commercial building to uses that are essentially residential if the current use of the building is discontinued.

Alternate 3 permits uses that include alcohol sales that would be detrimental to the neighborhood.

Alternate 4 is the recommended alternate because it protects the character of the neighborhood without placing undue restrictions on the existing business and is consistent with the Future Land Use Plan.

STAFF RECOMMENDATION:

1. Rezone the following properties:

OWNER'S NAME	PROPERTY ADDRESS	Current Zoning	Proposed Zoning
TRUSTEES OF SAINT MARK BAPTIST CHURCH	901 LOUISVILLE RD	R-B	R-4
GLORIFY MIRACLE DELIVERANCE CHURCH OF CHRIST	44 LOUISVILLE RD	R-B	R-4
WALLACE NORA LEE JONES H	7 MILLIKAN ST	R-B	R-4
MAYOR & ALDERMEN OF SAVANNAH	815 LOUISVILLE RD	R-B	R-4
SAINT MARKS BAPTIST CHURCH TRU	6 ROTHWELL ST	R-B	R-4
WALLACE NORA LEE JONES H	2 BRICKYARD ST	R-B	R-4
BOLDEN RONALD LEE	5 MILLIKAN ST	R-B	R-4
CARTER MATTIE L	903 LOUISVILLE RD	R-B	R-4
GLORIFY MIRACLE DELIVERANCE CHURCH OF CHRIST	46 LOUISVILLE RD	R-B	R-4
LEWIS MARY ANN ET AL*	4 BRICKYARD ST	R-B	R-4
MACKEY RUBY L	66 LOUISVILLE RD	R-B	R-4
JOHNSON JOHNNY JR	7 BRICKYARD ST	R-B	R-4
HOLMES PHILLIS & CHILDREN C/O CATHERINE HOLMES	4 ROTHWELL ST	R-B	R-4
SAINT MARKS BAPTIST CHURCH	1 ROTHWELL ST	R-B	R-4
WILLIAMS HERBERT L JR	10 ROTHWELL ST	R-B	R-4
HARDEN CHARLIE & ELLA MAE C/O BEAUTY WATSON	1 BRICKYARD ST	R-B	R-4
DUVALL BEOLA & ADDISON C/O JOYCE ANN RAMSEY	8 MILLIKAN ST	R-B	R-4
SAINT MARKS BAPTIST CHURCH; TR	905 LOUISVILLE RD	R-B	R-4
GREEN HARRIET	1 ROTHWELL ST	R-B	R-4
MCNEIL LULA MAE ET AL	21 PRITCHARD ST	R-B	R-4
PROPHECY CHURCH ON THE ROCK OF	24 PRITCHARD ST	R-B	R-4
DURHAM CARLETHA A	2 MILLIKEN ST	R-B	R-4
MAYOR & ALDERMEN OF SAVANNAH	811 LOUISVILLE RD	R-B	R-4
RUFUS BROWN	62 LOUISVILLE RD	R-B	R-B-1

Mr. Bean **moved** to approve the staff recommendation for rezoning of the subject property. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation requesting for rezoning of the Brickyard Neighborhood. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

2. Joe C. Sikes, Owner
5410 Georgia Highway 21
County Commission District 7
Zoning District IL to PBC
Acres 3.196
PIN: 1-0818-01-019
Phillip McCorkle, Attorney, Agent
MPC File No: Z-080825-00103-1

Jim Hansen, MPC Project Planner

ISSUE: At issue is a request to rezone approximately 3.196 acres of land from an existing P-B-C (Planned Community Business) classification to an I-H (Heavy Industrial) classification.

POLICY ANALYSIS:

The requested rezoning is consistent with the designation depicted on the Future Land Use Map (FLUM) of the Comprehensive Plan and is ideally suited for the proposed classification. The rezoning proposed will be placed on a specific area of a larger tract of land. The proposed zoning will not have a detrimental impact on area traffic and/or existing and proposed land uses. The proposed zoning restores the industrial classification which existed on the site several years ago.

RECOMMENDATION: **Approval** of the request to rezone the subject property from a P-B-C classification to an I-H classification.

Mr. Coleman **moved** to approve the staff recommendation for rezoning of the subject property. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation request to rezone approximately 3.196 acres of land from an existing P-B-C (Planned Community Business) classification to an I-H (Heavy Industrial) classification. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

V. OLD BUSINESS

There was no Old Business to discuss.

VI. REGULAR BUSINESS

A. New Construction

Dr. Richard & Mrs. Thersa Feldstein, Owners
214 East Park Avenue
Aldermanic District 2
County Commission District 2
Zoning District 2-R
PIN: 2-0044-27-008
Jerry Lominack, Agent
MPC File No: N-080908-88964-2

Beth Reiter, MPC Project Planner

NATURE OF REQUEST: New Construction of a two story carriage house, replacement of existing addition and construct a new connecting addition. Also approval of a 35 foot rear yard setback variance.

FINDINGS:

The petitioner is requesting two separate building permits. One is for the carriage house portion so that he can occupy the structure while the main house is restored and the connector constructed under a second permit. A letter of intent is attached at the request of the Building Department.

This structure was one on the City's 100 worst buildings list. It was saved through the efforts of Historic Savannah Foundation and will become a single family residence.

RECOMMENDATION: **Approval** of the carriage house and additions. **Approval** of a 35 foot rear yard setback variance based on historic building patterns evidenced in the Sanborn Map books and in prior approvals.

Jerry Lominack, agent, stated he agreed with the Staff's recommendation.

Mr. Lufburrow **moved** to approve the staff recommendation for rezoning of the subject property. Mr. Ragsdale seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation request to the carriage house and additions, and of a 35-foot rear yard setback variance. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

B. General Development Plan/ Group Development

Blanchard & Calhoun Development
Mini Mall Storage
300 Mall Blvd.
Aldermanic District 4
County Commission District 1
Zoning District BC
Acres 4.1
PIN: 2-0533-01-023
Terry Coleman, Kern-Coleman, Inc., Agent
MPC File No: P-080826-50738-2

Geoff Goins, MPC Project Planner

Nature of Request

The petitioner is requesting approval of a General Development Plan/Group Development in order to expand an existing self storage mini warehouse within the B-C (Community Business) zoning district. The petitioner is requesting a variance to permit a self storage mini warehouse on a lot greater than four (4) acres in area.

RECOMMENDATION: **Approval** of the General Development Plan/ Group Development and **approval** of variance subject to the following conditions: 1) Approval by all applicable City of Savannah review departments. *The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following:* 1) a Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan; 2) Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color; 3) a Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees; 4) a Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan; and, 5) a Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.

Travis Burke, agent, stated he was willing to answer any possible questions from the Board.

The Board had no questions.

Mr. Lufburrow **moved** to approve the staff recommendation for rezoning of the subject property. Mr. Ragsdale seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation requesting for rezoning of the Brickyard Neighborhood. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

VII. OTHER BUSINESS

There was no Other Business to discuss.

IX. ADJOURNMENT

There being no other business to come before the Commission the September 16, 2008 Regular Meeting was adjourned at 1:41 P.M.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed