

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC REGULAR MEETING MINUTES

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

April 7, 2009

1:30 PM

Members Present: Jon Todd, Chairman
Shedrick Coleman, Vice-Chairman
Adam Ragsdale, Secretary
Susan Myers, Treasurer
Michael Brown
Ellis Cook
Ben Farmer
David Hoover
Stephen Lufburrow
Lacy Manigault

Members Not Present: Russ Abolt
Timothy S. Mackey
Robert Ray

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
James Hansen, AICP, Director, Development Services
Melony West, CPA, Director, Finance & Systems
Sabrina Finau, Administrative Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the April 7, 2009 Regular MPC Meeting to order at 1:25 PM. He requested everyone to stand for the Invocation and to remain standing for the Pledge of Allegiance. He explained the agenda and asked those present to record their attendance on the sign-in sheet. All who wished to speak on a petition before the Board were asked to fill out a blue speaker card.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Executive Session

Chairman Todd asked for a motion to go into Executive Session.

Mr. Ragsdale **moved** to go into Executive Session to discuss a personnel matter. Mr. Hoover seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to go into Executive Session to discuss a personnel matter. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

Following the Executive Session, the Board returned to the Hearing Room.

Chairman Todd stated that during the Executive Session the Planning Commission Board discussed a personnel matter. There were no motions made or no actions taken.

Ms. Myers **moved** to accept the recommendation of the Personnel Committee regarding the Executive Director's annual review. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to accept the recommendation of the Personnel Committee regarding the Executive Director's annual review. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

Mr. Thomson thanked the Planning Commission Board for such a good review. In light of the current economic situation, he was pleased that the Board accepted his offer to forego a salary increase this year.

B. Notice(s)

1. The next MPC Planning Session Meeting will be held April 14, 2009 at 1:00 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. The next Regular MPC Meeting will be held Tuesday, April 21, 2009 at 1:30 PM in the Arthur A. Mendonsa Hearing Room, 112 East State Street.

C. Acknowledgement(s)

There were no acknowledgements.

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

- A.** 800 Habersham Street
Go Long Win, LLC, Owner
Aldermanic District: 2
Commissioner District: 2
Zoning District: 2-B
Acres: N/A
PIN: 2-0044-16-001
Jim Lewellyn, Agent
MPC File No.: N-090324-61210-2

Beth Reiter, MPC Project Planner

New Construction three – story condominium building.

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the April 21, 2009 Regular Meeting.

Ms. Myers **moved** to approve the petitioner's request to remove MPC File No. N-090324-61210-2 from the April 7, 2009 Final Agenda and reschedule it to the April 21, 2009 Regular Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to remove MPC File No. N-090324-61210-2 from the April 7, 2009 Final Agenda and reschedule it to the April 21, 2009 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

B. Zoning Petitions - Map Amendment

Patrick O'Connor, Owner
1206 East Madrid Avenue
Aldermanic District: 4
County Commission District: 3
Zoning District R-6 to RBC1
Acres: .21
J. Scott Vaughn, Attorney
PIN: 2-0494-08-040
MPC File No.: Z-090305-59556-2

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the April 7, 2009 Final Agenda and rescheduled to the April 21, 2009 Regular Meeting.

Ms. Myers **moved** to approve the petitioner's request to remove MPC File No. Z-090305-59556-2 from the April 7, 2009 Regular MPC meeting agenda. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to remove MPC File No. Z-090305-59556-2 from the April 7, 2009 Final Agenda and reschedule it to the April 21, 2009 Regular Meeting.. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

IV. CONSENT AGENDA

A. Approval of March 3, 2009 MPC Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the March 3, 2009 MPC Regular Meeting Minutes and Briefing Minutes as submitted. Ms. Myers seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the March 3, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

B. Approval of April 14, 2009 MPC Preliminary Planning Session Agenda

Ms. Myers **moved** to approve the April 14, 2009 MPC Preliminary Planning Session Agenda as submitted. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the April 14, 2009 MPC Preliminary Planning Session Agenda as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

C. Authorize Executive Director to Execute the 2008 Supplemental Contract with the Georgia Department of Transportation for Transit Planning (TR).

Mr. Ragsdale **moved** to authorize Executive Director to execute the 2008 Supplemental Contract with the Georgia Department of Transportation for Transit Planning (TR). Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize Executive Director to execute the 2008 Supplemental Contract with the Georgia Department of Transportation for Transit Planning (TR) Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

D. General Development Plans / Group Developments

1. Atlantic Freight of Savannah, Owner
Atlantic Freight Warehouse
122 Coleman Blvd.
Aldermanic District: 1
County Commission District: 7
Zoning District PUD-IN
Acres: 3.66
PIN: 2-0985-04-016
Jay Maupin, Maupin Engineer, Agent
MPC File No. P-090309-54936-2

Marcus Lotson, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development in order to construct a 16,100 square foot warehouse within a PUD-IN (planned Unit Development-Industrial) zoning district. The proposed development will complement an existing 8,000 square foot building currently located on the site.

Staff Recommendation: **Approval** of the General Development Plan./Group Development for the proposed Atlantic Freight Warehouse expansion located at 122 Coleman Boulevard.

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

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

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2. Chatham County Board of Education, Owner
Windsor Forest Elementary School
414 Briarcliff Circle
Aldermanic District: 6
County Commission District: 6
Zoning District R-6
Acres 17.3
PIN: 2-0692-06-041
Charles Davis Jr., Agent
MPC File No. P-090302-87722-2
- Marcus Lotson, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development in order to construct a 7,100 square foot building on the Windsor Forest Elementary School property. The permanent building is intended to replace two existing temporary structures.

Staff Recommendation: **Approval** of the General Development Plan/Group Development for Windsor Forest Elementary School.

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

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

V. REGULAR BUSINESS

A. Zoning Petitions - Map Amendments

Ike Lewis, Owner
1312 East 67th Street
Aldermanic District: 3
County Commission District: 2
Zoning District R-6 to RIP
Acres: .54
PIN: 2-0014-03-006
Attorney Harold Yellin, Agent
MPC File No.: Z-090312-33404-2

Jim Hansen, MPC Project Planner

Issue: At issue is a request to zone an approximate .54 acre site from an R-6 (Single Family Residential – 6 Units Per Net Acre) classification to an R-I-P (Residential-Institutional-Professional) classification.

Policy Analysis: The proposed zoning is consistent with the Tri-centennial Comprehensive Plan Future Land Use Map, which designates the subject property as Residential General. The proposed re-zoning will allow the continued use of an existing multiple-tenant structure and provide an additional housing choice for area residents. The use has existed at this location for many years, the zone change is unlikely to be detrimental to the adjacent residential properties. The R-I-P classification is consistent with the growth and development pattern in the area.

Staff Recommendation: Approval of the request to rezone 1312 East 67th Street (PIN 2-0114-03-006) from an R-6 classification to an R-I-P classification.

Speaking on the Petition:

Harold Yellin, agent, outlined the history of this property. Mr. Lewis, the current owner, requested R-I-P zoning to restore to a multi-tenant use. The requested zoning is consistent with the area and with the Tri-Centennial Comprehensive Plan.

Reynario Villegas, owns rental property in the area.. His properties have been vandalized numerous times, therefore, he is opposed to the proposed rezoning.

Mr. Brown asked Mr. Yellin and his client, Mr. Lewis, to meet with Mr. Randolph Scott to be certain that the guidelines regarding rooming houses are understood and to ensure proper adherence to tenant selection measures.

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

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation to rezone 1312 East 67th Street from R-6 classification to R-I-P classification. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

VI. ADJOURNMENT

There being no further business to come before the Commission, the April 7, 2009 Regular Meeting adjourned at 2:00 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

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Note: Minutes not official until signed.