CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC REGULAR MEETING MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

February 3, 2009 1:30 PM

Members Present: Jon Todd, Chairman

Shedrick Coleman, Vice Chairman

Adam Ragsdale, Secretary Susan Myers, Treasurer

Russ Abolt Michael Brown Ellis Cook Ben Farmer David Hoover Stephen Lufburrow Timothy Mackey Lacy Manigault

Members Not Present Robert Ray

Staff Present Thomas Thomson, P.E. AICP, Executive Director

James Hansen, AICP Director, Development Services

Melony West, Director of Finance and Systems

Marilyn Gignilliat, Executive Assistant

Marcus Lotson, Development Services Planner

John Butler, Comprehensive Planner Sabrina Finau, Administrative Assistant Constance Morgan, Administrative Assistant

Advisory Staff Present Tiras Petrea, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the February 3, 2009 Regular MPC Meeting to order at 1: 38 PM. He 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. MPC Personnel Committee met on February 3, 2009 at 11:30 AM in the West Conference Room, 110 East State Street

- 2. On February 5, 2009, Destination: Savannah Forward Community Forum with Fred Kent, Project for Public Spaces, will be held at 6:00 PM, at the Coastal Georgia Center. There will also be a Breakfast for Elected and Appointed Officials on Friday, February 6 at 7:30 AM, at the Coastal Georgia Center.
- 3. February 10, 2009 at 1:00 PM MPC Planning Session Meeting will be held in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
- 4. February 17, 2009 the Regular MPC Meeting will be held at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

IV. Items Requested to be Removed from the Agenda

A. 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

(Two separate actions)

- 1. Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request.
- 2. The petitioner is requesting rezoning of property at 5419 LaRoche Avenue of a 1.95 acre site from an R-6 (Single Family Residential 6 Units Per Net Acre) classification to a P-RM-12 (Planned Residential Multi-Family (Residential 12 units per net acre) classification.

AND

B. General Development Plan / Group Development

The Residences on LaRoche Avenue

5419 LaRoche Avenue

Aldermanic District: 4

County Commission District: 3
Zoning District: P-RM-12 (Proposed)

Acres 1.95

PIN: 2-0138-01-044

Phillip McCorkle, Attorney

MPC File No. P-080918-55791-2

Gary Plumbley, MPC Project Planner

Variances are requested.

The petitioner has requested that this item be removed from the Agenda and postponed to the March 3, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to postpone MPC File No.'s Z-080826-28558-2 and P-080918-55791-2 to the March 3, 2009 Regular MPC Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to postpone MPC File No.'s Z-080826-28558-2 and P-080918-55791-2 to the March 3, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

C. General Development Plan

Village at Isle of Hope 7360 Skidaway Road

County Commission District: 3

Zoning District: P-B-N / TC

Acres 7.3

PINs: 1-0377-10-002, -002A, -002B, -004

Landmark 24, Owner Jamie Csizmadia, Agent

MPC File No. P-081117-43021-2

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and postponed to the February 17, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to postpone MPC File No. P-081117-43021-2 to the February 17, 2009 Regular Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to postpone MPC File No. P-081117-43021-2 to the February 17, 2009, Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer. Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

VI. CONSENT AGENDA

A. Approval of January 20, 2009 MPC Meeting Minutes and Briefing Minutes.

Ms. Myers **moved** to approve the January 20, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the January 20, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer. Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

B. Approval of February 10, 2009 MPC Preliminary Planning Session Agenda

Ms. Myers **moved** to approve the February 10, 2009 MPC Preliminary Planning Session Agenda as submitted. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the February 10, 2009 MPC Preliminary Planning Session Agenda as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer. Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

C. Authorize Executive Director to Execute Contract with Wilbur Smith Associates for Task Order Transportation Planning

Mr. Ragsdale **moved** to authorize the Executive Director to execute the contract with Wilbur Smith Associates for the Task Order Transportation Planning Contract. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to execute the contract with Wilbur Smith Associates for the Task Order Transportation Planning Contract. **Voting were:** Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

D. Authorization for the Executive Director to Execute the 5303 FY 2009 Transit Contract

Mr. Ragsdale **moved** to authorize the Executive Director to execute the 5303 FY 2009 Transit Contract. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to execute the 5303 FY 2009 Transit Contract. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

E. Demolitions – Continued to March 3, 2009

1. City of Savannah Property Maintenance Department

301 West 40th Street Aldermanic District: 5

County Commission District: 2

Demolition of Front Porch

PIN: 2-0073-29-013 David Marc, Owner, Juanita Simmons, Agent MPC File No. N-080903-47709-2

Beth Reiter, MPC Project Planner

2. City of Savannah Property Maintenance Department

209 West 33rd Street
Aldermanic District: 1
Commission District: 8

Demolition

PIN: 2-0066-27-015

Catherine Pearson c/o Jonette Pearson, Owner

Juanita Simmons, Agent

MPC File No. N-080903-48241-2

Beth Reiter, MPC Project Planner

3. City of Savannah Property Maintenance Department

2308 Whitaker Street Aldermanic District: 5 Commission District: 2

Total Demolition PIN: 2-0065-40-010 Esther Murphy, Owner Juanita Simmons, Agent

MPC File No. N-081104-67760-2

Beth Reiter, MPC Project Planner

4. City of Savannah Property Maintenance Department

205 West 41st Street Aldermanic District: 5 Commission District: 2 Demolition of Front Porch PIN: 2-081104-67875-2

Edna D. Ellison C/O Kier Ellison, Owner

Juanita Simmons, Agent

MPC File No. N-081104-67875-2

Beth Reiter, MPC Project Planner

5. City of Savannah Property Maintenance Department

2312 Whitaker Street Aldermanic District: 5

County Commission District: 2

Total Demolition PIN: 2-0065-40-008 Johnnie Holmes, Owner Juanita Simmons, Agent

MPC File No. N-081104-67618-2

Beth Reiter, MPC Project Planner

6. City of Savannah Property Maintenance Department

501-503 West 38th Street

Aldermanic District: 1

County Commission District: 8

Total Demolition PIN. 2-0073-09-019

Lawrence E. Waring, Owner

Juanita Simmons, Agent

MPC File No. N-081104-68408-2

Beth Reiter, MPC Project Planner

Mr. Myers **moved** to continue MPC File No.'s N-080903-47709-2, N-080903-48241-2, N-081104-67760-2, N-081104-67618-2, N-081104-67618-2, and N-081104-68408-2 to the March 3, 2009 Regular MPC Meeting. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No.'s N-080903-47709-2, N-080903-48241-2, N-081104-67760-2, N-081104-67618-2, N-081104-67618-2, and N-081104-68408-2 to the March 3, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Manigault. Mr. Brown was not in the room when the vote was taken.

VII. OLD BUSINESS

There was no Old Business to discuss.

VIII. REGULAR BUSINESS

A. Rezoning

Plantation Oaks
10875 Abercorn Street
Aldermanic District 6
County Commission District 5
Zoning District: RM – 25 to RM-28

Acres 7.63

PIN: 2-0694-01-007

Savannah City Housing Group, Ltd., Owner

Downer Davis, Agent

MPC File No.: Z-090115-35904-2

Marcus Lotson, MPC Project Planner

Issue: At issue is a request to rezone property located at 10875 Abercorn from an RM-25 multifamily residential classification to an RM-28 multi-family residential classification.

Policy Analysis: The proposed zoning is consistent with the Tricentennial Comprehensive Plan Future Land Use Map. Zoning to RM-28 will allow for the reacquisition of housing stock lost in the preparation of transportation related development in the vicinity of the parcel and for the redevelopment of the tennis courts to a more efficient use.

Staff Recommendation Approval of the request to rezone the subject property from an RM-25 (Multi Family Residential) classification to an RM-28 classification.

Mr. Abolt stated that he would like Mr. Davis and his client to understand that if this petition is approved it does not imply or create any further liability for the taxpayers of Chatham County when it comes to potential problems associated with the alignment of Truman Phase V for which the property owners have been duly compensated.

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

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation to rezone the subject property from an RM-25 to an RM-28 zoning classification. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Brown.

B. Specific Development Plan

Grocery – Retail Center 2208 DeRenne Aldermanic District 3 County Commission District 3 Zoning District: P-B-N

Acres 6.25

PINs: 2-0137-021, 2-0137-03-020

JDH Capital, LLC, Owner

Chad Zittrouer, Kern - Coleman & Co., Engineer, Agent

MPC File No.: P-080131-58062-2

Jack Butler, MPC Project Planner

Nature of Request: On April 1, 2008, the MPC recommended approval of a General Development Plan for the proposed grocery/retail center located at 2208 DeRenne Avenue. At that time, the MPC also requested that the Specific Development Plan be returned to the Board for approval. Brown/Hoover

Staff Recommendation: It is recommended that the Specific Development Plan be Approved subject to the following condition: 1) **approval** by the City Landscape Architect (Park and Tree Department).

Mr. Brown **moved** to approve staff recommendation. Mr. Hoover seconded the motion.

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

IX. OTHER BUSINESS

Mr. Farmer **moved** to amend the Planning Agenda to include the discussion of the Proposed Stormwater Regulation for Construction Sites. Preliminary material was included as an Information Item in pre-meeting packages. Mr. Lufburrow seconded the motion. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Abolt, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Brown.

X. ADJOURNMENT

There being no further business to come before the Commission, the February 3, 2009 Regular Meeting adjourned at 1:54 PM.

Respectfully Submitted,

Thomas L. Thomson P.E. AICP Executive Director

Note: Minutes not official until signed

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