

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM

110 EAST STATE STREET

January 6, 2009

1:30 PM

Members Present: Jon Todd, Chairman
Shedrick Coleman, Vice Chairman
Susan Myers, Treasurer
Douglas Bean
Ben Farmer
David Hoover
Stephen Lufburrow
Lacy Manigault

Members Not Present Adam Ragsdale, Secretary
Russ Abolt,
Michael Brown
Timothy Mackey
Robert Ray

Staff Present: Thomas L. Thomson, P.E. AICP Executive Director
Melony West, Director of Finance and Systems
Beth Reiter, AICP, Director of Historic Preservation
Sarah Ward, LEED, AP, Preservation Planner
Geoff Goins, Development Services Planner
Sabrina Thomas, Administrative Assistant
Constance Morgan, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff: Tiras Petrea, City Zoning Inspector
Robert Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the January 6, 2009 Regular MPC Meeting to order at 1:37 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 MPC Finance Committee Meeting was held at 11:30 AM in the West Conference Room, 110 East State Street
2. The next Regular MPC Meeting will be held on January 20, 2009 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

Mr. Coleman **moved** to suspend the rules in order to move the items to be ratified forward on the agenda. Mr. Farmer seconded the motion

MPC Action: The motion carried with none opposed. The motion was to suspend the rules in order to move the item to be ratified forward on the agenda. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

III. Items Requested to be Removed from the Agenda

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

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 that this item be removed from the Final Agenda and postponed until further notice.

Ms. Myers **moved** to ratify the vote of the December 16, 2008 MPC Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote taken at the December 16, 2008 MPC Meeting that approved the petitioner's request to remove MPC File No. Z-071219-39397-2 from the agenda and postpone it until further notice. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault

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 Final Agenda and postponed until further notice.

Mr. Farmer **moved** to ratify the vote of the December 16, 2008 MPC Meeting. Mr. Manigault seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote taken at the December 16, 2008 MPC Meeting that approved the petitioner's request to remove MPC File No. Z-071219-39397-2 from the agenda and postpone it until further notice. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

B. Rezoning Petition – Map Amendment

During the December 16, 2008 MPC Meeting, the MPC Board approved continuing this item to the January 6, 2009 MPC Meeting. Due to the lack of a quorum during the December 16, 2008 meeting, that action must be ratified.

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.

Mr. Bean **moved** to ratify the action taken on this item during the December 16, 2008 MPC Meeting. Mr. Lufburrow seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote taken during the December 16, 2008 MPC Meeting to continue MPC File No. Z-080823-28558-2 to the January 6, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

The petitioner has requested that this item be removed from the January 6, 2009 Final Agenda and rescheduled to the January 20, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No. Z-080823-28558-2 to the January 20, 2009 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

AND

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.

Mr. Lufburrow **moved** to ratify the action taken on this item during the December 16, 2008 MPC Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote taken during the December 16, 2008 MPC Meeting to continue MPC File No. P-080918-55791-2 to the January 6, 2009 MPC Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow and Mr. Manigault.

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 20, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to reschedule MPC File No. P-080918-55791-2 to the January 20, 2009 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault

C. Demolition

City of Savannah Property Maintenance Department
414 - 416 East 31st Street rear cottage
Aldermanic District 1
Commission District 8
Total Demolition
PIN: 2-0053-20-004
Esther Murphy, Owner

Juanita Simmons, Agent
MPC File No. N-081104-67447-2

Beth Reiter, MPC Project Planner

The City has requested that this item be removed from the Final Agenda because the owner has repaired the property.

Mr. Lufburrow **moved** to approve the City's request. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the City's request to remove MPC File No. N-081104-67447-2 from the agenda because the owner has repaired the property. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers Mr. Bean, Mr. Farmer Mr. Hoover Mr. Lufburrow and Mr. Manigault.

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

D. General Development Plan/Group Development

The Village at Isle of Hope
7360 Skidaway Road
County Commission District: 3
P-B-N/TC Zoning district
7.3 Acres
PIN: 1-0377-10-002, 002A
Kern-Coleman and Company, Engineer
Jamie Csizmadia, Agent
Landmark 24, Owner
MPC File No.: P-081117-43021-2

Gary Plumbley, MPC Project Planner

Variances are requested.

Mr. Lufburrow **moved** to ratify the action taken during the December 16, 2008 MPC Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the action taken on this item during the December 16, 2008 MPC Meeting to continue MPC File No. P-081117-43021-2 to the January 6, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

The petitioner has requested that this item be removed from today's Final Agenda and rescheduled to the January 20, 2009 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to remove MPC File No. P-081117-43021-2 from the Final Agenda and reschedule it to the January 20, 2009 Regular MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

Due to the lack of a quorum at the December 16, 2008 Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take the appropriate action on the recommendation of staff in accordance with the Bylaws.

E. Minor Subdivision

Lands of John B. Demere
2120 Turner's Road (Whitemarsh Island)
County Commission District 4
Zoning District R-1-A/EO
Acres 169
PIN: 1-0112-01-001Y and 001Z
John B. Demere, Owner
Phillip McCorkle, Agent
MPC File No.: S-081125-60016-1

Gary Plumbley, MPC Project Planner

Mr. Lufburrow **moved** to ratify the action taken during the December 16, 2008 MPC Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the action taken during the December 16, 2008 Regular MPC Meeting to remove MPC File No. S-081125-60016-1 from the agenda and reschedule it to the January 6, 2009 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 20, 2009 Regular Meeting

Mr. Lufburrow **moved** to approve the petitioner's request. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No. S-081125-60016-1 to the January 20, 2009 MPC Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow and Mr. Manigault.

IV. CONSENT AGENDA

A. Approval of December 2, 2008 MPC Meeting Minutes and Briefing Minutes.

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

Ms. Myers **moved** to ratify the action taken during the December 16, 2008 MPC Meeting. Mr. Bean seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote taken during the December 16, 2008 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

B. Approval of December 16, 2008 MPC Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the December 16, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the December 16, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow and Mr. Manigault.

C. Demolition – Continued for 30 Days due to Satisfactory Progress (Items 1 - 4)

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-080903-4779-2

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

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

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for a 30 day continuance due to satisfactory progress on MPC File Nos. N-080903-4779-2, N-080903-48241-2, N-081104-67760-2, and MPC File No. N-081104-67875-2. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow and Mr. Manigault.

D. Demolition – Continued for 30 Days for Submission of Compliance Plan

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

Staff Recommendation: 30 day continuance to contact owner and prepare a plan to bring the property into compliance.

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

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation to grant a 30 day continuance in order to contact the owner and prepare a plan to bring the property into compliance. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

V. OLD BUSINESS

A. General Development Plan

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

Edgewater Apartments, Phase 3
259 Croatan Street
Aldermanic District 4
County Commission District 5
Zoning District RM-25
Acres 0.41
PINs: 2-0562-09-30A and 30B
Randall Davis, Owner
Randall Davis, Agent
Davis Engineering, Inc.
MPC File No.: P-081106-54470-2
Marcus Lotson, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a six unit multi-family apartment building within an RM-25 (Multifamily residential) zoning district. The petitioner is requesting a 10 foot rear yard setback variance.

Staff Recommendation: **Approval** of the General Development Plan for Edgewater Apartments Phase 3 and **approval** of a ten foot rear yard setback variance subject to the following conditions: The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following: a) a Landscape Plan: including a tree establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan; b) a Water and Sewer Plan: the City Water and Sewer Engineer shall review the Water and Sewer Plan; c) a Drainage Plan: the City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded; and d) 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. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property.

Mr. Bean stated that he had recused himself from voting on this item during the December 16, 2008 Regular Meeting. He has since re-evaluated his relationship with the petitioner and he has no conflict of interest regarding this item therefore, he would vote on the ratification.

Mr. Lufburrow **moved** to ratify the vote taken during the December 16, 2008 Regular Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to ratify the vote taken during the December 16, 2008 MPC Meeting to approve staff recommendation. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

C. Demolition

1. 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

Status Report: The City of Savannah is requesting total demolition. The property owner has met with Property Maintenance and indicated that he was going to meet with attorney Lester Johnson. No further update has been received.

Staff Recommendation: Approval of a 30 day continuance, in order for the property owner to submit a viable plan to bring the property into compliance.

Ms. Myers stated that she needed to recuse herself on this item and stepped down from the dais.

Mr. Lufburrow **moved** to suspend the rules and move this item to the end of the agenda in order to allow time to achieve a quorum and allow the Board to vote on this item.

Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to suspend the rules and move MPC File No. N-081104-68408-2 to the end of the agenda to allow time to maintain a quorum and allow the Board Members to vote on this item.

Voting were: Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow and Mr. Manigault. Ms. Myers abstained from the vote.

Ms. Myers returned to the dais.

Note: See page 15 for further action on this petition.

2. City of Savannah
Juanita Simmons, Agent
518 East Park Avenue
Aldermanic District 2
County Commission District 2
Zoning District R-1 (*Victorian District*)
PIN: 2-0043-14-012
Kelvin R. Mason, Owner
MPC File No. N-081104-68929-2

Beth Reiter, MPC Project Planner

Nature of Request: The applicant is requesting full demolition of this dwelling.

Staff Recommendation: **Approval** to demolish based on advanced state of deterioration.

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

MPC Action: The motion carried. The motion was to approve staff recommendation to demolish based on advanced state of deterioration. Voting in favor of the motion were: Voting were: Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault. Ms. Myers voted against the motion.

VI. REGULAR BUSINESS

A. Rezoning Petition – Map Amendment

Roberts Management Inc., Owner
1 – 20 Dana Avenue
Aldermanic District 6
County Commission District 6
Zoning District R-6 to P-B-G
Acres 3.62
PIN: 2-0693-05-007 thru and including -026
Harold Yellin, Attorney
MPC File No.: Z-081216-56078-2

Geoff Goins, MPC Project Planner

(Two separate actions)

1. Consideration of Tri-centennial Comprehensive Plan Amendment Relating to the Zoning Request
2. The petitioner is requesting rezoning of property at 1 – 20 Dana Avenue from an R – 6 (Single Family Residential) classifications to a P-B-G (Planned General Business) classification.

Issue: The petitioner is requesting to rezone the properties located along Dana Avenue from the R-6 (One Family Residential) to the P-B-G (Planned –General-Business) classification.

Policy Analysis: The proposed rezoning is not consistent with the Tri-centennial Comprehensive Plan Future Land Use Map. However, the change to the P-B-G zoning classification will establish a zoning district that is more compatible with the surrounding properties along Abercorn Street when compared to the R-6 zoning classification that presently exists. The abutting properties along Abercorn Street are presently within intense business zoning districts and are developed with business/commercial uses. The current single family subdivision is inconsistent with the surrounding heavy commercial development.

Staff Recommendation: **Approval** of the request to rezone the subject property from an R-6 zoning classification to a P-B-G classification.

Speaking on the Petition: Harold Yellin, agent stated that he and his clients are in total agreement with the recommendations of staff. He added if he is successful before City Council he will return to the MPC with a General Plan and a Specific Development Plan and discuss all other concerns or issues.

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

MPC Action: The motion carried with none opposed. The motion was to approve Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, and Mr. Manigault.

Mr. Lufburrow **moved** to approve staff recommendation to rezone the property located at 1-20 Dana Avenue from R-6 (Single Family Residential) classifications to a P-B-G (Planned General Business) classification. Mr. Farmer seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation to rezone the property located at 1-20 Dana Avenue from R-6 (Single Family Residential) classifications to a P-B-G (Planned General Business) classification. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers Mr. Bean, Mr. Farmer Mr. Hoover Mr. Lufburrow and Mr. Manigault.

C. Demolition

1. 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

Status Report: The City of Savannah is requesting total demolition. The property owner has met with Property Maintenance and indicated that he was going to meet with attorney Lester Johnson. No further update has been received

Staff Recommendation: **Approval** of a 30 day continuance in order for property owner to submit a viable plan to bring the property into compliance.

Ms. Myers stated that she needed to recuse herself on this item and stepped down from the dais.

Speaking on the Petition: Ms. Juanita Simmons, agent stated that she and the owners of the subject property will get together and develop a plan that will allow the property owners 30 days to comply.

Ms. Gwendolyn Waring, stated that she and Mr. Waring, the property owner, have agreed to meet with the City's Agent to develop a compliance plan and to implement the necessary repairs in 30 days.

Mr. Bean **moved** to approve staff recommendation of a 30 day continuance. Chairman Todd stated that due to the lack of a quorum, this action must be ratified during the January 20, 2009 MPC Meeting. Mr. Lufburrow seconded the motion.

MPC Action: The motion carried. Mr. Bean stated his motion to approve the staff recommendation subject to the condition that the 30 days start on January 6, 2009. Voting were: Mr. Todd, Mr. Coleman, Mr. Bean, Mr. Farmer Mr. Hoover Mr. Lufburrow and Mr. Manigault. Ms. Myers submitted a conflict of interest form for the file.

VII. OTHER BUSINESS

Mr. Farmer noted that the next Regular MPC Meeting was scheduled on January 20, which is also Inauguration Day.

Mr. Manigault stated that the MPC should adhere to the schedule.

Mr. Todd agreed that the MPC should remain on schedule.

VIII. ADJOURNMENT

There being no further business to come before the Commission, the January 6, 2009 Regular MPC Meeting adjourned at 2:05 P.M.

Respectfully Submitted,

Thomas L. Thomson, P.E., AICP
Executive Director

Note: Minutes not official until signed.

/cm