



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION
— Planning the Future - Respecting the Past —

Arthur A. Mendonsa Hearing Room
June 2, 2009 1:30 PM
Final Agenda

June 2, 2009 Regular MPC Board Meeting

This Agenda and supporting material will be available after 5:00 p.m. on the Friday prior to the meeting date at <http://www.thempc.org/administrative/Archive/2009agenda.htm>

The Georgia Conflict of Interest in Zoning Actions Statute (OCGA Chapter 67A) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents to rezoning actions. Contributions or gifts which in aggregate total \$250.00 or more if made within the last two years to a member of the Metropolitan Planning Commission, City Council, or County Commission who will act on the request must be disclosed by applicants. Persons who oppose a rezoning request by speaking before these officials, by direct contact with these officials, or in writing to these officials must also disclose such contributions. Disclosure reports must be filed with either the Clerk of Council or the Clerk of the Chatham County Commissioners, as appropriate, by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) calendar days prior to the first hearing by the Metropolitan Planning Commission. Failure to comply is a misdemeanor.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [June 9, 2009 at 1:00 PM MPC Planning Session Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street](#)

Minutes: The next scheduled MPC Planning Meeting will be held on June 9, 2009 in the MPC Arthur A. Mendonsa Hearing Room, located at 112 East State Street.

2. [June 16, 2009 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room.](#)

Minutes: The next MPC Finance Committee Meeting will be held on June 16, 2009 at 11:30 AM in the West Conference Room located at 110 East State Street.

3. [June 16, 2009 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street](#)

Minutes: The next Regular MPC Meeting will be held on June 16, 2009 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

V. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

4. [Comprehensive Plan Map Amendment - 800 Habersham Street](#)

Minutes:

Mr. Farmer **moved** to approve the petitioner's request to withdraw MPC File No. Z-090403-32760-2 from the Final Agenda. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

The Petitioner has requested that this item be withdrawn from the Final Agenda. - PASS

Vote Results

Motion: Ben Farmer

Second: Shedrick Coleman

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Amended Specific Development Plan

5. [Hollow Oak Inert Landfill](#)

Minutes:

Mr. Lufburrow **moved** to approve the petitioner's request to postpone MPC File No. P-090513-00034-1 to the June 16, 2009 Regular MPC Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. .

Motions:

The petitioner has requested that this item be removed from the Agenda and postponed to the June 16, 2009 Regular Meeting. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Zoning Petition - Text Amendment

6. [Petition to amend section 8-3025 \(46\) City of Savannah Zoning Ordinance](#)

Minutes:

Mr. Lufburrow **moved** to postpone MPC File No. Z-090420-38821-2 to the June 16, 2009 Regular MPC Meeting. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

The petitioner has requested that this item be removed from the Agenda and postponed to the June 16, 2009 Regular Meeting. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye

Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Zoning Petition - Map Amendment

7. [800 Habersham Street](#)

Minutes:

Mr. Lufburrow **moved** to approve the petitioner's request to withdraw MPC File No. Z-090403-32760-2 from the Final Agenda. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

The Petitioner has requested that this item be withdrawn from the Final Agenda. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye

Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Victorian District - New Construction

8. [800 Habersham Street](#)

Minutes:

Ms. Myers **moved** to approve the petitioner's request to withdraw MPC File No. N-090324-61210. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

The Petitioner has requested that this item be withdrawn from the Final Agenda. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Mid-City District - Demolition of a Rated Structure

9. [Demolition 209 West 33rd Street](#)

- Attachment: [P8180020.pdf](#)
- Attachment: [open door.pdf](#)
- Attachment: [Staff Report June 2, 2009.pdf](#)
- Attachment: [Tax map.pdf](#)
- Attachment: [Aerial map.pdf](#)
- Attachment: [correct rear.pdf](#)
- Attachment: [correctopendoor.pdf](#)
- Attachment: [Presentation 1.pdf](#)

Motions:

The petitioner has requested that this item be withdrawn from the Final Agenda - PASS

Vote Results

Motion: Susan Myers

Second: Shedrick Coleman

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Michael Brown	- Aye
Ellis Cook	- Aye

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items, and, time permitting, Regular Agenda items. No testimony will be taken from applicants,

supporters or opponents, and no votes will be taken at the briefing.

VI. CONSENT AGENDA

Approval of MPC Meeting Minutes and Briefing Minutes

10. [Approval of May 5, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [05.05.09MPCBRIEFINGMINUTES.pdf](#)

Attachment: [05.05.09 MPC Regular Meeting Minutes.pdf](#)

Minutes:

Mr. Lufburrow **moved** to approve the May 5, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Abolt seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

Recommend approval of the MPC Meeting Minutes and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Approval of MPC Planning Session Agenda

11. [Approval of June 9, 2009 MPC Preliminary Planning Session Agenda](#)

Attachment: [MPC 06-09-09 Planning Session Preliminary Agenda.pdf](#)

Minutes:

Mr. Brown **moved** to approve the June 9, 2009 MPC Preliminary Planning Session Agenda. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

Recommend approval of the MPC Preliminary Planning Session Agenda as submitted. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Jon Todd - Aye

Authorization(s)

12. [Authorize the Executive Director to Execute Section 5303 Supplemental Contract for State Fiscal Year 2009.](#)

Attachment: [CORE MPO Contract Planning Grants Staff Report.pdf](#)

Minutes:

Mr. Coleman **moved** to authorize the Executive Director to execute Section 5303 Supplemental Contract for State Fiscal Year 2009.

MPC Action: The motion carried with none opposed.

Motions:

Recommend approval to authorize the Executive Director to Execute Section 5303 Supplemental contract for State - PASS Fiscal Year 2009.

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

13. [Authorize the Executive Director to Execute Section L230 PL Supplemental Contract for Fiscal Year 2008.](#)

Attachment: [CORE MPO Contract Planning Grants Staff Report.pdf](#)

Minutes:

Mr. Abolt **moved** to Authorize the Executive Director to Execute Section L230 PL Supplemental Contract for Fiscal Year 2008. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed.

Motions:

Recommend authorizing the Executive Director to Execute Section L230 PL Supplemental Contract for Fiscal Year 2008. - PASS

Vote Results

Motion: Russ Abolt

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

VII. OLD BUSINESS

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. REGULAR BUSINESS

Zoning Petition - Map Amendment

14. [1006 East Broad Rezoning Request From BG-2 to BG](#)

Attachment: [Labeled Aerial.pdf](#)
Attachment: [TAX MAP.pdf](#)
Attachment: [ZONING.pdf](#)
Attachment: [1006 E.Broad street view.pdf](#)
Attachment: [Staff Report.pdf](#)
Attachment: [Future Land Use and Map Legend.pdf](#)

Minutes:

Policy Analysis: Staff feels that the proposed BG zoning classification is too intense for the area in general and the site in particular. The staff proposed zoning (RB-1) is more compatible with area development, and is consistent with the Tri-centennial Comprehensive Plan Future Land Use Map, which designates the subject property as Traditional Commercial. A mixture of residential with commercial is appropriate in RB-1. Zoning this site to an RB-1 classification will allow for the redevelopment of an abandoned property and will decrease area blight. Because of the nature of the proposed uses at the property this zoning reclassification is unlikely to be detrimental to the adjacent residential properties. The RB-1 classification is consistent with the growth and development pattern in the area. Additionally RB-1 zoning will satisfy the petitioner's proposed use while protecting the neighborhood from the more intense uses that could come about within a BG zoning district.

Recommendation: **Denial** of the requested zoning to BG for the property located at 1006 East Broad Street and **Approval** of a rezoning to an alternative RB-1 classification.

Speaking on the Petition: Russell Brown, petitioner stated that he is in agreement with the recommendations of staff and requests that the petition be approved.

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

MPC Action: The motion carried with none opposed.

Motions:

Denial of the requested zoning to BG for the property located at 1006 East Broad Street and Approval of a rezoning to an alternative RB-1 classification. - PASS

Vote Results

Motion: Stephen Lufburrow	
Second: Russ Abolt	
Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

Motion Minutes:

Policy Analysis: Staff feels that the proposed BG zoning classification is too intense for the area in general and the site in particular. The staff proposed zoning (RB-1) is more compatible with area development, and is consistent with the Tri-centennial Comprehensive Plan Future Land Use Map, which designates the subject property as Traditional Commercial. A mixture of residential with commercial is appropriate in RB-1. Zoning this site to an RB-1 classification will allow for the redevelopment of an abandoned property and will decrease area blight. Because of the nature of the proposed uses at the property this zoning reclassification is unlikely to be detrimental to the adjacent residential properties. The RB-1 zoning will satisfy the petitioners proposed use while protecting the neighborhood from the more intense uses that could come about within a BG zoning district.

Staff Recommendation: **Denial** of the requested zoning to BG for the property located at 1006 East Broad Street and **Approval** of a rezoning to an alternative RB-1 classification.

X. OTHER BUSINESS

15. [Proposed Amendments to MPC By-Laws and Procedure Manual](#)

Attachment: [Proposed Three Week Schedule Staff Report.pdf](#)

Attachment: [Annual Meeting Calendar 2007 Staff Report.pdf](#)

Minutes:

James Hansen gave a brief presentation outlining options to reduce operation expenses in light of the current economic and county-city budget climate. He stated that staff recommendation is that a change be enacted in the way MPC meetings are calendared and that meetings be schedule on a three week rotational basis. The number of applications requiring Board action has been greatly reduced. The MPC has cancelled two meeting this year and has difficulty maintaining a quorum for the last four Planning meetings. He presented the Board with the staff proposed schedule for MPC meetings for the remainder of 2009 if the Board moves to a three-week (between) meetings schedule. This schedule will reduce regularly scheduled MPC meetings by a total of three for the remainder of the year.

Mr. Farmer requested that staff inform the developers along with the engineering firms of the MPC's proposed three week schedule.

Mr. Hansen concluded that the Bylaws preclude the Board from taking any action on this petition today. The Bylaws state that the information is presented at this meeting and it will be voted upon at the next scheduled MPC Meeting on June 16, 2009.

Motions:

No Action to be taken

-

Vote Results

Motion:

Second:

XI. ADJOURNMENT

16. [Adjournment](#)

Minutes:

There being no further business to come before the Commission, the June 2, 2009 Regular MPC Meeting adjourned.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed.