



Arthur A. Mendonsa Hearing Room
September 29, 2009 1:30 PM
MINUTES

September 29, 2009 Regular MPC Board Meeting

Members Present: Jon Todd, Chairman
Shedrick Coleman, Vice-Chairman
Adam Ragsdale, Secretary
Susan Myers, Treasurer
Russell Abolt
Michael Brown
Ellis Cook
Ben Farmer
Lacy Manigault
Tanya Milton
Stephen Lufburrow
Jon Pannell

Members Not Present: Timothy Mackey

Staff Present: Thomas Thomson, P.E., AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Marilyn Gignilliat, Executive Assistant
James Hansen, AICP, Director, Development Services
Marcus Lotson, Development Services Planner
Sarah Ward, Preservation Planner
Jack Butler, Comprehensive Planner
Bri Finau, Administrative Assistant
Mary Mitchell, Administrative Assistant
Christy Adams, Director, Administration

Advisory Staff Present: Randolph Scott, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [MPC Finance Committee will meet on September 29 at 11:45 AM in the West Conference Room.](#)

Attachment: [MPC Finance Committee Meeting 092909.pdf](#)

2. [October 20, 2009 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

V. PRESENTATIONS

3. [The Masterplan for the proposed Springfield Canal Recreational Development - Marty Johnson, City of Savannah](#)

Attachment: [Masterplan for Springfield Canal.pdf](#)

Dennis Hutton, MPC Comprehensive Planning Director, introduced Marty Johnson, Director of the Civic Center for the City of Savannah.

Ms. Johnson stated that the allotted \$80 million from SPLOST will not build the new arena as anticipated but will start the infrastructure process to connect and improve the affected neighborhoods. Many issues have come forth in the preparation of the project. All of the needed properties have not yet been purchased; it is anticipated the cost will be approximately \$150 million. The goal is to restore the downtown historical fabric of the city. Drainage issues and solutions are being considered, such as greenways. Urban areas in other cities have been studied as examples in order to connect communities and help with drainage.

Christian Sottile, of Sottile & Sottile, stated the civic initiative of the master plan was to connect the forthcoming schools together. Four of the seven new schools to be built are within the West Boundary area. Walkways will provide a safe route for children from elementary to high schools connected to the Springfield Canal area. Some areas are designed as wetlands, perhaps alleviating some flooding issues.

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

Tower - New Facility/Nonconcealed Freestanding-Monopole

4. [Uncle Bob's Self - Storage -10901 Abercorn Street](#)

Attachment: [All Images.pdf](#)

Attachment: [Continuance Request 9-23-09.pdf](#)

10901 Abercorn Street

New Wireless Telecommunications Facility at Uncle Bob's Storage
Aldermanic District: 6
County Commission District: 6
Zoning District: PUD-BN
Acres: 5.3
PIN: 2-0693-05-003
Savannah Storage Associates, Owner
Fred Womble, SBA Network Services, Agent
MPC File No. T-090402-41934-2

Jack Butler, MPC Project Planner

Request to construct a non-concealed 130-foot monopole wireless telecommunications facility behind a self-storage facility.

Board Action:

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

Vote Results

Motion: Stephen Lufburrow

Second: Ellis Cook

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

VII. CONSENT AGENDA

Approval of MPC Meeting Minutes and Briefing Minutes

5. [Approval of June 9, 2009 MPC Planning Session Minutes and Briefing Minutes](#)

Attachment: [06.09.09 MPC Planning Meeting Minutes.pdf](#)

Attachment: [06.09.09 MPC PLANNING BRIEFING MINUTES.pdf](#)

Board Action:

Approval of June 9, 2009 Planning Session Minutes and Briefing minutes as submitted. - PASS

Vote Results

Motion: Susan Myers

Second: Lacy Manigault

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Jon Todd - Aye

6. [Approval of September 8, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [09.08.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [09.08.09 MPC MEETING MINUTES.pdf](#)

Board Action:

APPROVAL of the September 9, 2009 MPC Meeting and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Adam Ragsdale

Russ Abolt - Aye

Shedrick Coleman - Aye

Michael Brown - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

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

Authorization(s)

7. [Year End Budget Adjustment #08-01](#)

Attachment: [MPC Budget Adjustment 2008.pdf](#)

Attachment: [Budget Adjustment 08-01.pdf](#)

Board Action:

Approve budget adjustment as submitted. - PASS

Vote Results

Motion: Susan Myers

Second: Shedrick Coleman

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Adam Ragsdale - Aye

Jon Todd - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Zoning Petition - Map Amendment

8. [Zone 9 Hampstead Avenue from an RM-15 to a BC classification](#)

Attachment: [staff rpt.pdf](#)

Attachment: [Site Map Z-090819-42211-2.pdf](#)

Attachment: [Tax Map Z-090819-42211-2.pdf](#)

Attachment: [Zoning Map Z-090819-42211-2.pdf](#)

Attachment: [Aerial Map Z-090819-42211-2.pdf](#)

Enmark

9 Hampstead Avenue

RM-15 Classification to BC Classification
.30 Acres PIN: 2-0127 -04-007 and -012
City Council District: 5
County Commission District: 5
9 Hampstead, LLC, Owner
Harold Yellin, Agent
MPC File No. Z-090819-42211-2

Jim Hansen, MPC Project Planner

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will consolidate a split zoning pattern that currently exists. The zoning will allow for greater flexibility in the design and establishment of a commercial use along this portion of the White Bluff corridor. Potential site plan issues and neighborhood safeguards will be addressed through the development review process.

Mr. Hansen informed the Board that he and the petitioner attended a neighborhood meeting to present the petitioner's intent to combine all the properties into one parcel and build a gas station and convenience store. The proposed rezoning is consistent with the Future Land Use Map of the Comprehensive Plan, designating the front as neighborhood commercial and the rear as transitional commercial, as anticipated. Staff is recommending approval as it allows flexibility for the petitioner and also benefits the community. He stated there was question if it met the classification of neighborhood commercial. He stated it is the opinion of staff that it does meet the classification.

Mr. Ragsdale asked if it was in a 'P' district.

Mr. Hansen stated it has to undergo a site plan as all developments on a collector; it is not currently zoned a 'P'. The property is currently 'BC'. The applicant has submitted a site plan that assumed the properties would be rezoned; so any approvals would be contingent on the rezoning.

Mr. Ragsdale asked if a general development plan will be required.

Mr. Thomson stated the petition will return to the MPC with a general development plan.

Mr. Coleman recused himself from the petition discussion, due to his firm representing the petitioner.

Ms. Milton disclosed she lives in the neighborhood.

Ms. Myers asked how would this fit into the Project DeRenne study.

Mr. Hansen stated the Derenne study is undefined and unclear at this time. The petitioner has filed under the current ordinance.

Ms. Myers asked if 'pause' would be appropriate while the study is being developed.

Mr. Hansen stated that would be for City Council to institute.

Mr. Ragsdale stated he wanted it to be clear that this is a zoning action not tied to a site plan; the site plan will come later.

Mr. Lufburrow disclosed that a representative of the petitioner contacted him within the past year with questions regarding possible improvements to Hampstead Avenue and buffer issues. He stated he has no financial ties to the project and encouraged contacting professional engineers and the MPC.

Mr. Manigault stated the petitioner has the right to do a convenience store. The people that have been living there far longer should be kept in mind in regard to the development.

Harold Yellin, representative for the petitioner, restated their rezoning request. He stated one of the properties has been in the petitioner's possession for over ten years and the other is under contract. The gas station and convenience store will be built regardless; the petitioner is striving to be considerate by including the neighborhood in the process as it requests a larger store on the rezoned combined parcels. There are businesses on almost each corner of White Bluff; many larger than what the petitioner is proposing. With the rezoning, a deceleration lane can be incorporated into the plan, as well as a monument sign and a 25' buffer. The quit claim deed for the third property has already been submitted to the City with the rezoning request. Without the third property, currently unused, the flexibility is lost. The intent is to comply with the neighbors request to make the project fit into the scheme of the neighborhood and thereby opted with the 'Low Country' look as used in Bluffton, South Carolina, rather than the branded yellow and red scheme. It coordinates with Abercorn Walk across the street.

Mr. Farmer asked about the traffic that may increase in an already congested area.

Mr. Yellin stated the extra property will provide needed space for the deceleration lane and greater safety.

Ms. Dorothy Bolden, president of Poplar Place Community Neighborhood relinquished her time to Melissa Bates, spokesperson. She requested the board think of the people living in the neighborhood.

Ms. Melissa Bates, homeowner on Hampstead Avenue and Project Advisor Committee Member for Project DeRenne. The area homeowners perceive that their neighborhood is under siege by commercial development and feel defenseless against the very ones they elected to protect their best interests. They feel Enmark is encroaching unnecessarily since they have publicly

informed they would still build as planned, but on a smaller scale on the two lots already zoned for business if not granted the rezoning. Based on this, they are requesting denial of the rezoning; Enmark will have its store and make money and the quality of their neighborhood would be preserved.

Susan Broker, Project Manager of Project DeRenne. She stated the east and west sides of White Bluff have different future land uses, commercial suburban and commercial neighborhood, respectively. This petitioned project would be categorized as commercial suburban, per the Tri-Centennial Plan, a district predominantly in residential areas to scale and intensity compatible to with adjacent residential uses. She stated it is critical that suburban areas are monitored as to traffic impactation.

Mr. Lufburrow stated he applauded the City for trying to do something with corridors. He asked what is her outlook of Mr. Yellins proposed site plan and what, if anything, would she do differently.

Ms. Broker stated setback reduction would be preferred because the setbacks are putting the larger buildings further into the neighborhoods. Project DeRenne would also like to see the pumps to the south. Project DeRenne's goals are to raise the standards of the city's corridors. The corridors include buildings like Enmark sets an example to buildings that need 'facelifts'.

Mr. Lufburrow stated if Enmark doesn't fit the mold, the rest would not be successful. Enmark is key to set the standard in this neighborhood.

Ms. Broker stated it is an opportunity to anchor the corner and preserve the neighborhood while having a quality store.

Mr. Lufburrow asked Ms. Broker if she saw any need for the additional lot.

Ms. Broker stated she did view it as encroachment and contrary to what Project DeRenne is trying to do along the corridor. She hopes the City and the petitioner can work together for an agreeable solution.

Mr. Farmer stated the DeRenne Project is still just a study and the petition should not be made to fit a study. He stated he believes that for a public official to go to a neighborhood meeting as a proponent for one side is not proper protocol. He stated the MPC is the proper forum to furnish information.

Mr. Pannell stated the petition is to request a rezoning for a larger parcel to allow for greater flexibility such as larger curbcuts on White Bluff and Hampstead and buffers. He asked if the rezoning would give the petitioner to provide the requests and desires of all.

Mr. Brown stated the City pays the MPC to help the City. There have been many projects where the City was the facilitator, therefore it is not unusual protocol and the City needs to take time to listen to the neighborhoods. We have to consider if we are sacrificing our neighborhoods to cars. All of White

Bluff south of DeRenne, especially to the west side of the roadway has been low-density neighborhood-oriented businesses. We have think of what is seen and what the neighbors see. He suggested taking a little more time to look at this to come up with a good site plan that is more agreeable. We cannot divorce zoning from site plans. This is a P-designated corner and the site plan needs to be carefully thought through and accomodating. He stated he would like for this to be a successful business; let's be patient to see how it could be best be designed. He stated he was confident if this was presented to City Council, it would return to the MPC and recommends a 30-day delay.

Mr. Cook stated he understands this to mean the City wants to redesign the whole western side of White Bluff Road. He stated there was no opposition to a quick lube business and it's a box building and ugly parking. The two tracts in discussion have a four-plex on one of them that is to be torn down and nothing on the other. EnMark has offered a 32-foot buffer with a fence instead of a 7-foot buffer, and the building design fits. He commends the efforts Enmark has made.

Mr. Farmer stated at this time, we need to focus on the zoning as presented and the site plan later.

Mr. Ragsdale asked if Project DeRenne was charged with making recommendations for changes to future land use plans.

Ms. Broker stated they do make recommends for neighborhoods though they are not at that point yet.

Mr. Sottile stated he has done some research on the historical pattern of the neighborhood and met with the developers regarding the project. The original design understood the nature of White Bluff being a commercial corridor indicated by T-alley configuration in the lane system which allowed the parcels to affront the street to have a natural separation from the residential uses further into the neighborhood. He stated the residential use behind the parcel provides an effective buffer to the residential area allowing commercial use on the frontage parcel. The front parcel currently zoned as BC is as large as the largest parcel on White Bluff and DeRenne, therefore it is already a substancial size for a commercial site, while leaving the residential edge for the neighborhood. He recommends turning the discussion from rezoning to how do a good project on the White Bluff parcels.

Mr. Ulysses Burrell, Hampstead neighborhood resident, stated the neighborhood is concerned with the stormwater from the building. The drainage ditch is very small; where will the water go with the concrete slabs?

Mr. Todd stated the engineering department will address those matters that must be adhered to prior to building.

Ms. Ardis Wood, citizen, stated Enmark may not be there in 10 or 15 years but if this zoning is added to the property as a site for Enmark, intrusion into the

residential area has been created yielding imbalance. She reiterated Mr. Sottile's comment that the property the petitioner currently owns now is larger than gas stations already in existence on DeRenne, therefore it is of ample size for the petitioner's needs.

Mr. Edward Smith, Hampstead resident, stated no one is concerned about the traffic; which comes into the area from the back of Hunter and from the Savannah Tech exitway. He acknowledged Enmark is a good station but asks that it remains small enough not to incur additional new excessive traffic, especially since there is a grocery store across the street. He stated he currently has a bad leg due to being hit on Hampstead during a high traffic time. There are times he cannot even get out of his own driveway. His concern is the excess traffic from a bigger store and requests the Board deny the zoning petition for the safety of the residents.

Mr. Farmer stated he believes the zoning request needs to be voted on today but does have concerns regarding the traffic and sympathizes with Mr. Smith. He requested Mr. Yellin to be sure to have an extra turning lane for safety reasons.

Mr. Yellin stated Enmark has been involved in this site for the past year. The petitioner has met with the MPC staff, city officials, the neighborhood spokesperson, and some of the neighbors. He perceives the issue is the location of the building. The building will not be on the street. He is not aware of the City designing buildings. He believes the petitioner has accommodated all requests but believes the building does not belong on the corner because it is not safe. The other issues can be handled as site plan issues, unless City Council denies the zoning.

Ms. Milton stated the residents don't want any more commercial deeper into the neighborhood. The location of the building is not the issue. They would like the owner to utilize the property he already owns.

Mr. Brown states he feels compromises have been made on both sides. The community has accepted the fact that there will be a store there and consideration has been given to not harm the neighborhood. A 30-day delay is still recommended.

Board Action:

Postpone to October 20, 2009 for further study. It is the policy intent to allow for a convenience store at location and provide for accomodation with Project DeRenne. - FAIL

Vote Results

Motion: Michael Brown
Second: Tanya Milton

Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Abstain
Ellis Cook	- Nay
Ben Farmer	- Nay
Stephen Lufburrow	- Nay
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Nay
Adam Ragsdale	- Nay
Jon Todd	- Nay

Board Action:
Approval of the request to zone properties located at 9 Hampstead Avenue (PIN 2-0127 -04-007 and - - PASS 012) to B-C from RM-15.

Vote Results
Motion: Stephen Lufburrow
Second: Ben Farmer

Russ Abolt	- Not Present
Michael Brown	- Nay
Shedrick Coleman	- Abstain
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Nay
Susan Myers	- Nay
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

X. REGULAR BUSINESS

Zoning Petition - Text Amendment

9. [Historic District, Section 8-3030](#)

- Attachment: [Historic Building Map Supplement 92009.pdf](#)
- Attachment: [Draft Historic District Building Map 092109.pdf](#)
- Attachment: [Draft Historic District Ordinance \(Section 8-3030\) VERSION XII.pdf](#)

Attachment: [Staff Report.pdf](#)

Sarah Ward stated two public meetings were held since the September 8, 2009 Regular MPC meeting. As a result, changes were made. There was an extensive meeting on September 29, 2009 with the City Attorney. Staff is requesting additional time to make the needed changes.

Board Action:

Postpone Item to October 20, 2009 Regular MPC Meeting. - PASS

Vote Results

Motion: Ben Farmer

Second: Stephen Lufburrow

Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Not Present
Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Lacy Manigault	- Not Present

XI. OTHER BUSINESS

XII. ADJOURNMENT