



Arthur A. Mendonsa Hearing Room
September 20, 2011 1:30 P.M.
MINUTES

September 20, 2011 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Russ Abolt
Ellis Cook
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Murray Marshall
Tanya Milton
Susan Myers
Joseph Welch

Members Not Present: Jon Pannell, Secretary
Lacy Manigault, Treasurer
Rochelle Small-Toney

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
James Hansen, AICP, Director, Development Services
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant
Charlotte Moore, Director of Special Projects
Amanda Bunce, Development Services Planner
Geoff Goins, Development Services Planner

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [September 27, 2011 Special Unified Zoning Ordinance \(UZO\) Meeting at 6:00 PM in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [October 11, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

3. [3910 Waters Avenue - BN and RIP to BN-1](#)

Board Action:

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for October 11, 2011 Regular Meeting. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Tanya Milton
Russ Abolt - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye
Timothy Mackey - Aye
Murray Marshall - Aye
Tanya Milton - Aye
Susan Myers - Aye
Adam Ragsdale - Aye
Joseph Welch - 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

4. [Approval of August 30, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [08.30.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.30.11 MEETING MINUTES.pdf](#)

Board Action:

Approve August 30, 2011 MPC Briefing and Meeting minutes as presented. - PASS

Vote Results

Motion: Ellis Cook

Second: Adam Ragsdale

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

XI. OTHER BUSINESS

5. [Extended Comment Review Period](#)

Mr. Thomson reminded the Commission of the series of additional meetings related to the UZO. They are:

- **Monday, September 26, 2011** - MPC Planners will meet with industry representatives to discuss the sections of the Unified Zoning Ordinance dealing with Marinas, 3-4:30 p.m., Jerry Surrency Room, 112 E. State Street.

- **Monday, September 26, 2011** - MPC Planners host an Open House meeting for members of the public with questions or comments about the Unified Zoning Ordinance. 5-6:30 p.m., Arthur Mendonsa Room, 112 E. State Street.
- **Tuesday, September 27, 2011** - The Public will have an opportunity to comment on the Draft UZO before the Metropolitan Planning Commission in called meeting of the MPC, 6:00 p.m., Arthur Mendonsa Room, 112 E. State Street.
- **Thursday, September 29, 2011** - MPC Planners will address the Thomas Square Neighborhood Association to brief the members on the Unified Zoning Ordinance and to accept questions or comments, 7- p.m., Savannah Community Development Office, 38th & Abercorn streets.
- **Tuesday, October 11, 2011** - The Unified Zoning Ordinance staff will continue the review of the draft Ordinance with the members of the Metropolitan Planning Commission in called meeting of the MPC, 1:30-5 p.m., Arthur Mendonsa Room, 112 E. State Street.
- **Thursday, October 13, 2011** - The Unified Zoning Ordinance staff will review the draft Ordinance with the attorneys for the City of Savannah and Chatham Count, 9 a.m.-3 p.m., Jerry Surrency Room, 112 E. State Street.

Board Action:

Approve recommendation to extend public comment period to January 31, 2012. - PASS

Vote Results

Motion: Ben Farmer
Second: Tanya Milton
Russ Abolt - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye
Timothy Mackey - Aye
Murray Marshall - Aye
Tanya Milton - Aye
Susan Myers - Aye
Adam Ragsdale - Aye
Joseph Welch - Aye

6. [Review of the Draft Unified Zoning Ordinance \(UZO\) - Charlotte Moore](#)

Attachment: [Article 8.0 Use Standards with 8.10.pdf](#)

Attachment: [Article 9.0 General Site Standards with 9.9.pdf](#)

Attachment: [Article 10.0 Natural, Historic and Cultural Resources.pdf](#)

Ms. Charlotte Moore, Director of Special Projects, provided an overview of the project process to date and began review of Articles 8.0, 9.0, and 10.0.

Mr. Mackey questioned the acceptability of a different **home occupation** being allowed for each member of the household.

- Ms. Moore stated no more than 25 percent of the square footage of the home can be used for home occupation.
- There is no family relation required.

Mr. Abolt asked about **home occupations with vehicles** assigned to each family member advertising the business.

Mr. Mackey stated concern regarding the additional **restrictions placed on home occupations**. It appears to be regulating the ability to make commerce at home when there is no opportunity outside of the home. It is making it more restrictive than it is now.

- Ms. Moore explained there are only three or four occupations that allow clients to come to the home.
- There have been uses added to open additional home occupations to the ordinance, though there are limits to hours of operation.
- The residential standard must be maintained; thus the need for the restrictions.

Mr. Farmer questioned if an **employee can bring or do work at an employer's home**.

- Mr. Scott stated it is permitted until the number becomes too large, which would mean a building for business use needs to be obtained. One is not allowed to have an employee that is not a family member living at the address. Nor can one have commercial vehicles as defined at 7-1016 or 17, no box trailers more than 20 feet or signs in the yard or house.

Mr. Lufburrow stated he had concerns about requiring a **permit**; there may be unintended consequences.

Mr. Coleman expressed concerns with **short-term rentals in a residential building**.

Mr. Marshall had question regarding home occupation and commercial rental property.

Mr. Farmer had question regarding 3, 30, and 31 day rentals.

- Mr. Coleman stated the issue is of building familiarity as to how to get out in the event of an emergency.
- Mr. Farmer questioned the difference between transient and permanent resident. He suggested stricter guidelines for transient.
- Mr. Lufburrow stated consideration should be given to area of zoning classification to where this is appropriate; not in a residential neighborhood.

Mr. Farmer questioned not having a size for use **8.13b & c**; there should be a size stated. Larger lots would be overly restrictive.

Mr. Farmer had question regarding **manufactured homes, lot size, subdivision, and the design standard**. The proposed writing does not make sense to him. Ms. Bunce stated she

would research his question.

Mr. Farmer referenced **8.1-72: room occupancy**.

- Ms. Bunce explained it is not a dormitory.
- Ms. Moore stated it is akin to, but not, a rooming house: shelters that help disadvantaged back into society.

Mr. Farmer asked about **burial grounds and cemetery lots: 8.2c** - regulating something that should be left up to property owners. He asked what is the difference if they are related or not; it is what the people who care for the deceased want.

- Ms. Moore explained that there is a different status for family and public burial grounds.
- Ms. Moore explained the reference to pet cemeteries in the ordinance refer to civic use, not private.

Mr. Farmer asked about **emergency medical services (8.3-5) substations**, why no more than three EMS vehicle shall be stored or parked on (inaudible) at any given time.

- Ms. Moore stated the zoning district must considered.
- Ms. Bunce explained this is for ambulance dispatch; not firestations or police stations.
- Ms. Moore stated this condition is for areas with nearby residential areas.

Mr. Marshall suggested that the **hours of soup kitchens and other public not-for-profit** uses be explicit; many may interpret preparation time, though not open, as part of the hours of operation. **Ms. Bunce** stated that can be restated clearly.

There was discussion regarding loss of existing rights with rezoning and loss of existing rights through '**acts of God.**'

There was discussion regarding **dry cleaners versus laundromats**. Also the necessity of **hydrogeological evaluations** prior to installing a dry cleaner. Mr. Ragsdale suggested referring to the ASTM standard rather than the city or county standard; their versions refer back to the ASTM.

Ms. Moore stated standards must be upheld in order for the community to look desirable. That is the reason for standards regarding **frontages and machinery**.

Mr. Farmer stated that from a business standpoint, there are more **restrictions being imposed on small businesses**. He wanted to know what financial bill it will prevent or cure. He stated the restrictions are putting small businesses out of business; the taxes are driving small businesses out of the community. The business values are down. There needs to be another side of the ordinance that is small business-friendly. Ms. Bunce explained the **restrictions regarding outdoor plant nurseries, pool sales, heavy equipment and why they are in the ordinance separately**.

Mr. Farmer stated the ordinance does not allow him to sell boxes out of his storage facility, per the ordinance restriction of **no retail sales out of a self-storage facility**. Ms.

Moore and Ms. Bunce replied that was intended as no retail sales out of a self-storage unit. They stated they would clarify that and it is an existing standard.

8.4.16e - Modular homes: Mr. Ragsdale questioned the basis of the separation of at least ten feet between structures that display tags. Ms. Bunce stated she would have to research that. Mr. Ragsdale stated fire codes regulate 20 feet.

Mr. Ragsdale asked about **pawn shops**; Ms. Bunce replied that nothing has changed, it is an existing standard.

Mr. Scott asked about **8.4.40: adult oriented businesses being a certain distance from government-owned businesses**; he has prohibited such due to nearness to a post office. Ms. Bunce stated a post office would not be an area of public assembly. Mr. Coleman stated it would need to be modified due to a precedent having already been set.

Mr. Coleman encouraged reading and preparing written questions prior to UZO discussions. It would make the meetings more effective. He requested not being in a hurry to finish it; it will be a living document.

XII. ADJOURNMENT

7. [Motion to Adjourn](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the September 20, 2011 MPC Meeting at 4:35 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

Board Action:

Motion to adjourn. - PASS

Vote Results

Motion: Ben Farmer

Second: Stephen Lufburrow

Russ Abolt - Not Present

Shedrick Coleman - Aye

Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.