



Arthur A. Mendonsa Hearing Room
April 3, 2013 1:30 P.M.
MINUTES

April 3, 2013 Regular MPC Meeting

Members Present: J. Adam Ragsdale, Chairman
W. Shedrick Coleman, Vice-Chairman
Ellis Cook, Secretary
Tanya Milton, Treasurer
Russ Abolt
Stephanie Cutter
Ben Farmer
Stephen Lufburrow
Lacy Manigault
Murray Marshall
Susan Myers
Joseph Welch

Members Not Present: Timothy Mackey

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Acting Development Director
Marcus Lotson, Development Services Planner
Amanda Bunce, Development Services Planner
Leah Michalak, Preservation Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Geoff Goins, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [April 23, 2013 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [May 7, 2013 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 110 East State Street](#)
3. [Invitation to Archaeology Site Visit](#)

Ms. Ellen Harris, Cultural Resource and Urban Planning Manager for the MPC, stated the MPC has organized three separate site visits to the archaeology site at Abercorn Street/Hwy 204 and King George Boulevard. It is a project sponsored by the Georgia Department of Transportation and Federal Highway Administration. There is great effort to make this a public archaeology site; the MPC Board and others are invited to attend.

The dates are April 23, leaving at 10:00 from the MPC, to return by 12:30 p.m.; May 1, leaving at 10:00 a.m. from the MPC, to return at approximately 12:30 p.m.; and May 9, leaving at 2:30 p.m. to return at approximately 5:00 p.m. Transportation will be provided by bus. Reservations were requested.

Informational website is www.abercornarchaeology.org.

Mr. Ragsdale asked about the nature of the site.

Ms. Harris replied it has different historical elements including Civil War events. There is also evidence of plantation homes and associated slave cabins. There is also a Native American site.

Information Item(s) for Board Members

4. [Reading of Development Plans Submitted for Review](#)

Attachment: [Development Review Case Log April 3.pdf](#)

V. PRESENTATIONS

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

General Development Plan

5. [Christ Church Anglican General Development Plan](#)

Attachment: [Maps and Exhibits.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Christ Church Staff Report Draft Recommendation 04-01-13.pdf](#)

Board Action:

Continue to next May 14, 2013 MPC meeting. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Lacy Manigault

Russ Abolt - Aye

James Blackburn - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

Stephen Lufburrow - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Not Present

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

6. [March 12, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [03.12.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [03.12.13 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Stephen Lufburrow

Second: James Blackburn	
Russ Abolt	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

7. 3107 Waters Avenue - Rezoning R-6 (Single Family Residential) to BN-1 (Neighborhood Commercial Limited)

- Attachment: [IMAGES.pdf](#)
Attachment: [ZBA Board Decision.pdf](#)
Attachment: [3107 Waters Avenue staff report.pdf](#)
Attachment: [Site Photos.pdf](#)

Board Action:

Approval of the request to rezone the commercial building at 3107 Waters Avenue and its surrounding footprint from R-6 to BN-1. - PASS

Vote Results

Motion: Stephen Lufburrow	
Second: James Blackburn	
Russ Abolt	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present

Adam Ragsdale	- Aye
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Victorian District - New Construction

8. Petition of James F. Reardon with Reardon Design, LLC for the property at 815 Abercorn Street

Attachment: [Staff Report.pdf](#)

Attachment: [Maps and Photos.pdf](#)

Attachment: [Submittal Packet - Drawings.pdf](#)

Attachment: [Submittal Packet - Variance Explanation.pdf](#)

Ms. Leah Michalak, Preservation Planner, presented the applicant's request for approval for new construction of a four-story single family residence on the property at 815 Abercorn Street. A 21 foot rear yard setback variance is requested. This request was reviewed at the March 12, 2013 MPC Regular Meeting. The applicant initially requested a 22.5 foot rear yard setback variance.

Adjustments were made be to visually compatible with adjacent buildings and established blockface.

Staff recommends approval of the proposed new construction at 815 Abercorn Street as amended including the 21 foot rear yard setback variance from the 35 foot standard because the project is visually compatible. An easement for the overhanging eave where it crosses the property line must be obtained. Approval has the condition that the two lots be combined into one and to eliminate the easement at the rear of the recombined property.

Mr. Marshall asked if completely eliminating the easement is accurate. It should be kept where it comes across the neighbor's property, and eliminated on the recombined.

Mr. Blackburn stated he still has great concerns regarding the fourth floor. He stated it is not compatible with anything in the neighborhood. Since the lots are being combined, it is more visually compatible to go wider than up. He asked why staff is willing to support the fourth floor addition.

Ms. Michalak stated four stories are allowed on this lot. Staff supports the application because all the other design considerations have been met, the applicant has been willing to adjust the rear yard setback and it will be minimally visible from the ground.

Mr. Blackburn stated the steps appear to encroach on the third lot.

Ms. Michalak stated that is the reason for the recombination.

Mr. James Reardon, of Reardon Design, stated the fourth floor is set six feet from the front elevation. The fourth story is not clearly visible, though permitted.

Mr. Blackburn asked if the fence across the front goes all along the lot line.

Mr. Reardon stated that is correct; there is a one-story existing building at the end of it.

Board Action:

Approval of the proposed new construction at 815 Abercorn Street as amended including the 21 foot rear yard setback variance from the 35 foot standard because the project is visually compatible. An easement for the overhanging eave - PASS where it crosses the property line must be obtained. Approval has the condition that the two lots be combined into one and to eliminate the easement at the rear of the recombined property.

Vote Results

Motion: Tanya Milton

Second: Joseph Welch

Russ Abolt	- Aye
James Blackburn	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

9. [5792 & 5798 Ogeechee Road - Single Family Residential to General Residential](#)

Attachment: [ELU_MAP.pdf](#)
Attachment: [FLU_MAP.pdf](#)
Attachment: [Staff Report .pdf](#)
Attachment: [AERIAL_MAP.pdf](#)

Proposed Tri-Centennial Comprehensive Plan Future Land Use Map
Amendment

Petition of Terry Coleman, Agent
Country Life Properties, LLC, Owner
5792 & 5798 Ogeechee Road
R-M-H-1 Zoning District
PIN 1-1006-01-004, 004B and 005
County Commission District: 5

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map from Single-Family Residential to General Residential for the subject property located at 5792 & 5798 Ogeechee Road.

MPC staff recommends **approval** of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map to change this property from the Single-Family Residential classification to the General Residential classification.

Mr. Terry Coleman, petitioner representing Country Life Properties was present. He stated Mike Kessler is the developer for the project. He stated he would appreciate the support of the Board.

Mr. George Barron, citizen, stated he opposes the petition and represents Amazing Grace Church. There was a trailer park there previously and it yielded much trouble and trash. He stated additional buildings would be fine; replacing with another mobile home park lowers the adjacent property values. He would appreciate the consideration of those around the petitioned property.

Mr. Manigault asked Mr. Barron to show where his property is located in relation to the petitioned property.

Board Action:

Approval of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map to change this property from the Single-Family Residential classification to the General Residential classification. - PASS

Vote Results

Motion: Shedrick Coleman	
Second: James Blackburn	
Russ Abolt	- Aye
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

10. [5792 & 5798 Ogeechee Road - R-A \(Four Family Residential\) to R-M-H-1 \(Residential/Manufactured Mobile Home Park\)](#)

Attachment: [Maps.pdf](#)

Attachment: [STAFF REPORT.pdf](#)

Proposed Zoning Map Amendment - 5792 & 5798 Ogeechee Road

Petition of Terry Coleman, Agent
Country Life Properties, LLC, Owner
5792 & 5798 Ogeechee Road
PIN 1-1006-01-004, 004B and 005
10.39 Acres
County Commission District 5
MPC File Number Z-130222-00008-1

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of a request to rezone the subject property from an R-A (Residential - Agriculture) classification to an R-M-H-1 (Residential/Manufactured Mobile Home Park) classification to accommodate a proposed Residential/Manufactured Mobile Home Park.

MPC staff recommends **approval** of the petitioner's request to rezone the subject property from an R-A classification to an R-M-H-1 classification.

Mr. Marshall asked if mobile homes are allowed in an R-A zone.

Mr. Plumbley replied yes.

Mr. Marshall stated the question is how many per acre are allowed.

Mr. Plumbley agreed.

Mr. Blackburn asked how many does R-A allow.

Mr. Plumbley stated about 12 units per acre. It is all determined on whether water and sewer are available. The R-M-H-1 allows significantly more, which will require paved streets, water and sewer, and buffering.

Mr. Marshall asked if R-A can be developed without paving the streets.

Mr. Plumbley replied yes, with three lots.

Mr. Marshall asked what would be the setback of the adjoining properties, versus the setback required with an R-M.

Mr. Plumbley replied R-A would be significantly less.

Mr. Ragsdale stated the neighborhood is better protected with the R-M.

Mr. Manigault asked how many mobile homes are planned to be put on the site.

Mr. Plumbley stated there has not been an official submittal; tentatively 122.

Mr. Manigault asked where will the residents park.

Mr. Plumbley stated on their lot.

Mr. Abolt asked for a definition of a significant buffer.

Mr. Plumbley replied 50 feet with a vegetative buffer with a fence.

Ms. Milton asked if there had been communication with the church.

Mr. Plumbley stated notifications were sent out. The owner of the multi-family development southwest of this site has contacted the developer/owner of this property.

Mr. Blackburn asked where is the access from.

Mr. Plumbley replied Ogeechee Road.

Mr. Terry Coleman, petitioner, addressed Mr. Barron's comments. He stated he sympathizes with Mr. Barron. He explained that they plan to build a very nice manufactured home park. It will include an amenity package and the trailers will all be owned by the developer; they will be leased. It will be maintained like an apartment complex, i.e., the grass, the property, etc.,

including the trailers will be maintained by the owner. This is a significant investment for the owner; he is certain to protect his investment. The county has a very detailed ordinance on manufactured home parks. We are not asking for any variances; we will pave the streets and provide off-street parking for each of the homes. The minimum requirements for lot sizes will be met. There will be a mixture of single- and double-wide homes on the property. There are approximately 5 curb cuts within a 400-foot stretch along Highway 17; we will minimize the number of cuts but we will try utilize a single cut for access to the park. As many trees as practical will be saved. The developer is committed to a quality project.

Mr. Farmer asked about the renting of the mobile homes.

Mr. Coleman stated they will be leased to tenants like apartments.

Mr. Farmer asked if there is restriction as to how many can occupy a unit.

Mr. Thomson replied six unrelated persons.

Mr. Marshall asked what was the density of the previous park.

Mr. Coleman stated he is not aware.

Mr. Marshall asked what would be the procedure to later subdivide the property to separately own each lot.

Mr. Coleman stated they would have to go through a subdivision plat process.

Mr. Marshall stated there would be a density of 122 on this site; would you be able to subdivide and have 122 units on the site afterwards.

Mr. Coleman stated he would have to look at the subdivision ordinance.

Mr. Manigault asked is there a chance that after development, can the owner legally later decide to let the tenants become responsible for the homes.

Mr. Coleman replied the owner could sell the property and another developer come behind him. But he believes he'd have to come back to the MPC.

Mr. Manigault stated we just don't want to recreate the prior problem. We'd like to be able to hold him to some degree to his commitment to maintain.

Mr. Coleman stated the prior development was an eyesore. However, the area is cleaning up and being redeveloped. The owner of the adjacent apartment complex stated they are interested in a joint venture.

Mr. Abolt asked if all of the units will be new.

Mr. Coleman replied yes.

Mr. Farmer stated he understood the units would be serviced by septic tanks.

Mr. Coleman stated that is incorrect; water and sewer will be run with a service provider.

Mr. Welch asked if the property will be gated and what are the amenities.

Mr. Coleman stated there are no plans to gate at this time, and there are plans for a small clubhouse, playground; like an apartment complex.

Mr. Cook asked how many septic tanks are on the property.

Mr. Coleman replied they have guessed at about 60 to 75, but multiple trailers were hooked up to each one. They will dug up or filled in.

Mr. Manigault stated there are requirements for septic tank disposal.

Mr. Ragsdale stated the applicant is aware they have to go to Chatham County Engineering and meet all of the requirements.

Mr. Barron, adjacent property owner, stated all trailer parks start out looking nice. He recommended riding through the existing trailer parks.

Board Action:

Approval of the petitioner's request to rezone the subject property from an R-A classification to an R-M-H-1 classification. - PASS

Vote Results

Motion: James Blackburn

Second: Shedrick Coleman

Russ Abolt	- Aye
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

11. 400 & 500 W. River Street Rezoning Request I-L (Light - Industrial) to B-B (Bayfront - Business)

Attachment: [I-L and B-B Use Chart.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

400 and 500 West River Street

Aldermanic District: 1

County Commission District: 3

PIN(s) 2-0003-01-001 & 2-0003-02-001

SRD LLC, Owner

Harold Yellin, Attorney

Zoning District: I-L (Light-Industrial) and B-B (Bayfront - Business) to B-B (Bayfront - Business).

Acres: 6

MPC File No. 13-001281-ZA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request for rezoning of the property at 400 and 500 West River Street from the current I-L (Light - Industrial) and B-B (Bayfront - Business) classification to a B-B (Bayfront - Business) classification. The primary vehicular access to the property is via Martin Luther King, Jr. Blvd. The site will probably require a traffic analysis to determine the number of probable vehicular trips and any site improvements.

Staff recommends **approval** of the rezoning of 400 and 500 West River Street from the I-L (Light - Industrial) and B-B (Bayfront - Business) classification to the B-B (Bayfront - Business) classification.

Mr. Harold Yellin, representing the petitioner SRD, LLC, stated that the property is located on the west end of River Street. It will consist of three parcels. Parcel 1, the parcel west of MLK Boulevard, is proposed to be a parking garage of 461 spaces. The ground floor will be some sort of meeting space or entertainment center. The idea is for pedestrian access to the river to be had by extending MLK Boulevard down to the river. The second parcel contains an existing building that will be converted into a hotel. There are no plans for the third lot as of yet; it may be a restaurant or entertainment space.

Mr. Abolt requested the history of MLK Boulevard be appreciated and respected during the planning of the development.

Mr. Yellin stated the history of the client indicates a respect of local history.

Mr. Blackburn asked if the developer is building the parking garage.

Mr. Yellin replied ongoing discussions with the City of Savannah, which may yield to a collaborative effort. There will not be a hotel without some form of

parking. The developer recognizes the project is not like an office; sufficient parking is needed.

Mr. Greg Kelly, representing Lowden Place Homeowners Association, which resides between the Chart House and petitioned property, stated that the association supports the zoning change as recommended by staff. However, there was no acknowledgement of the residential units adjacent to the development site. They would like to be recognized as a residential entity and be part of the equation moving forward.

Mr. Randy Whiteman, manager of Engineering Services for the Georgia Port Authority, stated he is not in favor of nor opposed to the petition. He asked if the substation is part of petitioned property; is there a space between the petitioned property and the Georgia Port Authority property.

Mr. Yellin stated the substation area is not a part of the petitioned property.

Board Action:

Approval of the rezoning of 400 and 500 West River Street from the I-L (Light - Industrial) and B-B (Bayfront - Business) classification to the B-B (Bayfront - Business) classification. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Joseph Welch

Russ Abolt	- Aye
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

12. [3314 Ogeechee Road Rezoning Request I-L \(Light - Industrial\) to B-C \(Community Business\)](#)

Attachment: [Maps.pdf](#)

Attachment: [BC and IL Districts.pdf](#)
Attachment: [Staff Report.pdf](#)

3314 Ogeechee Road
Arbor Cottages
Aldermanic District: 1
County Commission District: 5
PIN: 2-0638-05-007
Russell Steven Varnadoe, Owner
Zoning District: I-L (Light - Industrial) to B-C (Community - Business)
1.4 Acres

MPC File No. 13-000929-ZA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request for rezoning of the property at 3314 Ogeechee Road, a 1.4 acre site, from the existing I-L(Light-Industrial) zoning classification to a B-C (Community - Business) zoning classification. The petitioner is desiring to bring the property into a conforming status for the zoning classification.

The MPC staff recommends **approval** of the petitioner's request to rezone the subject property from an I-L classification to a B-C classification.

Mr. Marshall asked why limit the rezoning to the commercial corner; why not zone the entire right-of-way around the curb.

Mr. Lotson replied because staff was petitioned by the applicant for the subject property. The other property owners were not involved in this rezoning. It may be appropriate at some point in the future.

Mr. Marshall recommended a staff investigation for conversion to commercial zoning west of the subject property. Otherwise, by using this zoning, it may create a problem if they want to use it as industrial because of the additional setbacks and development standards that the smaller the footprint of the I-L zone, the more difficult it will be for them to use it.

Mr. Blackburn moved that staff study the rest of the area and submit a recommendation to the Board for rezoning compatible for the entire block.

Mr. Coleman asked if the effort of rezoning is something that would encompassed by the Unified Zoning Ordinance updating process.

Mr. Thomson stated it is proposed to be B-C.

Mr. Coleman stated the Future Land Use Map has recommended the change. He recommended not doing anything special; just let the process go on.

Mr. Manigault stated we do need the approval from the owners before we do anything.

Mr. Steve Varnedoe, petitioner, stated he does not want to be in conflict with the zoning, thus the reason behind the petition.

Board Action:

Approval of the petitioner's request to rezone the subject property from an I-L classification to a B- - PASS C classification.

Vote Results

Motion: James Blackburn
Second: Stephen Lufburrow

Russ Abolt	- Aye
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

13. [1108 Anderson Street \(Ramona Riley\) - R-4 \(Four Family Residential\) to RIP-B \(Planned Residential - Medium Density\)](#)

Attachment: [Maps.pdf](#)
Attachment: [Staff Report.pdf](#)

Proposed Zoning Map Amendment - 1108 Waters Avenue

Petition of W.H. Goss Construction Company
Ryan Thompson - Thomas and Hutton Engineering Co., Agent
Chatham County - Savannah Board of Public Education, Owner
1108 Waters Avenue
PIN 2-0074-26-004 and 005
1.74 Acres
Aldermanic District: 2
County Commission District: 2
MPC File Number 13-001337-ZA

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request

for consideration to rezone the subject property from an R-4 (Four-Family Residential) classification to an RIP-B (Planned Residential - Medium Density) classification to accommodate a proposed multi-family complex for senior citizens.

MPC staff recommends **approval** of the petitioner's request to rezone the subject property from an R-4 classification to an RIP-B classification.

Mr. Ryan Thompson, petitioner, stated the site is ideal for the planned usage; there are three bus stops within walking distance of the site.

Ms. Lenell Dufour, citizen neighboring the petitioned property, stated her property is R-4. She stated she is in support and will soon petition to rezone her property. Zoning and zoning rules are keeping everyone down; you can't do anything with what's there. More rezoning needs to be done.

Board Action:

Approval of the petitioner's request to rezone the subject property from an R-4 classification to an RIP-B classification. - PASS

Vote Results

Motion: James Blackburn

Second: Tanya Milton

Russ Abolt	- Aye
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

General Development Plan / Group Development Plan

14. [1108 Anderson Street - Ramona Riley Lofts](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

Ramona Riley Lofts
1108 Waters Avenue
PIN 2-0074-02-004 and 005 and 2-0055-09-001 and 002
Aldermanic District: 2
County Commission District: 2
Engineer: Thomas and Hutton Engineering Company
Agent: Ryan Thompson
Owner: Savannah Chatham Board of Education and the City of Savannah
Developer: W.H. Gross Construction Company
MPC File Number: 13-001387-PLAN

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of a General Development Plan/Group Development for a proposed 57 unit (25 one-bedroom/32 two-bedroom) multi-family residential development to be located at 1108 Waters Avenue within an RIP-B zoning district (proposed). The required parking is one space per unit; the petitioner is proposing a total of 60 spaces (35 on primary site/25 on remote parking site). All required conditions will be met.

MPC staff recommends **approval** of the proposed General Development Plan/Group Development subject to conditions identified in the staff report.

Ms. Milton asked if the project can move forward without acquisition of the additional property.

Mr. Plumbley replied the petitioner cannot move forward until the property is rezoned to R-I-P-B. That is one of the conditions by the Mayor and Aldermen, as well as acquisition of the lane and surplus property.

Mr. Ryan Thomson, petitioner, stated a brick wall as a buffer will be provided as well.

Mr. Bill Gross, developer, stated he's met with four community groups. Conceptual plans were shared; as progression is made, all will be informed and invited to provide input. There will be a land use restrictive covenant on it for a minimum of 15 years; it will be seniors only. There was concern for a community building for utility services. He stated on one of the corners, a small unit could be created and used by the city at no cost for public convenience point for utility services.

Mr. Farmer asked what was the age qualification.

Mr. Gross replied 55 is the minimum age requirement; one must be a senior citizen.

Mr. Farmer asked what about children; would one have to meet the HUD requirement.

Mr. Gross stated this is not a HUD project. There are number of limitations with one or two bedrooms.

Mr. Sidney Johnson, citizen, asked who can afford the rent of the project. Gateway will be to the north, Savannah Gardens is in the area too. This project will raise the taxes of neighboring residents. He stated they, the community, have a plan too. The community was not aware of this until about three weeks prior to this meeting; investments are needed, not more housing units. He requested a continuance because the community is in the process of creating a plan also. He stated he believed the community should be allowed to share their input.

Mr. Manigault asked how long will it take for his group to finish their plan.

Mr. Johnson stated 90 days.

Mr. Manigault asked you will be able to have a plan in 90 days to present to the MPC staff.

Mr. Johnson replied yes.

Mr. Ishmael Simmons, citizen, stated he grew up on Waters Avenue. He stated he had to leave and recently returned. He stated the building and the education center was a core of the community. He is not against rezoning, but would like for it to be rezoned to be more user friendly to the community. He stated wanted to know where the original residents have shifted; there are many empty and destroyed houses. He stated he does not believe there is enough communication between the city and county to the area residents to facilitate the building already in the existence. New homes were built off of Park Avenue and Collins; they are now boarded. Houses off of Gwinnett near the Entrepreneurial Center are boarded; at least 10 of them. He stated there is not enough creative process. He stated between Victory Drive and 31st Street, there are 57 churches. Churches do not yield commerce; nor does more houses. Communication with the community is essential to find out what their plans are. He stated he has ideas he would like to present in the future. He reiterated he is not against rezoning, but he does not think this is the right rezoning for the area.

Mr. Gross stated he was very specific in the neighborhood meetings. He stated the rent range would be between \$300 to the upper \$500's per month and the units would be energy efficient. He stated good feedback was received. He stated he believes this will be the catalyst to invite more business and neighborhood pride. He stated he has done this before and has seen the positivity. Timing is of the essence; only 25 projects from the state of Georgia will be selected for the tax credit.

Mr. Farmer asked about parking.

Mr. Gross stated we exceed the parking requirements by three.

Mr. Farmer asked what kind of deadline are you on regarding MPC action.

Mr. Gross stated the approval today is very important; two hearings are still needed with City Council. The property is under contract and the parking lot parcel bid closed on April 2, 2013.

Board Action:

Approval of the proposed General Development Plan/Group Development subject to conditions identified in the staff report. - PASS

Vote Results

Motion: Ben Farmer
Second: Shedrick Coleman

Russ Abolt	- Aye
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Nay
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

15. [Legends at Chatham - 1426 Chatham Parkway](#)

Attachment: [Legends at Chatham - revised GDP-3-25-13.pdf](#)

Attachment: [MAPS.pdf](#)

Attachment: [Legends @ Chatham staff report.pdf](#)

****This item was heard last in the meeting.****

Legends at Chatham
1426 Chatham Parkway
PIN 2-0834 -01-008 (portion)
Agent/Engineer: Jeff Halliburton, Thomas & Hutton Engineering Co.
Owner: Lewis Commercial Properties, LLC
Aldermanic District: 1

County Commission District: 8
Zoning District: PUD-M-18 (requested)

MPC File Number: 13-001117-PLAN

Ms. Amanda Bunce, MPC Project Planner, presented the petitioner's request for approval of a General Development Plan/Group Development Plan for a multifamily development located on the east side of Chatham Parkway near the intersection of Police Memorial Drive. The proposed development will consist of 255 apartment units and recreational amenities. Some have units above garagespace; some buildings onsite are detached garages available as well.

The petitioner requested approval of a variance to the buffer planting standards required by the PUD-M zoning district. A 25-foot natural or preserved buffer is required along all property lines excluding street rights-of-way. The petitioner would like the option to use the buffer area required along the adjacent canal and the portion of the buffer along the northern property line (adjacent to a proposed detention pond) for stormwater management (i.e. swales, detention, conveyance). The required width would be provided.

The MPC staff recommends **approval** of a variance from the planting standards of the PUD-M buffer requirement along the canal and the portion of the buffer along the northern property line adjacent to a proposed stormwater management pond.

Staff further recommends **approval** of the General Development Plan/Group Development Plan subject to the following conditions:

1. The pending Comprehensive Plan Future Land Use Map amendment and rezoning map amendment shall be approved by the Mayor and Aldermen prior to the approval of the Specific Development Plan.
2. Approval by the City of Savannah review departments.

Mr. Ragsdale asked what side of the canal is the maintenance road located.

Ms. Bunce replied it is on the opposite side.

Mr. Farmer asked how many garage units were proposed.

Ms. Bunce replied 30 garage spaces.

Mr. Jeff Halliburton, petitioner, stated regarding the 25-foot buffer, they wanted the ability to conform to the new coastal stormwater supplement requirements. It was written around areas that have good percolating sandy soil. Because of existing jurisdictional wetlands locations, the combination of depth, adjacency and drainage right-of-way, we do still have the 25-foot area. It may be sodded with some level of landscaping, but mainly for stormwater management. The proper line is through one of the wetlands; there is a 25-foot buffer to the edge of our wetland and from there, about 25 feet away to make

sure all of the construction without impacting any wetlands. Any required buffers would be located in the wetlands, pending any permit to fill or alter wetland.

Regarding garaging and units, there are six-bay garages and they have two units above them. There may be three of those, along with other detached garages. There are 30 garage parking spaces and 6 units above garages. There is about 20 percent 3-bedroom, 70 percent 2-bedroom, and balance is 1-bedroom.

Mr. Rush Shuman, neighboring property owner, stated he does not object to the project; he wants to be sure it will not interfere with normal operating procedures.

Ms. Bunce stated there will be no retroactive requirements placed upon the landfill operation if the property is rezoned and developed as residential.

Mr. Farmer asked Mr. Shuman is he concerned about his buffer having to be increased in the future or what is happening on other side of the canal.

Mr. Shuman stated he believes two buffers are better than one.

Mr. Farmer asked what would be the negative impact he anticipates.

Mr. Shuman stated he has an industrial site, with noise and dust. We do our best to contain it.

Mr. Farmer stated the developer bought the property with that already in place.

Mr. Marshall stated we are not talking about a zoning change. This is a use available by right in the zone that's there.

Mr. Ragsdale stated there is a variance involved.

Ms. Bunce stated the approval of the site plan is conditioned upon the City Council rezoning the property.

Mr. Marshall asked as far as the MPC body is concerned, that's been done.

Mr. Ragsdale replied yes.

Mr. Marshall asked is there a noise ordinance regarding having residential that close to his operation.

Mr. Ragsdale stated he assumed the noise ordinance would state 55 decibels at the property line, as in any where else.

Mr. Marshall asked would it trigger a different criteria for Mr. Shuman to live by.

Mr. Ragsdale replied no.

Board Action:

Approval of a variance from the planting standards of the PUD-M buffer requirement along the canal and the portion of the buffer along the northern property line adjacent to a proposed stormwater management pond.

Approval of the General Development Plan/Group Development Plan subject to the following conditions: - PASS

1. The pending Comprehensive Plan Future Land Use Map amendment and rezoning map amendment shall be approved by the Mayor and Aldermen prior to the approval of the Specific Development Plan.

2. Approval by the City of Savannah review departments.

Vote Results

Motion: Ben Farmer

Second: Stephen Lufburrow

Russ Abolt	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Tri-Centennial Comprehensive Plan and Zoning Petition - Map Amendment

16. [1426 Chatham Pkwy - Commercial Suburban to Residential-General](#)

Attachment: [FLU_MAP.pdf](#)
Attachment: [TAX_MAP.pdf](#)
Attachment: [AERIAL_MAP.pdf](#)
Attachment: [ELU_MAP.pdf](#)
Attachment: [Comp Plan Amendment staff report-1426 Chatham Pkwy.pdf](#)

1426 Chatham Parkway
Aldermanic District: 1
County Commission District: 8
PIN: 2-0834 -01-008 (portion)
Lewis Commercial Properties, LLC, Owner
Jeff Halliburton, Agent
MPC File Number: 13-001209-ZA

Ms. Amanda Bunce, MPC Project Planner, presented the petitioner's request to amend the Tri-centennial Comprehensive Plan Future Land Use Map from a Commercial Suburban category to a Residential-General category.

Staff recommends **approval** of the proposed change to the Future Land Use Map from Commercial-Suburban to Residential-General.

Mr. Farmer asked if the buffer will be as strict because of the downzoning.

Ms. Bunce stated the time to address that is when the commercial portion of the property comes in for development.

Board Action:

Approval of the proposed change to the Future Land Use Map from Commercial-Suburban to Residential-General - PASS

Vote Results

Motion: Ben Farmer
Second: Stephen Lufburrow
Russ Abolt - Not Present
James Blackburn - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye
Timothy Mackey - Not Present
Lacy Manigault - Aye
Murray Marshall - Not Present
Tanya Milton - Not Present
Susan Myers - Not Present

Adam Ragsdale	- Aye
Joseph Welch	- Not Present

17. [1426 Chatham Pkwy - PUD-B-R \(Planned Unit Development-Regional Business\) to PUD-M-18 \(Planned Unit Development-Multifamily, 18 units per net acre\)](#)

Attachment: [MAPS.pdf](#)

Attachment: [1426 Chatham Pkwy rezoning staff report.pdf](#)

1426 Chatham Parkway
Existing Zoning: PUD-B-R
Proposed Zoning: PUD-M-18
Aldermanic District: 1
County Commission District: 8
PIN: 2-0834 -01-008 (portion)
Acres: 21.62
Lewis Commercial Properties, LLC, Owner
Jeff Halliburton, Agent

Ms. Amanda Bunce, MPC Project Planner, presented the petitioner's request for rezoning of the property located at 1426 Chatham Parkway from a PUD-B-R (Planned Unit Development - Regional Business) classification to a PUD-M-18 (Planned Unit Development-Multifamily, 18 units per net acre) classification.

MPC Staff recommends **APPROVAL** of the request to rezone the subject property from a PUD-B-R (Planned Unit Development - Regional Business) classification to a PUD-M-18 (Planned Unit Development - Multifamily, 18 units per net acre) classification.

The approval of this rezoning is conditioned upon the approval of the associated Comprehensive Plan Future Land Use Map amendment.

Mr. Farmer stated he is concerned about the adjoining property owners. Downzoning will affect the neighboring commercial property. Their buffer requirement will increase because of being adjacent to a residential property.

Ms. Bunce stated if a variance is needed in the future, MPC staff would look favorably upon it.

Board Action:

APPROVAL of the request to rezone the subject property from a PUD-B-R (Planned Unit Development - Regional Business) classification to a PUD-M-18 (Planned Unit Development - Multifamily, 18 units per net acre) classification. - PASS

The approval of this rezoning is conditioned upon the approval of the associated Comprehensive Plan Future Land Use Map amendment.

Vote Results

Motion: James Blackburn

Second: Ben Farmer

Adam Ragsdale	- Aye
Joseph Welch	- Aye
Russ Abolt	- Not Present
James Blackburn	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present

XI. UNIFIED ZONING ORDINANCE (UZO)

18. [No Scheduled Presentation](#)

XII. OTHER BUSINESS

19. [Study Zoning](#)

Mr. Blackburn requested that staff study the appropriate remaining area in the I-L district, at Ogeechee Road and 52nd Street Extension.

Board Action:

Request staff to study the appropriate zoning of the remaining area in the I-L district, at Ogeechee Road and 52nd Street Extension. - PASS

Vote Results

Motion: James Blackburn

Second: Stephen Lufburrow

Russ Abolt	- Not Present
James Blackburn	- Aye

Shedrick Coleman	- Nay
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

XIII. ADJOURNMENT

20. [Adjournment of April 3, 2013 Regular MPC Meeting](#)

Meeting adjourned at 3:20

XIV. 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.