



Arthur A. Mendonsa Hearing Room
June 4, 2013 1:30 P.M.
MINUTES

June 4, 2013 Regular MPC Meeting

Members Present: J. Adam Ragsdale, Chairman
Ellis Cook, Secretary
Tanya Milton, Treasurer
Russ Abolt
Stephanie Cutter
Timothy Mackey
Murray Marshall
Susan Myers

Members Not Present: W. Shedrick Coleman, Vice-Chairman
Ben Farmer
Stephen Lufburrow
Lacy Manigault
Joseph Welch

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
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Sarah Ward, Director of Historic Preservation
Amanda Bunce, Development Services Planner

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. [May 30, 2013 | 2013 Charter Awards Ceremony in recognition of the Ellis Square Project at 5:30 PM in Salt Lake City, UT.](#)

Attachment: [Christian Sottile, Re; Ellis Square Project 052113.pdf](#)

2. [June 25, 2013 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

3. [Letter of Resignation - Stephen Lufburrow](#)

Attachment: [Stephen Lufburrow Letter 051613.pdf](#)

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

Attachment: [June 4, 2013 Development Review Log.pdf](#)

V. PRESENTATIONS

5. [Savannah Historic District Paint Color Research - Kate Stephens, MFA Candidate at Savannah College of Art and Design](#)

Ms. Sarah Ward, Director of Historic Preservation, introduced **Kate Stephens**, an intern at the MPC. Ms. Stephens presented her thesis to the MPC.

6. [Historic Preservation Department Photograph Collection - Michela Davola, MA Candidate at Savannah College of Art and Design](#)

Ms. Ward introduced **Michela Davola**, an intern at the MPC for two quarters. Ms. Davola catalogued and scanned over 5,000 photos that are available for the public to view.

Mr. Mackey stated a partnership program was instituted with Savannah State University in 1984. He stated he has not seen any SSU interns in some time. He requested that Mr. Thomson speak with the president to revitalize the partnership.

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

Zoning Petition - Text Amendment

7. [Text Amendment to add Use 29, Assembly Hall in the RIP-B, RIP-C & RIP-D districts |](#)

Savannah Zoning Ordinance Sec. 8-3025(a) C & R Use Schedule | 13-002021-ZA

Board Action:

The petitioner has requested that this item be **postponed** until the JULY 16, 2013 Regular MPC Meeting. - PASS

Vote Results

Motion: James Blackburn Jr.
Second: Timothy Mackey

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

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

8. [May 14, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [05.14.13 MEETING MINUTES.pdf](#)
Attachment: [05.14.13 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Ellis Cook

Second: Timothy Mackey

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

Authorization(s)

9. Authorize Executive Director to execute a supplemental agreement between MPC and Hussey, Gay, Bell & DeYoung, Inc. for the SR 21 Corridor Study

Attachment: [MPC Board Memo for SR 21 Corridor Study 060413.pdf](#)

Board Action:

Approval - PASS

Vote Results

Motion: Ellis Cook

Second: Timothy Mackey

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

Adam Ragsdale	- Aye
Joseph Welch	- Not Present

10. Authorize Executive Director to execute a contract between MPC and GDOT for FY 2014 Planning Funds

Attachment: [MPC Board Memo for FY 2014 PL contract.pdf](#)

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

11. Authorize Executive Director to execute a contract between MPC and GDOT for FY 2013 Strategic Planning Services

Attachment: [MPC Board Memo for FY 2013 Strategic Planning Services Contract 060413.pdf](#)

Board Action:	
Approval	- PASS
Vote Results	
Motion: Ellis Cook	
Second: Timothy Mackey	
Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Aye

Ben Farmer	- Not Present
Stephen Lufburrow	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

Zoning Petition - Staff Text Amendment

12. [Text Amendment to consolidate the public and private schools uses into "School, public and private \(K-12\)" and define such use | Savannah Zoning Ordinance, various sections | 13-002493-ZA](#)

Attachment: [13-002493-ZA Staff Report - Public and Private Schools.pdf](#)

Board Action:

Approval of text amendments to the City of Savannah Zoning Ordinance, Article A, Sec. 8-3002 Definition and Article B, Secs. 8-3025(a) C & R Use Schedule, 8-3025(b) B & I Use Schedule, 8-3028(d) Victorian District Permitted Uses, Sec. 8-3039(b)(1) Cultural Facilities; Sec. 8-3040(b)(1) Cultural Facilities; and Sec. 8-3047(e)(1)b. Cultural Facilities. - PASS

Vote Results

Motion: Ellis Cook

Second: Timothy Mackey

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

13. [Text Amendment to consolidate the public and private schools uses into "School, public and private \(K-12\)" and define such use | Chatham County Zoning Ordinance, various sections | Z-130523-00038-1](#)

Attachment: [Z-130523-00038-1 Staff Report Public and Private Schools.pdf](#)

Board Action:

Approval of text amendments to the following sections of the Chatham County Zoning Ordinance, Sec. 2 Definitions, Sec. 4-5.1 C & R Districts Use Schedule; Sec. 4-5.2 B & I Use Schedule; Sec. 4-6.611a.1. Cultural Facilities; Sec. 4-6.612.a. Cultural Facilities; Sec. 4-6.613(e)(3)b. Cultural Facilities; Sec. 4-8.d.(1)b. - PASS

Vote Results

Motion: Ellis Cook

Second: Timothy Mackey

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

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

None

14. [Staff Study of Ogeechee Road Area Zoning](#)

Attachment: [Staff Study Ogeechee.pdf](#)

Attachment: [Ogeechee Area Map.pdf](#)

Mr. Marcus Lotson presented the findings of the staff study requested by the

Planning Commission regarding the appropriateness of the existing zoning in the Ogeechee Road and West 52nd Street area.

The MPC staff recommends **no change** be made to current zoning classifications in the study area due to the finding that no imminent need is apparent and that a more comprehensive rezoning of a larger area would be more appropriate.

Mr. Mackey asked what part of Ogeechee Road was studied.

Mr. Lotson replied the April 23, 2013 Regular MPC Meeting included a rezoning of 3314 Ogeechee Road which prompted the study. It is the area north of Mills B. Lane and south of Ogeechee. There is a lot of inappropriate zoning in the area, and in others. Focusing on one area is not the best way to move forward.

Mr. Blackburn stated he has concerns about development getting in front this. Most of this was developed before there was zoning, but there are some specific areas that can use some adjustment. We need to find a stopping point and rezone that whole area rather than wait for UZO.

Mr. Thomson stated part of the underplanning for this recommendation was if the area is expanded and a lot of effort put into this, it's taking away from getting the job done on the Unified Zoning Ordinance. We have limited resources. Additionally, it gets more complicated: it isn't as simple as changing everything to B-C in this corridor and everywhere it should be in the future. There are use differences and other things proposed in UZO. Finally, we have done a comprehensive look that would be good for the Planning Commission to look at before we start piece-mealing this; the piece-mealing is limited because of the foundation zoning categories and uses are not in place now as they would be in UZO.

Through the City Attorney, the City has requested some amendments to the zoning ordinance. This request requires staff resources as well; it isn't a small project. He stated the petition is not being overlooked; just delayed to a later date at a minimum.

Ms. Milton asked how this affects the petitioners.

Mr. Thomson stated it doesn't; it has already gone to the City.

Mr. Mackey stated he does not want us to begin to say we're not looking at projects because of redirection of funds that can be used in other places. The City Council gives a directive that takes precedence. He stated he asked previously how many UZO meetings have been had from its inception. He stated he believes it is over 290 meetings.

Mr. Thomson stated that sounds correct.

Mr. Mackey stated we are still working on UZO. We cannot keep sidestepping

other issues for UZO. We can't say we are doing our job right now; we need to do a better job of doing our job. Two hundred ninety meetings about one subject and going up are not good numbers.

Mr. Marshall stated he would like to ask staff to return with a recommendation for this corridor. Use major north/south intersections as barriers to work between, and go 500 to 750 feet on each side of Highway 17. He suggests starting where the railroad overpass is before Victory Drive. Present a recommendation as to how to break it down. He would like to learn how long it will be expected to take to do a study in those blocks. He thinks it would have been more beneficial to say it should be B-C; the I-L zoning is not used as such, it's a hold over from the 1950's. We are not comfortable with additional delays.

Board Action:

Staff study for recommendation for Ogeechee Corridor as to how to break it down: take major north/south intersection as barriers to work between and go 500 to 750 feet on each side of Highway 17. Any zone further than that, extend the pattern. Include a timeframe for the study to be completed in those blocks. - PASS

Vote Results

Motion: Murray Marshall

Second: James Blackburn Jr.

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

Zoning Petition - Map Amendment

15. Map Amendment - 11903 Middleground Road - R-6 (Single - Family Residential) to I-P Institutional - Professional) 13-002391-ZA

Attachment: [Staff Report.pdf](#)

Attachment: [Photo.pdf](#)

Attachment: [Maps.pdf](#)

Petitioner: Karen Boykin, Agent
Owner: Karen Boykin
Address: 11903 Middleground Road
PIN: 2-0782-02-005
0.78 Acres
Aldermanic District: 6
County Commission District: 6
MPC File No: 13-002391-ZA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone the property located at 11903 Middleground Road from the existing R-6 (Single - Family Residential) to the I-P (Institutional - Professional) zoning classification. All property owners within 200 feet and the neighboring neighborhood associations were notified.

The property is next to an existing business on Middleground Road. Study has indicated the zoning pattern is converting to institutional and commercial, with less single family residential. The Comprehensive Plan Future Land Use Map designates the area as residential general, which allows limited commercial use. The petitioner's request would be compatible from that standpoint. This area of Middleground Road has become more of a commercial corridor, and the continuance of this development pattern is likely.

Staff recommends **Approval** of the request to rezone 11903 Middleground Road (PIN 2-0782-02-005) from an R-6 classification to an I-P classification.

Mr. Blackburn asked why zone I-P instead of R-I-P.

Mr. Lotson replied that in review of the petitioner's request, it was found that the I-P zone is more appropriate for a long-term solution for this property.

Mr. Blackburn stated the I-P zone allows restaurants.

Ms. Karen Boykin, petitioner, stated she purchased the property for room for her family. She has realized that her property can be of greater use for her family and the community if given the opportunity through modified zoning. Her goal is to open a consignment boutique.

Mr. Blackburn asked if her request was for a retail operation.

Ms. Boykin replied yes.

Mr. Abolt asked is this the best option for the petitioner.

Mr. Thomson replied the best thing was to find different location, but the petitioner owns the property in discussion. The area is transitioning, slowly. She may be ahead of the game in this corridor, but it is not out of line with a major road.

Mr. Blackburn asked if another zoning may be more appropriate but more restrictive than the I-P. It is almost a lower commercial zoning.

Mr. Lotson stated the R-I-P would work for the petitioner's purpose at this point and time, but more is restrictive than the I-P.

Mr. Goins stated if the intent is to consider a district that would be more restrictive in terms of uses, yet allow the proposed use, the R-I-P would be appropriate.

Mr. Blackburn asked what does the Tri-Centennial Future Land Use Map state for this corridor.

Mr. Lotson replied the land use designation is residential general, which calls for mixed commercial uses with mutli-family residential. Light commercial, such as offices and retail, not heavy commercial.

Mr. Blackburn motioned to amend staff recommendation to recommend an R-I-P designation. **Mr. Cook** seconded the amended motion.

Mr. Abolt stated he wants to make sure the petitioner can do what she needs to do.

Mr. Marshall asked would it not be better to use PUD-ISB since the petitioner has a lot of excess land. It would be profitable for her to have this zoning should she decide to sell it. He agrees it is developing into a commercial corridor. He stated it would be more appropriate to do an expansion of PUD-ISB.

Mr. Lotson stated it would allow for a more substantial development at that location in the future, but it does not allow the use of a boutique.

Mr. Plumbley stated according to Mr. Goins, it would go for recommendation to PUD-ISB in conjunction with a boutique as a special use to City Council. There will be substantial buffering required for the PUD-ISB zoning.

Mr. Blackburn amended his motion to recommend zoning the property to PUD-ISB with a boutique as a special use.

Board Action:

Approval to rezone the property to PUD-ISB and

allow BOUTIQUE as a special use specific to this property, in addition to the allowed uses for PUD-
ISB zoning classification. - PASS

Vote Results

Motion: Murray Marshall

Second: James Blackburn Jr.

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

16. Map Amendment - 708 Clinch Street - R-6 (Single - Family Residential) to B-H (Highway - Business)

Attachment: [Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

Petitioner: Leon Quillon, Agent

Owner: Leon Quillon

Address 708 Clinch Street

PIN: 2-0556-06-004

0.11 Acres

Aldermanic District: 5

County Commission District: 5

MPC File No: 13-002295-ZA

Mr. Marcus Lotson, presented the petitioner's request to rezone the property located at 708 Clinch Street from the existing R-6 (Single Family Residential) zoning classification to the B-H (Highway - Business) zoning classification. The request is based on non-compliance citations from the City of Savannah Property Maintenance Department. The petitioner stores materials on-site out of doors. Rezoning would allow the petitioner to be in compliance.

Mr. Lotson stated there is not an appropriate zoning district for outdoor commercial storage for this area. The petitioner's current actions are illegal, therefore a non-conforming use would not be appropriate.

Staff recommends **Denial** of the request to rezone 708 Clinch Street (PIN 2-0556-06-004) from an R-6 classification to a B-H classification.

Mr. Blackburn stated it was not illegal when Mr. Quillon started. He's been in that location for 30 to 40 years. He requested staff to find an appropriate zoning to benefit the petitioner.

Mr. Mackey stated we have to work something out to help our constituents.

Ms. Cutter requested that staff look at the area again because there are developments planned for the area. We need to be sure all of that is taken into consideration before something is done.

Mr. Leon Quillon, petitioner, stated he does not want to change this, but the City has been citing him for the past two years. He stated he has been to court eight times, but each time it's been postponed because they don't know how to resolve the issue. He stated he's had his business there for the past 30 years. The lane in question is not a lane; three buildings are on it. He stated he complies with the City's requests. He stated all of this is costing him money he could use on other things. He would like some direction and a resolution so he can go back to work.

Mr. Blackburn asked who is he dealing with at the City.

Mr. Quillon stated it started with Mr. Smith, then Mr. Petrea took over. There are no utilities set up on this lot; it cannot be developed into a residence.

Ms. Milton asked if the outdoor materials are exposed.

Mr. Quillon replied no, he stated he was told to move it towards the garage. It can't be seen from the road.

Mr. Marshall asked what would the set backs be for the B-H zoning.

Mr. Lotson stated it would be significant, about 50 feet.

Board Action:

POSTPONE FOR FURTHER STAFF REVIEW - PASS
- to June 25, 2013 Regular MPC Meeting.

Vote Results

Motion: James Blackburn Jr.

Second: Stephanie Cutter

Russ Abolt - Aye

James Blackburn Jr. - Aye

Shedrick Coleman - Not Present

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

17. Zoning Map Amendment - 1016 East Anderson Street - R-4 (Four Family Residential) to an RB-1 (Residential - Business)

Attachment: [Pictures.pdf](#)
Attachment: [Staff Report.pdf](#)
Attachment: [Existing Use.pdf](#)
Attachment: [Proposed Use.pdf](#)
Attachment: [Maps.pdf](#)

Zoning Map Amendment
1016 East Anderson Street
PIN 2-0055-06-008
Acreage: 0.16
Aldermanic District: 2
County Commission District: 2
Zoning District: R-4 (Four Family Residential)
MPC File Number: 13-002261-ZA
Agent: Matthew M. Bush, Attorney
Owner/Applicant: 1016 East Anderson Street, LLC

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of a zoning map amendment for the property located at 1016 East Anderson Street. The subject site is presently zoned R-4 (Four Family Residential) and the petitioner is requesting that the site be rezoned to an RB-1 (Residential - Business) classification for the purpose of establishing a rooming house.

Staff recommends that the requested zoning map amendment be **denied** based on the fact that the requested map amendment would allow the expansion of high density residential uses and non-residential uses into an established low to medium density residential area. Such an intrusion could be detrimental to the adjacent and nearby residential properties, increase pressure to rezone additional properties, and further transition and erode the viability and stability of the residential neighborhood. It is contrary to the Future Land Use Map.

Mr. Marshall stated we just did a school in that area. We went a little over half

way to the west from Henry Street in expansion to that zone. He asked if consideration was given to the fact that R-B-1 to the south of that line goes through that property and up a few blocks to the area discussed a few weeks ago; it will go beyond this property with the same zoning, if not with a more intense commercial zone. He stated he doesn't see that it's consistent with what we are doing regarding orientation to Waters Avenue.

Mr. Plumbley stated the property to the south of Anderson Street and Waters Avenue, the corner lot is surplus property owned by the City, in addition to the two lots to the east. There are no structures there now. One is under contract and will not be used commercially.

Mr. Marshall stated his concern is regarding zoning, not use. The petitioner is asking for R-B-1 and the area is R-B-1. He asked if the lot under contract is used for parking, will it no longer be R-B-1.

Mr. Plumbley replied no.

Mr. Marshall stated it is not fair to the petitioner to switch like that. There are a lot of uses for the zoning she is requesting. For a straight line of an R-B-1 zone paralleling Waters Avenue, going north, her property is cut in half. If that is done, she has a by-right ability to expand it up to 50 feet without coming back to the MPC.

Mr. Plumbley stated her property is not split.

Mr. Marshall stated it is not now.

Mr. Ragsdale asked when the previews development was discussed, was it use-specific under R-B-1 or were all of the R-B-1 uses allowed.

Mr. Plumbley stated all the R-B-1 uses were allowed.

Mr. Matthew Bush, representing the petitioner, stated his research indicatess this property has been foreclosed on three times in the last ten years. He stated his client has done extensive renovation on the property. It will not negatively impact the neighborhood in any way. Pictures were shown of work done.

Mr. Marshall stated it looks good but has no bearing on the decision of the zoning. Any work she's done was completely of her own choice.

Mr. Goins defined 'Family' as up to six unrelated people to live together. However, there cannot be compensation for housekeeping service, room, and board; they can't pay rent together.

Mr. Ragsdale asked how many will be living in the petitioned residence.

Mr. Bush replied eight.

Mr. Blackburn asked how many bedrooms are in it.

Ms. Lenell Dufour stated it is currently situated with four bedrooms. She said she could get a permit and add another; it couldn't be denied to her. She could then have 12 people. There are already five people living there and have agreed to sign one lease and it would be done. She stated she does not have to be here.

Mr. Mackey stated to the petitioner he does not appreciate her attitude.

Ms. Dufour apologized to the Board.

Mr. Mackey stated requests have been made for rooming houses all over the city. He asked how many bathrooms are in the house.

Ms. Dufour replied four.

Mr. Mackey asked Mr. Goins for the definition of a rooming house, which is what she is petitioning for.

Mr. Goins replied it is a dwelling that can serve between two and no more than nine people.

Mr. Mackey asked what is usually the position of rooming houses from staff.

Mr. Plumbley stated he cannot recall approving one.

Mr. Mackey replied he recalls the same. He asked if the parking will be at the rear of the building.

Ms. Dufour replied yes.

Mr. Mackey asked how many people is she prepared to bring in if approved today.

Ms. Dufour replied eight people; there is parking for eight people. She stated it would be required from the City to have parking for eight people anyway for any resident in a residence.

Mr. Ragsdale asked Mr. Goins if the parking would have to be improved.

Mr. Goins replied yes.

Ms. Dufour asked if paving is preferred over gravel.

Mr. Ragsdale stated it is required to be paved. It also has to meet greenspace and all the stipulations.

Mr. Goins agreed. He stated in the past uses that have had very limited number of required parking spaces have been able to use alternative materials than asphalt or concrete. It would be up to the City Engineer to approve that.

Ms. Dufour stated she is doing this as a public service. She regrets that some have a bad opinion of rooming houses. She stated she is going to serve this need that will benefit others. Her business plan is to serve that need. Currently, there is a house across the street that she can buy and open a rooming house because the property is zoned appropriately. This will protect the location because there cannot be another within 1,000 feet; protect 25 other parcels with potential to be rooming houses. She stated a neighbor in attendance told her she previously owned the petitioner's property and the City shut her down because of not having a fire sprinkler system.

Mr. Freddie Patrick, citizen, stated a plan for their neighborhood was outlined with input from the City. They met monthly for six years. They have obtained the type of neighborhood they desire. The petitioned property may be used for a rooming house today, but if the owner decides to sell, there is no guarantee that it will continue to be a rooming house. He stated there are no boarding houses in their area because in the past they produced a negative impact. Approving this petition will work against all they have worked for. The neighborhood opposes a boarding or rooming house or any type of business in their neighborhood.

Ms. Dufour stated there are other areas in the neighborhood already zoned R-B-1 and there is nothing anyone can say if a boarding or rooming house is opened.

Mr. Mackey asked Mr. Goins to provide clarity regarding the 1,000 foot restriction.

Mr. Goins stated within certain zoning districts, certain uses have radius that have to be met. No other use or duplication of can be in that 1,000 feet. Rooming house in R-B-1 is one such use.

Mr. Mackey asked for a staff study on rooming houses, a moratorium on the implementation of rooming houses in the city and county, and to ask City Council and County Commission to ask their legal staff if it is appropriate to request a moratorium on rooming houses. This isn't the first time this has come before this body.

Board Action:

Denial based on the fact that the requested map amendment would allow the expansion of high density residential uses and non-residential uses into an established low to medium density residential area. Such an intrusion could be detrimental to the adjacent and nearby residential properties, increase pressure to rezone additional properties, and further transition and erode the viability and stability of the residential - PASS

neighborhood.

Vote Results

Motion: Timothy Mackey

Second: Tanya Milton

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

General Development Plan / Group Development Plan

18. [Rambam Day School - 111 East 74th Street](#)

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

Attachment: [Maps.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Miscellaneous.pdf](#)

Attachment: [Street Frontage Photo.pdf](#)

Ram Bam Day School

111 East 74th Street

PIN 2-0126-02-013

Acreage: 1.562

Zoning District: R-I-P

Aldermanic District: 4

County Commission District: 1

Engineer: Kern and Company, LLC

Agent: Mark Crapps

Owner/Developer: Sav. Jaycees and Congregation of Bnai Brith

Mr. Gary Plumbley, MPC Project Planner presented the petitioner's request for consideration of a General Development Plan/Group Development for a proposed private day school to be located at a site located at the western terminus of East 74th Street. The site is presently occupied by an office/meeting facility owned by the Savannah Jaycees. The office and school will both continue to operate on the subject site. The school will serve grades 1 through 8 with a projected maximum enrollment of 75.

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

Mr. Harold Yellin, representing Ram Bam Day School, stated the property is already zoned correctly. They agree with staff in all respects except regarding the fencing. Staff is requesting an opaque privacy fence, he and his client are requesting a chain link fence. It serves as a buffer and protection for the children. Protection supercedes the need for a wooden fence. We want to be able to see strangers lurking. Other schools have chain link fencing, including high schools. They would like to have chain link fencing on the eastern boundary.

Mr. Marshall asked if they would consider it in green rather than silver. That would tone it down significantly.

Mr. Yellin stated they would be happy to oblige that.

Mr. Abolt asked if there should be a qualifier regarding schools in proximity to certain areas that there should be visibility.

Mr. Plumbley stated he does not think so. If the neighbors in the area support it, that's fine. He believes the buffers for schools and churches in Chatham County and Savannah are appropriate and should be required.

Mr. Abolt stated in this day and age, children's protection is important.

Mr. Blackburn recused himself because he is on the Board of Directors at the school and attorney for the Savannah Jaycees Foundation.

Alderman Mary Ellen Sprague asked about the traffic access.

Mr. Yellin stated the school is returning to its original location. Cars will come down Abba Street, using the circle at the end.

Mr. Plumbley stated the high peak would be 62 trips, approximately one trip per minute.

Board Action:

Approval of the requested General Development Plan/Group Development subject to conditions identified in the MPC staff report, WITH EXCEPTION OF OPAQUE/PRIVACY FENCING REQUIREMENT, UTILIZE GREEN CHAIN LINK FENCING. - PASS

Vote Results

Motion: Russ Abolt

Second: Timothy Mackey

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

XI. UNIFIED ZONING ORDINANCE (UZO)

XII. OTHER BUSINESS

19. [Zoning Text Amendments and Other Assistance Requested by the City](#)

Attachment: [Thomson Planning Commission Text Amendments 060413.pdf](#)

Alderman Mary Ellen Sprague thanked the MPC for their contribution to the city and making her job easier.

Her concern was regarding problems on 51st Street; Stephanie Cutter and Geoff Goins have been really helpful. On 60th Street between Habersham and Abercorn there is an overpowering development. The ratio of height to distance is not appropriate. Please review situations in which R-6 is next to multi-family residential units. It impacts the residents. There will be a meeting with the developer, neighboring residents, and the City on June 5, 2013 at Whitefield Methodist Church at 6:00 p.m. The MPC Board is invited.

Mr. Ragsdale asked if the reason for the height was because of the existing drainage issues that are about to be levitated.

Mr. Blackburn stated the question was raised about the density initially and part of why it was allowed was because of the large bamboo buffer behind it. Because of the City's drainage and sewage work, all of the bamboo buffering was dug out, as Mr. Ragsdale noted.

Mr. Cook stated he remembers viewing drawings of what the building was to look like, but it does not look like anything that was presented. He stated he does not understand how they got away with building this huge monster when the original plans they showed is nothing like it. Also, it supposed to be sold as townhouses, but now it's rentals. He stated

he doesn't believe the developer was honest regarding his intentions.

Alderman Sprague stated we have seen a position where we can stop that. Legally we are on shaky ground. The developer is essentially doing as he wants; we've met with him twice.

Mr. Mackey apologized to Alderman Sprague in behalf of the Planning Commission for that structure. The parking is horrible. He stated he wants to do whatever needs to be done. He regrets that Alderwoman Sprague had to stand up for the City regarding this; he apologized for her being on the back end of this situation rather than the front end.

20. [Abercorn Archaeology Site Visit Report](#)

Attachment: [Thomson Harris Site Visit Summary 051313.pdf](#)

21. [Update on Status of Zoning/Animal Control Ordinance Revisions \(aka chickens and bees\)](#)

Attachment: [Thomson Harris Neighborhood Association Update 052913.pdf](#)

22. [Rooming House Staff Study](#)

Board Action:

Implement staff study on rooming houses and gain legal advisement for City Council and County Commission to implement a moratorium regarding rooming houses until study is complete. - PASS

Vote Results

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

XIII. ADJOURNMENT

23. Adjournment of June 4, 2013 Regular MPC Meeting

There being no further business to come before the Board, Chairman Ragsdale entertained a motion to adjourn the June 4, 2013 MPC Meeting at 4:35 p.m.

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.