

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC REGULAR MEETING MINUTES**

**ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET**

**November 18, 2008**

**1:30 PM**

**Members Present:**

Jon Todd, Chairman  
Adam Ragsdale, Secretary  
Douglas Bean  
Michael Brown  
Ben Farmer  
Stephen Lufburrow  
Timothy S. Mackey  
Robert Ray

**Members Not Present:**

Shedrick Coleman, Vice-Chairman  
Susan Myers, Treasurer  
Russ Abolt  
David Hoover  
Lacy Manigault

**Staff Present:**

Thomas Thomson, P.E. AICP, Executive Director  
James Hansen, AICP, Director, Development Services  
Gary Plumbley, Development Services Planner  
Amanda Bunce, Development Services Planner  
Geoff Goins, Development Services Planner  
Marcus Lotson, Development Services Planner  
Jack Butler, Comprehensive Planner  
Beth Reiter, AICP, Director, Historic Preservation  
Ellen Harris, LEED, AP, Historic Preservation Planner  
Noel Perkins, GISP, Director, SAGIS  
Melony West, CPA, Director, Finance & Systems  
Marilyn Gignilliat, Executive Assistant  
Bri Finau, Administrative Assistant  
Constance Morgan, Administrative Assistant

**Advisory Staff Present:**

Randolph Scott, City Zoning Administrator  
Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the November 18, 2008 Regular MPC Meeting to order at 1:35 PM. He requested everyone to stand for the Invocation and the Pledge of Allegiance. He explained the agenda and asked all in attendance to be sure to record their attendance on the sign-in sheet. All who wished to speak on a petition before the Board were encouraged to fill out the blue speaker cards provided.

## II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

### A. Notice(s)

1. The MPC Finance Committee will meet on Tuesday, December 2, 2008 in the J. P. Jones Conference Room.
2. The next Regular MPC Meeting will be Tuesday, December 2, 2008. The meeting will held in the Arthur Mendonsa Hearing Room at 1:30 PM.
3. The Public Information Room dedication to the late Lee Meyer was rescheduled to December 16, 2008.

### B. Acknowledgements(s)

Chairman Todd acknowledged the attendance of Helen Stone, County Commissioner for the 1<sup>st</sup> District.

## III. Item(s) Requested to be Removed from the Final Agenda

### A. Zoning Petition Map Amendment/Text Amendment

931 Chevis Road (Vallambrosa Plantation PUD)  
 Aldermanic District: 6  
 County Commission District: 6  
 Proposed PUD Zoning District  
 PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,  
 1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)  
 Vallambrosa Development Co, LLC, Owner  
 Chad Zittrouer, Kern-Coleman & Co., LLC, Agent  
 MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

The petitioner is requesting rezoning of property on Chevis Road from an R-A-CO (Residential-Agriculture, annexed) zoning classification to a PUD (Planned Unit Development) classification.

AND

### Master Plan/PUD Ordinance

Vallambrosa Plantation PUD  
 931 Chevis Road  
 Aldermanic District: 6  
 County Commission District: 6  
 Proposed PUD Zoning District  
 PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,  
 1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)  
 Vallambrosa Development Co, LLC, Owner  
 Chad Zittrouer, Kern-Coleman & Co., LLC, Agent  
 MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

The petitioner has requested that these items be removed from the Final Agenda and rescheduled to the December 16, 2008 Regular Meeting.

Mr. Lufburrow **moved** to the approve petitioner's request to reschedule MPC File No.Z-071219-39397-2 to the December 16, 2008 Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was reschedule MPC File No. Z-071219-39397-2 to the December 16, 2008 Regular Meeting.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**B. Rezoning Petition – Map Amendment**

1216 East DeRenne Avenue  
Aldermanic District – 3  
County Commission District – 2  
Zoning District B-N to B-C  
Acres: 0.625  
PIN: 2-0125A-04-011  
Vale Royal Interests, LLC, Owner  
Robert Puccini, Jr., Agent  
MPC File No. Z-081029-41611-2

Jim Hansen, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the December 2, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve the petitioner's request to reschedule MPC File No. Z-081029-41611-2 to the December 2, 2008 Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to reschedule MPC File No. Z-081029-41611-2 to the December 2, 2008 Regular Meeting.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**IV. CONSENT AGENDA**

**A. Approval of November 3, 2008 MPC Regular Meeting Minutes and Briefing Minutes.**

Mr. Ragsdale **moved** to approve the November 3, 2008 MPC Regular Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the November 3, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**B. Authorization for the Executive Director to execute an Intergovernmental Agreement for the Distribution of Special Purpose Sales and Tax Proceeds by Chatham County to the Chatham County – Savannah Metropolitan Planning Commission for the purpose of acquiring Light Detection and**

**Ranging (LiDAR) data to support the development of County – wide topographic mapping.**

Mr. Ragsdale **moved** to authorize the Executive Director to execute the said agreement as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to execute said agreement as submitted.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**C. Authorization for the Executive Director to execute the contract with The Sanborn Map Company, Inc., for acquiring Light Detection and Ranging (LiDAR) data to support the development of County – wide topographic mapping.**

Mr. Ragsdale **moved** to authorize the Executive Director to execute the said contract as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion to carried with none opposed. The motion was to the Executive Director authorize execution of the said contract as submitted.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**D. General Development Plan**

Moran – Crescent Towing Facilities  
 185 – 187 Grand Prize of America Avenue  
 Aldermanic District 1  
 County Commission District 3  
 Zoning District I-H  
 Acres 27.59 (Total Site)  
 Acres 8.26 (Crescent and Moran Towing Sites)  
 PIN: 2-0163-01-002  
 Edward Bazemore, Crescent Towing and Ronald Droop, Moran Towing, Owners  
 Dan Fischer, EMC Engineering, Agent  
 MPC File No. P-081010-41495-2

Gary Plumbley, MPC Project Planner

**Request:** The petitioner is requesting approval of a Master Plan and General Development Plan for two proposed towing companies to be located along the north side of Savannah River east of Grand Prize of America Avenue within an I-H (Heavy Industrial) zoning classification. The petitioner is also requesting the following variances:

1. A variance from the paving requirement for the proposed entrance road, and,
2. a variance from the paving requirement for the proposed on-site parking and private drives for both of the river towing company sites.

**Recommendation:** The MPC staff recommends **denial** of a variance from the paving requirement for the proposed on-site parking and private drives based on the previously stated findings. Staff further recommends **approval** of a variance from the paving requirement for the proposed entrance road and **approval** of the proposed Master Plan and General Development Plan subject to the following conditions:

1. Revise the Master Plan to show the entrance road as a private 60-foot relocatable access easement instead of a private road right-of-way.
2. Provide the following note on the Master Plan and the Final Subdivision Plat:
  - a. “The private 60 foot relocatable access easement, extending from Grand Prize Of America Avenue to the western lot line of Lot 2, shall be a private gravel based roadway and shall be owned and maintained by all lots within this development (insert subdivision on the Final Plat) and shall not become the responsibility of the City of Savannah. In addition, the private 60-foot relocatable access easement shall be for the use by the abutting property owners and their patrons and all lots within this Master Plan (insert subdivision on the Final Plat), and for general vehicular traffic with no restrictions placed on the private 60-foot relocatable access easement which would prevent it from functioning as a public access road.”
  - b. “The private 60-foot relocatable access easement may be relocated by the owner of the land on which the access easement is located. However, such relocation shall not eliminate or significantly reduce, as determined by the City Traffic Engineer, the vehicular access to any property utilizing said easement at the time of the relocation.”
  - c. “The private 60-foot relocatable access easement shall be dedicated as a private or public road right-of-way and paved in accordance with the minimum standards required by the City Engineer for a public or private road at such time as an existing or proposed use causes the p.m. peak hour traffic to be 100 trips or more. The cost of the road improvements shall be equally shared by the users of said road based on the percentage of the total amount of vehicular traffic that will be generated by all users. The cost of the road improvements will be limited to the lots within the Master Plan and Final Subdivision Plat. However, if the future entrance road is built as a public road and accepted by the City of Savannah the cost share component can be expanded to include properties outside of the limits of this Master Plan.”
3. Revise the General Development Plan to terminate the access easement at the western lot line of Lot 3.
4. Revise the General Development Plan to increase the off-street parking on Lot 2 and Lot 3 to not less than 38 spaces. However, based on the anticipated parking demand by the petitioner, 9 of the 38 spaces may be shown as “reserved as future parking” and shall not be required to be paved until such time as the additional parking is needed as determined by the owner(s) and/or the City Zoning Administrator. With the exception of the reserved spaces, all parking spaces, drive aisles, and the 40-foot access easement shall be paved with a permanent surface.
5. Approval of the proposed bulkhead and 50-foot wide concrete dock by the Georgia Department of Natural Resources and/or the United States Corps of Engineers.
6. Show the address of Lot 2 as 185 Grand Prize Of America Avenue and the address of Lot 3 as 187 Grand Prize Of America Avenue.

7. Approval by the Chatham County Health Department.
8. Approval by the City Review Departments and the City Engineer.

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

**MPC Action: The motion to approve the staff recommendation carried with none opposed.**  
Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**E. Rezoning Petition – Map Amendment**

0 Park Avenue (NEC Park and Seaboard Coast Railway)  
Aldermanic District – 2  
County Commission District – 2  
Zoning District P-B-G-2 to P-R-4  
Acres: 0.12  
PIN: 2-0043-16-011  
Josephine Clark, Property Owner  
Keith Cohen, Agent  
MPC File No. Z-081027-47858-2  
  
Jack Butler, MPC Project Planner

**Request:** The petitioner is requesting change in zoning from P-B-G-2 (Planned General Business Transition 2) to P-R-4 (Planned Four-family Residential).

**Policy Analysis:** The proposed rezoning is consistent with the Tricentennial Comprehensive Plan Future Land Use Map and will establish a zoning district that is more compatible for the surrounding neighborhood than the zoning that presently exists.

**Recommendation:** The MPC staff recommends **approval** of the request to rezone the subject property from a P-B-G-2 zoning classification to a P-R-4 classification and **approval** of an 856 square foot lot area variance.

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

**MPC Action: The motion to approve the staff recommendation carried with none opposed.**  
Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**F. General Development Plan**

Bryan Woods Professional Center (Revised Sign Plan)  
5035 U.S. Highway 80 East  
County Commission District 4  
Zoning District PUD-IS  
Acres 17.02  
PINs: 1-0115-01-048, 049, and 052 thru 065  
Billy Herrin, Owner / Developer  
Gary Sadowski, Attorney  
MPC File No.: M-081104-32337-1

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Gary Plumbly, MPC Project Planner

**Request:** The petitioner is requesting approval of a Master Plan revision for a proposed professional office development located at the southwest corner of U. S. Highway 80 East and Bryan Woods Road and within a PUD-IS (Planned Unit Development – Institutional) zoning district.

**Recommendation:** The MPC staff recommends **approval** of an amended Master Plan subject to the following conditions:

1. All signs shall conform to the following standards:
  - a. The freestanding signage approved for the Bryan Woods Professional Center shall be limited to three directory signs (two along U.S. Highway 80 East and one along Bryan Woods Road) and one principal use sign for each lot.
  - b. Directory signs shall be permitted one half square foot of sign area per linear foot of lot frontage, up to a maximum of 125 square feet. The directory signs shall be monument style signs with a height not to exceed eight feet including the base. If the directory signs are internally lighted, the signs must be a reverse silhouette design. The portion of the sign panel that is intended to restrict all light shall be 100 percent opaque.
  - c. Supplemental freestanding principal use signs, when used in conjunction with directory signs, shall be limited to a maximum size of 35 square feet. Such signs shall be monument style, shall be non-lighted, and shall not exceed seven feet in height.
  - d. Freestanding principal use signs, in the absence of directory signs, shall be permitted one square foot of sign area per linear foot of lot frontage, up to a maximum of 80 square feet. Such signs shall be limited to a monument style design with a maximum height of eight feet.
2. Compliance with all other conditions identified in the MPC Decision dated March 16, 2004.

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

**MPC Action: The motion to approve the staff recommendation carried with none opposed.**  
Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

## V. OLD BUSINESS

### Specific Development Plan / Signage Replacement

Savannah Mall  
14045 Abercorn Street  
Aldermanic District 6  
County Commission District 6  
Zoning District PUD-BR  
Acres 47.53  
PINs: 2-0863-01-002, 003, and 004  
SSF Savannah Properties, LLC, Owner

Harold Yellin, Attorney  
MPC File No. P-080716-50315-2

Gary Plumbley, MPC Project Planner

**Request:** The petitioner is requesting approval of a Specific Development Plan (amended sign plan) for the Savannah Mall, an existing retail mall bounded by Abercorn Street, Shawnee Street, Rio Road, and Apache Avenue within a PUD-BR (Planned Unit Development Business – Regional) zoning district. The petitioner is also requesting approval of the following variance: 150 square foot variance (from the maximum size of 275 feet) for each of three directory signs along Abercorn Street.

**Recommendation:** The MPC Staff recommends **denial** of a 150 square foot variance (from the maximum size of 275 feet) for each of three directory signs along Abercorn Street based on the previously stated findings. Staff further recommends **approval** of a 125 square foot variance (from the maximum size of 275 feet) for each of three directory signs along Abercorn Street and the proposed signage plan (replacement signs for 4 additional directory signs, replacement signs for 6 vehicle directional signs, and 2 new vehicle directional signs) subject to the following conditions:

1. Reduce the height of the pole for the 3 directory signs along Abercorn Street to a maximum height of 40 feet,
2. Approval by the City of Savannah review departments including the City Engineer.

Mr. Brown asked if the recommended size would afford directional visibility to the public for the anchor stores.

Mr. Plumbley stated he felt confident it would. He stated after he speaking with the mall manager and Mr. Yellin, the mall's attorney, they are of the same belief.

Mr. Yellin stated they have come to an agreeable resolution.

Mr. Lufburrow complimented the mall representatives and the MPC staff on coming to an amicable resolution.

Mr. Farmer thanked the city for working with the developer; this benefits the entire community.

Mr. Brown **moved** to a 150 square foot variance (from the maximum size of 275 feet) for each of the 3 directing signs along Abercorn Street and the proposed signage plan as stated in the staff report. Mr. Farmer seconded the motion.

**MPC Action: The motion to approve staff recommendation, with the modification of additional 25 square feet carried with none opposed.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

## **VI. REGULAR BUSINESS**

Mr. Bean **moved** to change the order of the agenda so that MPC File No. Z-080925-32671-1 would be heard first under Regular Business.

**MPC Action: The motion carried with none opposed. The motion was to change the order of the agenda so that MPC File No. Z-080925-32671-1 would be heard first under Regular**



**Business.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**C. Rezoning Petitions – Map Amendments**

1. MPC Initiated Rezoning (Pin Point)  
Area Bounded by Bond Avenue, Moon River, Diamond Causeway, and Pin Point Avenue  
County Commission District 1  
Zoning District R-M-H/EO to R-1/EO  
Acres 53.5  
PINs: 1-0445-01-001; -001A; -002; -003A; -003B; -003; -005; -007 thru -011; -014; -015; -018 thru -023; 1-0446-01-001A; -001B; -001E; -006; -006B; -009A; -010; -014; -017A; -023; -023A; -025; -027 thru -030; 1-0469-02-001; -003; -003A; -003B; -003C; -006; -007; -008; -010; -010A; -013; -014; portion of 1-0446-1-001C; -001D; -001F; -001G; -001H; -003; -005; -007 thru -009; -011; -013; -015 thru -020; -022; -023B; -026; 1-0469-01-001; 002A; and, -003 thru -005.  
  
MPC File No. Z-080925-32671-1  
Ellen Harris, MPC Project Planner

**Request:** R-1/EO (One Family Residential, Environmental Overlay) from current R-M-H/EO (Residential Mobile Home, Environmental Overlay).

**Policy Analysis:** The proposed rezoning is consistent with the Tricentennial Comprehensive Plan Future Land Use Map and furthers the intent of the Chatham County Historic Preservation Ordinance.

**Recommendation:** The MPC staff recommends **approval** of the request to rezone the subject property from R-M-H/EO zoning classification to a R-1/EO classification.

Ms. Harris stated the majority of the community supported the rezoning request; there was only one resident in opposition. She added that the rezoning would assist with the historic district designation.

**Speaking on the petition:**

**Helen Stone**, County Commissioner for the 1<sup>st</sup> District, stated she attended the majority of the neighborhood meetings. She believes the majority of the residents understand the rezoning and its ramifications. No one has expressed opposition to her and several of the residents were present in support of the petition.

Mr. Farmer **moved** to approve staff recommendation. Mr. Ray seconded the motion.

**MPC Action: The motion to approve staff recommendation carried with none opposed.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**A. Demolitions (Approval)**

City of Savannah  
Virginia Hardy  
111 Brady Street  
Aldermanic District 5  
County Commission District 2  
Zoning District TN-2 (*Mid-City*)  
PIN: 2-0066-38-004  
Louise W. Jenkins et al, Owner  
MPC File No. N-081104-68679-2  
  
Beth Reiter, MPC Project Planner

**Nature of Request:** Demolition of the front porch.

**Findings:** 111 Brady Street, built in 1911, is a contributing structure in the Mid-City Design Review District. Prior to 1994 the siding was covered with stucco panels and the porch was changed to T-111 and ironwork. The windows have been boarded so that their condition cannot be assessed. Much of the exterior character-defining features have been removed.

**Recommendation:** The MPC staff recommends **approval** to demolish the porch.

**Speaking on the petition:** **Juanita Simmons**, City of Savannah, Property Maintenance Administrator, stated support for petition request to demolish the porch, which has no historical value.

Mr. Farmer **moved** to approve staff recommendation. Mr. Mackey seconded the motion.

**MPC Action: The motion to approve staff recommendation carried with none opposed.**  
Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**B. Demolitions (Continuations)**

1. City of Savannah  
Virginia Hardy  
518 East Park Avenue  
Aldermanic District 2  
County Commission District 2  
Zoning District R-1 (*Victorian District*)  
PIN: 2-0043-14-012  
Kelvin R. Mason, Owner  
MPC File No. N-081104-68929-2  
  
Beth Reiter, MPC Project Planner

**Nature of Request:** The applicant is requesting full demolition of this dwelling.

**Findings:** 518 East Park Avenue was built in 1896 by J. W. Roberts, an African American who was employed at the Chatham County Courthouse. In the 1980's the gingerbread trim was removed from the porch, however MPC has photo documentation of the porch which can aid in its restoration. The City of Savannah Evaluation report made in April of 2008 states an advanced state of deterioration. The Victorian Planned Neighborhood Conservation District Ordinance requires staff to notify applicable neighborhood Associations, Historic Savannah Foundation and Assistant City Manager Bureau of Public Development and request comments. No comments have been received.

**Recommendation:** Approval of a 60-day continuation in order for interested preservation parties to assess the possibilities for restoring this property.

**Speaking on the Petition:**

**Juanita Simmons**, petitioner for the City of Savannah's Property Maintenance Department, opposes the 60-day continuation. Requests 30-day continuation due to Mr. Mason's lack of intent to rehabilitate, per Ms. Simmons. After continuation period, Ms. Simmons wishes to proceed to demolition. The rear portion, however, is to be removed immediately and secured; it is a danger to surrounding properties.

**Jessica Pedigo**, Historic Savannah Foundation, they would like to help to preserve the structure's historical value.

Mr. Brown **moved** to approve staff recommendation, with the exception of a 30-day continuance. Mr. Ray seconded the motion.

**MPC Action: The motion to approve staff recommendation with a 30-day continuance carried with none opposed.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

2. City of Savannah  
Virginia Hardy  
501 – 503 West 38<sup>th</sup> Street  
Aldermanic District 1  
County Commission District 8  
Zoning District R-B PNC (*Cuylar - Brownsville*)  
PIN: 2-0073-09-019  
Lawrence E. Waring, Owner  
MPC File No. N-081104-68408-2  
  
Beth Reiter, MPC Project Planner

**Request:** Demolition of property.

**Findings:**

- a. 501-503 W. 38<sup>th</sup> Street is a contributing two story Victorian Carpenter Italianate structure built in 1913.

- b) The City of Savannah Property Evaluation states partial collapse, broken windows and doors, interior damage, falling hazards, rot of structural components and other hazards but does not go into specifics.
- c) The property is currently for sale.
- d) The Mid-City zoning ordinance requires that Staff notify the Cuyler Brownville Neighborhood Association, Assistant City Manager Bureau of Public Development, the City of Savannah Housing Director and Historic Savannah Foundation for comment.
- e) The property owner states that he removed the false brick covering last year in order to begin the process of restoration. It is currently boarded up and structurally secure. The property owner states that he has been working with Martin Fretty for over a year to develop funding to make this and adjacent properties affordable under project based HUD funding.

**Recommendation:** The MPC staff recommends **denial** to demolish, with an **approval** of a 90-day continuance to allow interested parties to seek a restoration alternative.

**Speaking on the Petition:**

**Juanita Simmons**, City of Savannah, opposes the 60-day continuance. Requests a 30-day continuance because of the lapsed time with no results.

Mr. Lufburrow **moved** to approve staff recommendation, with the exception of a 45-day continuance. Mr. Ray seconded the motion.

**MPC Action: The motion to approve staff recommendation with a 45-day continuance carried with none opposed.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

2. Eagles Lodge  
5406 LaRoche Avenue  
County Commission District – 3  
Zoning District I-P/EO to B-N/EO  
Acres: 1.25  
PIN: 1-0367-03-002  
Gaston Properties, LLC, Owner  
Robert Brannen, Jr., Agent  
MPC File No. Z-081029-00121-1

Marcus Lotson, MPC Project Planner

**Requested zoning:** B-N / EO (Neighborhood Business) from the existing I-P / EO (Institutional Professional, Environmental Overlay).

**Policy analysis:** The proposed rezoning is consistent with the Tricentennial Comprehensive Plan Future Land Use Map and will blend in with the surrounding neighborhood land uses.

**Recommendation:** The MPC staff recommends **approval** of the request to rezone the subject property from an I-P / EO zoning classification to a B-N / EO classification.

Mr. Brannen stated they want the rezoning to have a neighborhood shopping center.

Mr. Brown **moved** to approve staff recommendation. Mr. Mackey seconded the motion.

**MPC Action: The motion to approve staff recommendation carried with none opposed.**  
 Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

3. 539 West Charlton  
 Aldermanic District – 1  
 County Commission District – 8  
 Zoning District BC to BC-1  
 Acres: 0.12  
 PINs: 2-0031-24-010; -090; and -080  
 Coastal Heritage Society, Inc., Owner  
 Scott Smith, Agent  
 MPC File No. Z-081030-38745-2  
  
 Geoff Goins, MPC Project Planner

**(Two separate actions)**

- a) Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request from the existing Downtown Expansion classification to the Downtown classification.
- b) The petitioner is requesting rezoning of property at 539 West Charlton of a 0.12 acre site from a B-C zoning classification to a BC-1 zoning classification.

**Policy analysis:** The proposed zoning classification is not consistent with the Tri-centennial Future Land Use Plan and is more appropriate in the core business district of downtown typically located between Bay Street and Liberty Street, east of MLK Jr. Blvd. The rezoning would establish a residential density much greater than current zoning classification and will exempt uses from providing off street parking in an area that does not have the capacity to support on-street parking.

**Recommendation:** The MPC staff recommends **denial** of the request to rezone the subject property from the B-C zoning classification to the B-C-1 classification.

Mr. Brown questioned if the revitalization of the neighborhood would be hindered because of parking. He stated the City went to great lengths to save these structures for the Coastal Heritage Society, only to have many torn down to submit to parking if the zoning request was denied. He suggested sending this matter to the Zoning Board of Appeals.

Mr. Thomson stated he spoke with Chris Morrill; their preference is to keep the zoning and return to the historic fabric that did not include cars. He recommended to submit the site plan and go before the ZBA for parking exemption and keep the B-C zoning.

Mr. Brown said the original area was ‘no parking’; the people were workers and had no cars.

Mr. Thomson noted that parking standards would be addressed soon in the Unified Zoning Ordinance. He stated the reality is some parking standards require more parking than is thought necessary in many areas; people still have cars and people still drive automobiles. He stated he’d rather deal with this one property as stated and look at it as a whole as we do the zoning standards.

Mr. Bean stated this specific location has mitigating circumstances. He can understand why staff

wouldn't want to start a rezoning just to help the Coastal Heritage Society.

Mr. Lufburrow stated that he he would like to see them withdraw the petition and try other avenues of relief first. He recommended coming back if that doesn't work to allow more time to consider it.

Mr. Stewart Dohrman, representing the CHS, stated the project is pending final approval; parking has become an issue. He informed the whole lot is eaten in parking. He stated it was from the Special Projects Roundtable, where the recommendation for B-C-1 was received. It gives some flexibility for use of the buildings in the short term; still struggling with that at this time. He stated residential for SCAD students is not an obvious choice, which caps the income; yet costs keep increasing, the parking will be and additional \$16-17, 000. He stated there is plenty of parking on Jones Street, 70 spots in sight. He informed those most affected would be his staff; other neighboring entities having parking for use. He stated he B-C-1 would help in giving flexibility in what the space could be; the white house has been requested to be an office. He informed they would like the worker house to be like the Tenanment Musuem in NY; if that came to be, the parking for that would be in our museum within the confines of the Roundhouse. He stated he does not anticipate it generating a great deal of money; it would be a nice cultural add-on for the facility.

Mr. Brown asked Mr. Thomson what would be the consequence of the petitioner asking for a 30- or 60-day continuance in order to go to the ZBA and then come back as necessary.

Mr. Thomson asked Mr. Dohrman if there was a time frame or critical path?

Mr. Dohrman responded they had time.

Mr. Brown **moved** for a 60-day deferral on this petition. Mr. Mackey **seconded** the motion.

Mr. Dohrman asked what would be the implications if they asked for variance with the B-C, would that be only for office use, not residential. He stated the yellow house was residential would be grandfathered as residential, but not the white house because it was not?

Mr. Scott stated someone asked about this same property or similar situation, they wanted to move it and it was originally a residence but the new location was in a B-C zone; to move it would make it a new use and he could not approve it as a residence in that. He asked is that the same property?

Mr. Thomson stated this is first time staff has been made aware of residential consideration for the property. He stated the continuance is needed to relook at their request and to pursue the other option.

Mr. Farmer **moved** to table this to the meeting closest to 60 days from this meeting. Mr. Mackey seconded the motion.

Mr. Thomson suggested the first week in February since the ZBA deadline is later.

Mr. Farmer **amended** his motion to continue the hearing the first meeting in February. Mr. Lufburrow seconded the motion.

**MPC Action: The motion to continue petition until the first scheduled regular MPC meeting in February 2009 carried with none opposed.** Voting were: Mr. Todd, Mr. Ragsdale, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Lufburrow, Mr. Mackey, and Mr. Ray.

**Speaking on the Petition:**

**Cassie Deleicki**, with the Historic Savannah Foundation, informed that the HSF has façade easements on these two properties.

**VII. OTHER BUSINESS**

None.

**VIII. ADJOURNMENT**

Being no further business to come before the Commission, the November 18, 2008 Regular Meeting adjourned at 2:41 PM.

Respectfully Submitted,

Thomas L. Thomson  
Executive Director

**Note: Minutes not official until signed**

**/bf**