

PLANNING COMMISSION CHAIR

Lawanna Tsoulos

PLANNING COMMISSION

Barry Brown, Vice
Susan Hill, Vice Vice
Charlie Brewer
Sandy Chandler
Bill Garbett
Honor Hutton
Gene Kindrick
Chuck Powell



CITY MANAGER

Diane Schleicher

ZONING ADMINISTRATOR

Dee Anderson

CITY ATTORNEY

Edward M. Hughes

MINUTES

Planning Commission Agenda Meeting November 13, 2006 – 7:00 p.m.

Planning Commission Chair Lawanna Tsoulos called the November 13th agenda meeting to order. Other Commissioners present were Charlie Brewer, Barry Brown, Sandy Chandler, Bill Garbett, Susan Hill, and Chuck Powell. Absent were Honor Hutton and Gene Kindrick.

Harold Yellin represented petitions for Chris Chandler for a proposed Text Amendment to the Land Development Code Section 4-050 (F), District Use Regulations, to allow assembly halls in the C-2 district as well as Site Plan Approval for an assembly hall at **1126 Highway 80**, PIN 4-0026-11-023, Zone C-2. Sandy Chandler recused himself due to the petitioner being his relative. Barry Brown asked what requirements would be used. Zoning Administrator Dee Anderson said the City of Savannah has an off-street parking requirement for every use imaginable except assembly halls for which it says it is at the discretion of the zoning administrator. He said the best advice he can get from talking with City Attorney Bubba Hughes is that however many parking places Chandler can provide multiplied by 4, because that is for a restaurant, would be Chandler's occupancy load. Anderson said Chandler would have to come for a special request to have an event that exceeds the occupancy load. Barry Brown asked if adjacent people allow overflow parking would they attach that agreement to their deeds. Anderson said it would not give free reign to have 100 people there every week. Yellin asked what the parking requirement would be if there was a restaurant there. Anderson said 1 parking space per 4 seats plus a parking space per every 2 employees. Yellin asked about a motel. Anderson said one parking space per bedroom. Chuck Powell asked about fire safety and restroom facilities. Anderson said Chandler has to have the Text Amendment to have the Site Plan Approval for the use. Brown said Chandler has already agreed to tie into the sewer. Charlie Brewer talked about the type of bathroom facilities an assembly hall might require. Anderson said that was the Health Department's call. He said he did not know of anything in Tybee's Code requiring certain size bathrooms. Chair Lawanna Tsoulos said a Text Amendment has the potential to impact not just the property but the Zone. Powell asked Yellin to address the following issues from the Amendment to the Text of the Land Development Code Application: (E.) Whether the proposed change will adversely influence existing conditions in the neighborhood; (F.) Potential impact on the environment; (H.) Whether the proposed change will be detrimental to the value of adjacent or nearby properties; and (I.) Whether the proposed change is out of scale with the needs of the neighborhood or entire City. Brown asked about the arrangements. Yellin said with 18 parking spaces they could put in a 72-seat restaurant with a live band. He said he did not think there are unusual bathroom requirements for a church. He asked that the Commissioners keep perspective. He told them to consider what could go there as a matter of right. Tsoulos told Yellin the item would be on the Planning Commission agenda for November 21st.

David Kindred represented a Special Review petition to add 2 town homes to the existing 3 town homes located at **10 Naylor Avenue**, PIN 4-0019-01-010B, Zone R-T. Chair Lawanna Tsoulos asked if it was an allowed use in R-T. Zoning Administrator Dee Anderson said yes. Barry Brown asked what is already there. Kindred said there is a triplex. Anderson said they want to put the 2 additional town homes where the swimming pool was. Susan Hill asked if there was anything existing on the lot. Kindred said no. Hill asked why the plan said remove steps and remove carport. Kindred said the carport is not a fixed structure and there is a fence that would be taken out. Chuck Powell asked about a large oak tree. Kindred said they are going to do what they can to preserve the trees because it is very attractive. Tsoulos told Kindred the petition would be on the November 21st agenda.

Scott Weeks represented a petition for Turner and Weeks, LLC, for a Zoning Variance from the Land Development Code Section 3-030, Reduction in Lot Area, in order to build a duplex at **204 Miller Avenue**, PIN 4-0004-11-018, Zone R-2, a 6,591 square foot lot. The minimum lot size requirement for a duplex in Zone R-2 is 6,750 square feet. Weeks said the duplex would be built within the setback and height requirements. He said the building would be LEED (Leadership in Energy and Environmental Design) construction. The drawing was discussed. Chuck Powell asked if they could be prepared to offer more of an explanation of the hardship. Weeks said it financially works for them to be able to put 2 units on the lot instead of a single family. Barry Brown said the hardship goes to the land. Sandy Chandler clarified that lot 121 was the lot they were talking about. Brown asked for a clearer or larger drawing so they could read the dimensions. Chair Lawanna Tsoulos said the item would be on the November 21st agenda.

Stuart Sligh of Sligh Environmental Consultants, Inc., represented a petition for a Zoning Variance from Section 5-010 (J), Shore Protection with Variance Clause, at **1805, 1807 and 1809 Chatham Avenue**, PINs 4-0009-13-001, 4-0009-13-003 and 4-0009-13-004, Zone R-2. The petitioner was Courtney Flexon, et al. Sligh said it is a variance to request that sand be moved away from the houses and back to the beach. He said the DNR is in favor. He said the sand has moved approximately 20 feet since November of 2005. Courtney Flexon said it is sand that was brought in to re-nourish the beach. Chair Lawanna Tsoulos clarified that before DNR will hear the matter the petitioners have to come to the City of Tybee. A survey of the area was discussed. Brown asked about a palm tree. Sligh said the palm tree was the shore protection line but the house is now the shore protection line. Chuck Powell stated it is ironic that the Back River area fought to get the beach re-nourished. Sandy Chandler talked about it being a dynamic process. Powell said there is no guarantee that the dune won't come back. Flexon said the beach has been there for over a hundred years. Charlie Brewer asked that they be prepared to talk about moving the sand (the type of equipment, ingress/egress, and a timeline). Powell asked them to address re-vegetation. Brown asked if all the homeowners were participating. Flexon said there are three applicants. Susan Hill said the Commissioners will be over in the next week to look at it. Tsoulos said the petition would be on the November 21st agenda.

No one was present to represent a Minor Subdivision of Land at **24 Pulaski Street**, PIN 4-0001-09-006, Zone R-1. The petitioner was Amber Skaggs. Zoning Administrator Dee Anderson said it is a nonconforming house from the military days. He said it has 2 residences on 1 lot. Anderson said Skaggs would like to draw a line down the middle and get a clear title on each residence. Anderson said there are 2 habitable structures and all Skaggs can do is live in one and rent the other so is requesting to subdivide. Chuck Powell asked if both lots would be substandard. Anderson stated yes for Zone R-1. Barry Brown asked about the width of the proposed lots and the square footage of the buildings. Susan Hill said building number 2 is a duplex. Powell said building number 1 has been restored. It was decided that Anderson would get word to Skaggs that the Planning Commission would like to see a valid, certified as-built survey, the measurements of the 2 proposed lots, the distances between the proposed new lot line and the buildings, and the square footage of the new lots and of the buildings. Brown asked about a firewall. Anderson said there is not one now. He said the Planning Commission could ask for a firewall or a sprinkler system for the buildings because they are close to one another. Powell stated there is currently a fence separating them. Hill asked if Skaggs hand drew the buildings on the survey. Bill Garbett asked if the petition could go to December since they would not have time to review it before the Public Hearing. Chair Lawanna Tsoulos said that was the prerogative of the Planning Commission. It was agreed to not put the petition on the November 21st agenda. Tsoulos repeated to Anderson the Planning Commission's requests.

The "Letter of Request to Planning Commission" form that came to the Planning Commission from City Council was discussed.

Charlie Brewer talked about the trip that he, Bill Garbett, and Chuck Bargeron took to the General Electric Lighting Institute in Hendersonville, North Carolina. He said they are working on a presentation for the Planning Commission.

The meeting adjourned.