

So, "Thank you for the peace-makers."

Vive la France! Vive la Libertie!

Upon motion of Alderman Johnson, seconded by Alderman Hall, and unanimously the agenda was amended to add a briefing on the proposed Nondiscrimination Ordinance. Attorney Stillwell stated he has reviewed various ordinances in other cities and will prepare a resolution of what the cities policy will be for the next Council meeting. Over the next couple months the Code of Ordinances will be reviewed as there may be several that may need to be changed, and cleaned up for consistency.

ZONING HEARINGS

Metropolitan Planning Commission (MPC File No. 15-005456-ZA) requesting to amend Sections 8-3028 Victorian District and Article K Mid-City District to reference Animal Control Ordinance for the personal keeping of animals. The Zoning Ordinance should be revised periodically to reflect community goals. The proposed revisions reflect growing community support for the concepts of sustainability and urban agriculture.

On July 26, 2012 City Council adopted a Community Garden Policy and User Agreement. The proposed revisions support that policy.

Metropolitan Planning Commission recommends approval of the request to amend Sections 8-3028 Victorian District and Article K Mid-City District to reference Animal Control Ordinance for the personal keeping of animals. **Recommend approval of MPC recommendation.** Marcus Lotson, Metropolitan Planning Commission described the request. Hearing closed upon motion of Alderman Hall, seconded by Alderman Osborne, and unanimously carried. Approved upon motion of Alderman Osborne, seconded by Alderman Hall, and unanimously carried per the City Manager's recommendation.

Colleen Smith, Applicant (MPC File No. 15-005142-ZA) requesting approval of a Special Use at 5715 Skidaway Road to allow spirituous beverages to be served in conjunction with a meal in the restaurant and banquet hall subject to the conditions of approval for the previously approved specialty restaurant. The proposed Special Uses meet all of the criteria set forth in the Zoning Ordinance for approval. The existing development, including the restaurant and banquet hall, has been in operation for approximately two years. The development has been received in a positive manner by the nearby property owners and has transitioned into a viable business and has proved to be a benefit for the general area and the City of Savannah. The request to allow spirituous beverages to be served in conjunction with a meal, if approved, should not be detrimental to the nearby properties or the general area.

Metropolitan Planning Commission recommends approval of the requested Special Use to allow spirituous beverages to be served in conjunction with a meal in the restaurant and banquet hall subject to the conditions of approval for the previously approved specialty restaurant; banquet hall; general office space; art studio/gallery (Education); and, eight residential duplexes. **Recommend approval of MPC recommendation.** Marcus Lotson, Metropolitan Planning Commission described the request. Hearing closed upon motion of Alderman Hall, seconded by

Alderman Thomas, and unanimously carried. Approved upon motion of Alderman Osborne, seconded by Alderman Hall, and unanimously carried per the City Manager's recommendation.

Robert McCorkle, Agent (MPC File No. 15-005157-ZA) requesting to rezone the area bounded by Victory Drive, Wicklow Street, Kerry Street and Dixie Avenue from the B-H, R-6, and PD-N zoning classifications to the B-C zoning classification. The petitioner's intent is to develop the site as a multi-bay commercial shopping area.

The subject properties consist of 28 lots comprising 11.018 acres. Eleven of the 28 parcels are undeveloped. Eleven lots are occupied by non-residential uses including a restaurant, a banquet facility, an automotive repair shop, and a commercial stable/riding academy. The remaining six parcels are occupied by single-family dwellings.

Metropolitan Planning Commission believes the site as a whole is presently underdeveloped, and rezoning and assemblage of these properties to allow a more appropriate use of the subject site with adequate protection for adjacent properties would better serve the general area and the City as a whole. MPC recommends approval of the rezoning request. **Recommend approval of MPC recommendation.** Marcus Lotson, Metropolitan Planning Commission described the request.

Alderman Thomas stated he is not against the project however, this is a disastrous traffic situation currently, intensifying this use and developing it out further would make the growing problem worse. He asked staff what is going to be done about the current traffic situation. City Manager Cutter stated when the plan gets to the City for site plan review those concerns will be taken into consideration at that time.

Alderman Bordeaux expressed his displeasure with rezoning the area stating he doesn't understand why the area would be redeveloped as the traffic conditions cannot handle more traffic in the area. He stated he loves the area and would like to see it redeveloped but not at the expense of commuters being stuck in traffic.

Alderman Osborne stated when the shopping center opposite of Whole Foods was developed the residents of Victory Manor had difficulty turning onto their home street. She stated she believes the car is coming before the horse and Council should know what is going to occur with the traffic flow before Council approves the rezoning. Mr. Lotson stated that is a very good example that developer had to do a traffic study to accommodate the residents of Victory Manor, if this rezoning is approved this developer will have to do a similar study before the city will sign off on the development.

Alderman Sprague asked if the Johnny Harris restaurant will stay or go.

Attorney Robert McCorkle appeared stating this is a \$20M project which will create 110,000 square feet of retail, approximately 300 jobs and a vast increase into the tax base for the property. He stated the front half of the property is already zoned B-H which is Business Highway a more intensive use than being requested. Attorney McCorkle stated he has held meetings with Alderman Hall and neighbors, there has been no opposition from anyone, meetings have been held with Mike Weiner, Traffic Engineer and the traffic study is underway. He stated Johnny Harris is not a historic structure and will most likely not be on the site but their product will continue to exist in the City.

Alderman Sprague stated her biggest concern is the bicycle path on Cary Street which leads to the Truman Linear Trail, she asked staff to make sure it stays.

Alderman Bordeaux asked is there a possibility Bee Road will be turned into a four lane road. Attorney McCorkle replied he is not a traffic engineer and the widening of the streets would have to go through the Department of Transportation.

Ordinance read for the first time in Council December 10, 2015, then by unanimous consent of Council read a second time, placed upon its passage, adopted and approved upon a motion by Alderman Thomas, seconded by Alderman Sprague, and unanimously carried per the City Manager's recommendation.

5715 Skidaway Road (MPC File No. 15-005142-ZA). An ordinance to allow spirituous beverages to be served in conjunction with a meal in the restaurant and banquet hall subject to the conditions of approval for the previously approved specialty restaurant.

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND USE CONDITIONS TO ALLOW FOR THE SALES OF SPIRITUOUS BEVERAGES IN CONJUNCTION WITH A MEAL AT A PREVIOUSLY APPROVED SPECIAL USE RESTAURANT AND BANQUET HALL LOCATED ON CERTAIN PROPERTY WITHIN A PUD-IS (PLANNED UNIT DEVELOPMENT-INSTITUTIONAL) ZONING CLASSIFICATION; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES:

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following use conditions shall apply to the approved special use restaurant located at 5715 Skidaway Avenue (Property Identification Number: 2-0141-05-005) and shall not be amended unless approved by the Mayor and Aldermen. Amendments are shown in boldface and are underlined.

Approval of the requested Special Use to allow spirituous beverages to be served in conjunction with a meal in the restaurant and banquet hall subject to the conditions of approval for the previously approved specialty restaurant; banquet hall; general office space; art studio/gallery (Education); and, eight residential duplexes. The previously approved conditions and amendments (shown in bold and underlined) are as follows:

1. The restaurant shall be limited to a maximum seating capacity of 100 seats and shall be limited to hours of operation from 11:00 a.m. to 11:00 p.m. Beer, wine, **and spirituous beverages** may be served at the restaurant **and banquet hall** only as part of a full service meal.
2. The banquet hall shall be restricted to the same conditions as the restaurant, with the exception that the maximum seating capacity shall be not more than 15 seats.
3. The art studio/gallery shall be limited to a maximum of 35 students with a maximum of two (2) instructors. The art studio/gallery shall be restricted to hours of operation between 11:00 a.m. to 11:00 p.m. Beer and wine only may be served at art shows.

4. The general office space shall be limited to a maximum gross area of 1,375 square feet.
5. There shall be not more than eight (8) residential duplexes with a total of 16 residential units.
6. All activities associated with the art studio/gallery, restaurant, and banquet hall shall be limited to inside only with no outside events to include music.
7. Compliance with the off-street parking requirement as determined by the City Zoning Administrator.
8. No additional outside lighting shall be permitted unless such lighting is approved by the MPC staff.
9. All proposed signage, with the exception of a freestanding principal use sign, shall be in accordance with the sign standards as contained within an I-P zoning district. A freestanding principal use sign, if desired, shall be limited to a monument style sign with a maximum area of 36 square feet. Such sign shall be either internally lighted with a reverse silhouette or have indirect lighting. No directory signage shall be permitted.
10. Approval of the proposed Special Use by the Mayor and Aldermen.

SECTION 3: That the requirements of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 30th day of October, 2015, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED and APPROVED: DECEMBER 10, 2015.

Ordinance read for the first time in Council December 10, 2015, then by unanimous consent of Council read a second time, placed upon its passage, adopted and approved upon a motion by Alderman Thomas, seconded by Alderman Osborne, and unanimously carried per the City Manager's recommendation.

Victory Drive, Wicklow Street, Kerry Street and Dixie Avenue (MPC File No. 15-005157-ZA) An ordinance to rezone the area bounded by Victory Drive, Wicklow Street, Kerry Street and Dixie Avenue from the B-H, R-6, and PD-N zoning classifications to the B-C zoning classification.