

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC REGULAR MEETING MINUTES**

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

**April 21, 2009**

**1:30 PM**

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**Members Present:**

Jon Todd, Chairman  
Shedrick Coleman, Vice-Chairman  
Adam Ragsdale, Secretary  
Susan Myers, Treasurer  
Michael Brown  
Ellis Cook  
Ben Farmer  
David Hoover  
Stephen Lufburrow  
Timothy S. Mackey  
Tanya Milton  
Jonathan Pannell  
Lacy Manigault

**Members Not Present:**

Russ Abolt

**Staff Present:**

Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Marilyn Gignilliat, Executive Assistant  
James Hansen, AICP, Director, Development Services  
Marcus Lotson, Development Services Planner  
Dennis Hutton, AICP, LEED, Director, Comprehensive Planning  
Jackie Teel, LEED, AP, Comprehensive Planner  
Bethany Jewell, LEED, AP, Comprehensive Planner  
JoAnna Bounds, Historic Review Planner  
Charlotte Moore, AICP, Director of Special Projects  
Jane Love, Transportation Planner  
Sabrina Finau, Administrative Assistant  
Constance Morgan, Administrative Assistant

**Advisory Staff Present:**

Keith Shipman, City Zoning Administrator  
Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the April 21, 2009 Regular MPC Meeting to order at 1:25 PM. He requested everyone to stand for the Invocation and to remain standing for the Pledge of Allegiance. He explained the agenda and asked those present to record their attendance on the sign-in sheet. All who wished to speak on a petition before the Board were asked to fill out a blue speaker card.

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**II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notice(s)**

1. Chairman Todd announced this meeting as the first paperless MPC meeting.
2. The next Regular MPC Meeting will be Tuesday, May 5, 2009 at 1:30 PM in the Arthur A. Mendonsa Hearing Room, 112 East State Street.

**B. Acknowledgement(s)**

1. Thatcher Young, of the Georgia Department of Natural Resources, presented the Savannah-Chatham County MPC the Silver Award from Partnership for Sustainable Georgia. This area was the first to attain the Silver Award in Georgia. Jackie Teel, Bethany Jewell, Dennis Hutton, Jane Love, and Lara Hall were all recognized for their effort in the project.
2. Christian Sottile presented the Award Recognition from Congress for New Urbanism regarding the new East Riverfront Extension (Savannah River Landing). Charlotte Moore of the MPC and Ryan Bourque, a private developer, were also recognized.
3. Mary Ellen Sprague, Alderwoman, was acknowledged.
4. Charles Odinwe, Executive Director of Chatham Area Transit, was acknowledged.

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

- A.** 800 Habersham Street  
(Former Rite Aid)  
Aldermanic District: 2  
Commissioner District: 2  
Zoning District: 2B (Victorian) to 3R (Victorian)  
Acres: 0.61  
PIN: 2-0044 -16-001  
Rite Aid of Georgia, Inc., Owner  
Attorney Harold Yellin, Agent  
MPC File No. Z-090403-32760-2

Jim Hansen, MPC Project Planner

The petitioner has requested this item be removed from the April 21, 2009 Regular MPC Meeting agenda and moved to the May 5, 2009 Regular MPC Meeting agenda.

Chairman Todd asked if anyone was present to speak on this petition. There were none.

**B. Zoning Petitions - Map Amendment**

Patrick O'Connor, Owner  
1206 East Madrid Avenue  
Aldermanic District: 4  
County Commission District: 3  
Zoning District R-6 to RBC1  
Acres: .21  
J. Scott Vaughn, Attorney  
PIN: 2-0494-08-040  
MPC File No.: Z-090305-59556-2

Gary Plumbley, MPC Project Planner

The petitioner has requested this petition to be withdrawn.

Chairman Todd asked if anyone was present to speak on this petition. Ms. Sprague asked if the petition could be presented again before the Board and how soon. Mr. Hansen informed it could be presented at any time with no time consideration; time constraints would be enforced only if there had been a denial from the MPC Board or if City Council acted on the petition. The entire application process will need to be adhered to again.

**C. Victorian District – New Construction**

800 Habersham Street  
Go Long Win, LLC, Owner  
Aldermanic District: 2  
Commissioner District: 2  
Zoning District: 2-B  
Acres: N/A  
PIN: 2-0044-16-001  
Jim Lewellyn, Agent  
MPC File No.: N-090324-61210-2

Beth Reiter, MPC Project Planner

New Construction three – story condominium building.

The petitioner has requested this item be removed from the April 21, 2009 Regular MPC Final Agenda and rescheduled to the May 5, 2009 Regular Meeting.

Ms. Myers **moved** to approve the following: petitioner's request to **remove MPC File No. Z-090403-32760-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting; petitioner's request to **withdraw MPC File No. Z-090305-59556-2** petition indefinitely; petitioner's request to **remove MPC File No. N-090324-61210-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting. Mr. Ragsdale seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to **remove MPC File No. Z-090403-32760-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting; **withdraw MPC File No. Z-090305-59556-2** petition indefinitely; **remove MPC File No. N-090324-61210-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

**Mr. Mackey** expressed his concern regarding the public being able to see and hear how the individual board members voted using the paperless E-Agenda system. After the vote was taken, Chairman Todd explained the camera staff will record and display the screen to the public.

#### IV. CONSENT AGENDA

##### A. Approval of April 7, 2009 MPC Meeting Minutes and Briefing Minutes

Mr. Lufburrow **moved** to approve the April 7, 2009 MPC Regular Meeting Minutes and Briefing Minutes as submitted. Mr. Ragsdale seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to approve the April 7, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

##### B. Zoning Petition – Map Amendment

3609 Ogeechee Road  
Formerly Sams Club  
Aldermanic District: Unincorporated  
County Commission District: 5  
Zoning Districts: BC & M  
Acres: 19.39  
PIN:1-0706-01-013 AND 014  
Ogeechee Investors LLC., Owner  
Harold B. Yellin, Agent  
MPC File No.: Z-090331-00020-1

Marcus Lotson, MPC Project Planner

**Existing Zoning:** B-C (Commercial Business) and M (Manufacturing)

**Requested Zoning:** B (Business)

**Policy Analysis:** The proposed zoning is consistent with the Tri-Centennial Comprehensive Plan Future Land Use Map. The building on site is designed and constructed for a commercial use.

**Recommendation:** The MPC staff recommends **approval** of the request to rezone the the property located at 3609 Ogeechee Road (PINs 1-0706-01-013 and 014) from BC & M classifications to a B classification.

Ms. Myers **moved** to approve the staff recommendation. Mr. Coleman seconded the motion.

Mr. Brown requested the site plan of intended use for storage of the new or used air conditioning units.

**MPC Action: The motion carried with none opposed.** The motion was to approve the request to rezone the the property located at 3609 Ogeechee Road (PINs 1-0706-01-013 and 014) from BC & M classifications to a B classification. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

**V. Old Business**

There was no Old Business to discuss.

**VI. REGULAR BUSINESS**

**A. Specific Development Plan/Group Development Plan**

639 East Park Avenue  
Continental Self Storage  
Aldermanic District: 2  
County Commission District: 2  
Zoning District: P-B-G-2  
Acres: 1.95  
PIN: 2-0054-02-005  
Continental Self Storage Inc., Owner  
Downer Davis, Davis Engineering, Agent  
MPC File No.: P-090127-50245-2

Marcus Lotson, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a Specific Development Plan / Group Development in order to develop a self storage facility within a P-B-G-2 (General Business-Transition) zoning district. A total of five new buildings are proposed on the site.

**Recommendation:** MPC Staff recommends **approval** of the Specific Development Plan / Group Development Plan with the following conditions:

1. A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan;.
2. A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan;
3. A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded;

4. Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property;
5. A Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy tree;
6. A Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan;
7. A Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.

**Mr. Brown** asked if a vegetative cover on the wall is possible.

**Mr. Lotson** stated he spoke with petitioner and he is agreeable to the option of a vegetative wall.

**Downer Davis**, representing the petitioner, stated the vegetative wall is an option.

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

**MPC Action: The motion carried with none opposed.** The motion was to approve the Specific Development Plan / Group Development for MPC File No. P-090127-50245-2 to develop a self storage facility within a P-B-G-2 (General Business-Transition) zoning district with stated conditions. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

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EXCERPT FROM THE APRIL 21, 2009 MPC MEETING

**B. Zoning Petition – Map Amendment**

0 Normandy Road  
Aldermanic District: 2  
County Commission District: 2  
Zoning District: IL to PUD-LU  
Acres: 21.61  
PIN: 2-0006 -04-001A, -001, and 2-0013 -01-002  
Coastal Towers, Inc. and Madison Retail LLC, Owners  
Attorney Harold Yellin, Agent  
MPC File No. Z-090403-36937-2

Jim Hansen, MPC Project Planner

**Issue:** Request to zone an approximate 21.61 acre site from an I-L (Light Industrial) classification to a PUD-LU (Planned Unit Development-Limited Use) classification.

**Recommendation:** The MPC staff recommends **APPROVAL** of the request to rezone 0 Normandy Road (PINs 2-0006 -04-001, -001A, and 2-0013 -01-002) from an I-L classification to a PUD classification if a Master Plan (Civic Master Plan) is prepared in accordance with established format and content requirements (see the *Riverfront Civic Master Plan*) and approved by the Planning Commission prior to this zoning action being forwarded to the Mayor and Aldermen.

**Mr. Thomson** explained that the Master Plan is to assure that the standards and components of the forthcoming Savannah River Landing are encompassed.

**Harold Yellin**, representative of the petitioner, stated he and his client would like to accept the staff recommendation and highlighted it is PUD only, no suffix included. He stated that they will gladly submit a master plan that shows everything but request the exact specifications needed to curtail redundant visits before the Board. He stated Mr. Hansen assured him the continuance would be granted.

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

**MPC Action: The motion carried with none opposed.** The motion was to approve the request to rezone 0 Normandy Road (PINs 2-0006 -04-001, -001A, and 2-0013 -01-002) from an I-L classification to a PUD classification if a Master Plan (Civic Master Plan) is prepared in accordance with established format and content requirements (see the *Riverfront Civic Master Plan*) and approved by the Planning Commission prior to this zoning action being forwarded to the Mayor and Aldermen. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

**VI. ADJOURNMENT**

There being no further business to come before the Commission, the April 21, 2009 Regular MPC Meeting adjourned at 2:44 PM.

Respectfully Submitted,

Thomas L. Thomson  
Executive Director

/sf

**Note: Minutes not official until signed.**