

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

February 3, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Jane A. Feiler, Vice Chairman
Robert L. Ray, Treasurer
Russ Abolt
Michael Brown
J. P. Jones
Jerry Konter
Walker McCumber
Patricia McIntosh
Lee Meyer
James Poteet

Members Not Present: Lacy A. Manigault, Secretary
Alexander S. Luten
Helen L. Stone

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Gary Plumbley, Development Services Planner
Charlan Owens, Development Services Planner
Beth Reiter, Historic Preservation Officer
Brenda H. Smith, Zoning Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Dan Jensen, County Zoning Administrator
Tom Todaro, City Zoning Administrator
Vince Grevemberg, County Engineering Department

I. CALL TO ORDER

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of citizens attending the meeting for the first time. He stated that citizens wishing to speak on an item should so note on the sign-in sheet.

II. Notices, Proclamations and Acknowledgements

A. Acknowledgement(s)

Chairman Mackey acknowledged the students from Bethesda School who are working with the Comcast Alliance to videotape the MPC meetings.

B. Notice(s)

1. Gentrification Committee Meeting, February 18, 2004
9:00 A.M. to 11:00 A.M., MPC Conference Room.
2. City Council Workshop on The Thomas Square Streetcar Historic District Land Use and Zoning Study, February 18, 2004, 10:00 A.M. to 12:00 P.M.
Coastal Georgia Center, Room 111.

B. Item(s) Requested to be Removed from the Final Agenda:

None known at this time.

III. CONSENT AGENDA

A. Approval of the January 20, 2004 MPC Meeting Minutes and Briefing Minutes.

Mr. Poteet **moved** to approve the minutes. Mr. Jones seconded the motion.

Ms. Feiler identified a typographical error on Page 8 of the minutes.

MPC Action: **The motion carried with none opposed.** The motion was to approve the January 20, 2004 MPC Minutes and Briefing Minutes subject to correction of the typographical error that was identified. Voting were Mr. Brown, Mr. Poteet, Mr. Meyer, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

B. Zoning Petitions – Map Amendments

1. Gonzalez Architects, Agent
Vincent J. and Elena P. Randi, Owners
11211 Abercorn Street
MPC File No. Z-040115-37659-2

Issue: Rezoning from a P-R-M-32 (Planned Multi-Family Residential, 32 units per net acre) classification to a B-N (Neighborhood Business) zoning classification.

Policy Analysis: The proposed rezoning is consistent with the City’s Future Land Use Map and will establish a zoning district that is compatible with the surrounding zoning districts and development that fronts Abercorn Street.

Staff Recommendation: **Approval** of the request to rezone the subject property from P-R-M-32 classification to a B-N classification. Staff further recommends approval of the “Planned” overlay district.

Mr. Poteet **moved** to approve the staff recommendation. Mr. Jones seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the request to rezone the subject property from P-R-M-32 classification to a B-N classification. The motion further recommends approval of the “Planned” overlay district. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

2. Terry Coleman, Agent
Great Ogeechee River Preserve, LLC
1401 Fort Argyle Road
Rod Spann, Owner
MPC File No. Z-040115-63706-1

Issue: Rezoning from an R-A (Residential-Agricultural) classification to a PDR-SM (Planned Development-Reclamation-Surface Mining) classification.

Policy Analysis: The 2015 Chatham County Comprehensive Plan anticipates that the property will be undeveloped. The proposed reclamation of short term borrow pits would be in accordance with the Comprehensive Plan.

Staff Recommendation: **Approval** of the request to rezone the subject property from an R-A (Residential-Agricultural) classification to a PDR-SM (Planned Development-Reclamation-Surface Mining) classification.

Ms. Owens stated that Condition #3 will be edited to include the wording “in place at that time” at the end. Staff will also check the **working wording** on Page 3, Number 4(a) that was quoted from the zoning ordinance to make sure that it is correct.

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

MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation for approval of the request to rezone the subject property from an R-A (Residential-Agricultural) classification to a PDR-SM (Planned Development-Reclamation-Surface Mining) classification. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Jones, Mr. Ray, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

AND

General Development Plan

Ogeechee River Preserve Borrow Pit
Portion of 1-1050-01-002
1401 Fort Argyle Road
255.50 Acres
R-A (Existing) and PDR-SM (Requested) Zoning Districts
Terry Coleman, Agent
Greater Ogeechee River Preserve, LLC
Rod Spann, Owner
MPC File No. P-040114-48815-1
MPC Reference File No. Z-040115-63706-1

Nature of Request: The petitioner is requesting MPC approval of a General Development Plan to be associated with an application for rezoning (MPC File No. Z-040115-63706-1) of a portion of the property to a PDR-SM (Planned Development-Reclamation-Surface Mining).

Staff Recommendation: **Approval** of the General Development Plan as part of the Rezoning Map Amendment, subject to the following conditions: 1) a Specific Plan shall be submitted to and approved by MPC staff and County Engineering upon approval of the PDR-SM zoning classification by the Chatham County Commission. The approved Specific Plan shall be recorded in accordance with the PDR-SM standards; 2) landscape material must be provided within existing cleared areas of the 75 foot side buffer sufficient to conceal at least 95 percent of the surface mining activities from the adjacent properties to the north and east. Relocation of the existing access road currently located within the buffer area will be required; and, 3) five years after the Specific Plan is recorded, it shall be reviewed and updated as necessary to meet environmental requirements **at that time**.

MPC Action: The motion to approve MPC File No. Z-040115-63706-1 also applies to this petition.

C. Staff Study – Text Amendment

Text Amendment to the Chatham County Subdivision Regulations

Re: Amendment to the Chatham County Subdivision Regulations to Require Digital Submittals and PIN Numbers

MPC File No. S-040121-35525-1

Issue: An amendment to the Chatham County Subdivision Regulations to require that Final Plats be submitted in a digital format and to require that Property Identification Numbers (PINs) be placed on all lots on Final Plats prior to recording.

Policy Analysis: Amending the Subdivision Regulations would facilitate the review process and benefit the general public.

Staff Recommendation: That the Chatham County Subdivision Regulations be amended as follows:

REPEAL

Plan Requirements

702.01.1 Existing Features:

- a. The bearings and distances of the boundary lines of the property to be subdivided.
- b. The location of any streams, natural drainageways, and other waterways which exist on the property.
- c. When in the urban district, the distance and direction to public water lines and sanitary sewer lines.
- d. The name, location, and right-of-way width of existing streets eight on the property or on the land adjoining the property.
- e. Existing contours of the property in solid lines and at one foot intervals and based on Mean Sea Level datum.
- f. The name of subdivision or property owners adjoining the property.
- g. The location of railroads, of public or private rights-of-way or easements, and of parks or other public spaces either on the property or adjoining the property.
- h. All areas delineated as wetlands by the United States Army Corps of Engineers or Wetlands Consultant and/or areas established as Conservation Easements by the United States Army Corps of Engineers.

ENACT702.01.1 **Existing Features:**

- a. The bearings and distances of the boundary lines of the property to be subdivided.
- b. The location of any streams, natural drainageways, and other waterways which exist on the property.
- c. When in the urban district, the distance and direction to public water lines and sanitary sewer lines.
- d. The name, location, and right-of-way width of existing streets eight on the property or on the land adjoining the property.
- e. Existing contours of the property in solid lines and at one foot intervals and based on Mean Sea Level datum.
- f. The name of subdivision or property owners adjoining the property.
- g. The location of railroads, of public or private rights-of-way or easements, and of parks or other public spaces either on the property or adjoining the property.
- h. All areas delineated as wetlands by the United States Army Corps of Engineers or Wetlands Consultant and/or areas established as Conservation Easements by the United States Army Corps of Engineers.
- i. Existing parcel identification numbers (PINs) for all properties located within the proposed subdivision.**

REPEAL

- 703 **Final Plat:** Before a plat of subdivision is recorded with the Clerk of Superior Court of Chatham County and the lots thereon offered for sale, an original and eight (8) prints of a Final Plat showing the final design of the subdivision shall be submitted to the Metropolitan Planning Commission for review. Until a Final Plat of a subdivision has been submitted to and reviewed by the Metropolitan Planning Commission and approve and signed by the County Commissioners and Ex Officio Judges of Chatham County, the Clerk of the Superior Court of Chatham County shall not record the Plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Commission.

ENACT

- 703 **Final Plat:** Before a plat of subdivision is recorded with the Clerk of Superior Court of Chatham County and the lots thereon offered for sale, an original and eight (8) prints of a Final Plat showing the final design of the subdivision shall be submitted to the Metropolitan Planning Commission for review. **A digital drawing of the Final Plat shall also be provided to the Metropolitan Planning Commission.** Until a Final Plat of a subdivision has been submitted to and reviewed by the Metropolitan Planning Commission and approved and signed by the County Commissioners and Ex Officio Judges of Chatham County, the Clerk of the Superior Court of Chatham County shall not record the Plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Commission.

REPEAL

- 703.01 **Final Plat Requirements:** The original copy of the Final Plat shall be drawn on eighteen inch by twenty-four inch (18" x 24") sheets of mylar or other material having equal properties, with black ink at a scale of not less than two hundred (200) feet to the inch. Where necessary, the Final Plat may be several sheets accompanied by an index sheet showing the entire subdivision. The Final Plat shall contain the following information:

ENACT

- 703.01 **Final Plat Requirements:** The original copy of the Final Plat shall be drawn on eighteen inch by twenty-four inch (18" x 24") sheets of mylar or other material having equal properties, with black ink at a scale of not less than two hundred (200) feet to the inch. Where necessary, the Final Plat may be several sheets accompanied by an index sheet showing the entire subdivision. **The digital drawing submittal shall meet the standards in the Digital Data Submission Standards set forth in the Chatham County Engineering Policy.** The Final Plat shall contain the following information:

REPEAL

- 704 **Minor Subdivisions:** Minor subdivisions may be submitted as Final Plats, and shall comply with the requirements of these regulations, including minimum finished floor elevation requirements, with the following exceptions:

ENACT

704 Minor Subdivisions: Minor subdivisions may be submitted as Final Plats, and shall comply with the requirements of these regulations, including minimum finished floor elevation requirements **and submittal of a digital drawing**, with the following exceptions:

Speaking about the petition: Vince Grevemberg, Chatham County Engineering Department, in support of the amendment. The County Engineering Department agrees to share the proposed methodology with the Developers' Council. Mark Bouy, Homebuilders Association, in agreement with the suggestion to meet with the County Engineering Department to review the methodology.

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

Mr. Konter offered an amendment to the motion that would recommend approval of the staff recommendation subject to the condition that the proposed amendment would not be submitted for action by the County Commission until the methodology is approved by all parties. It was discussed in the Briefing that a task force consisting of representatives of the Developers' Council and the County Engineering Department would make sure that everyone was comfortable before this was forwarded to the County Commission.

Mr. Jones and Mr. Ray **accepted** the amendment to the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation of an amendment to the Chatham County Subdivision Regulations to require that Final Plats be submitted in a digital format and to require PIN numbers on all proposed lots on Final Plats prior to recording, subject to the condition that the proposed amendment would not be submitted for action by the County Commission until the methodology is approved by all parties. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Jones, Mr. McCumber, Mr. Ray, Ms. McIntosh, and Mr. Abolt.

D. General Development Plan/Group Development Plan

Southern Oaks Business Center, Phases 2 and 3
Lot 19
132 Southern Boulevard
PUD-IS-B Zoning District
Agent: William Dietz
MPC File No. P-040114-53325-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct six office buildings within a P-I-L (Planned Light Industrial) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the General Development Plan/Group Development Plan subject to the following conditions: 1) identify the surrounding land uses, zoning districts and buildings within 100 feet of the property lines; 2) identify the zoning district of the site as P-I-L; and, 3) provide Tree and Landscape Quality Point calculations.

Mr. Poteet **moved** to approve the staff recommendation. Mr. Jones seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the General Development Plan/Group Development Plan subject to the following conditions: 1) identify the surrounding land uses, zoning districts and buildings within 100 feet of the property lines; 2) identify the zoning district of the site as P-I-L; and, 3) provide Tree and Landscape Quality point calculations. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

E. Approval of Bank Resolution for Depository Authorization

Ms. Feiler **moved** to approve a Resolution to add the signature of the new Executive Director to the bank signature application. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve a Resolution to add the signature of the new Executive Director to the bank signature application. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

- F. Authorization for the Executive Director to Execute the Contract with Pictometry International Corporation

Mr. Meyer **moved** to approve the authorization. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the authorization for the Executive Director to execute the contract with Pictometry International Corporation. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

- G. Authorization for the Executive Director to Execute the Contract with EarthData International

Mr. Meyer **moved** to approve the authorization. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the authorization for the Executive Director to execute the contract with EarthData International. Voting were Mr. Brown, Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

IV. OLD BUSINESS

- A. Zoning Petition – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8-3025(b), B and I Use Schedule, to Permit Outdoor Vending in the B-B Zoning District.
Petitioner: Harold B. Yellin, Agent
(for TM2, LLC, Owner)
MPC File No.Z-030827-60996-2

Mr. Meyer stated that he would **abstain** from discussing and voting on the petition. He was the architect for the existing building.

Issue: Amending the City of Savannah Zoning Ordinance, Section 8-3044, to allow permanent outdoor vending carts on private property located within a B-B (Bayfront-Business) zoning district.

Staff Recommendation: **Approval** of a text amendment to allow permanent outdoor vending on private property within a B-B (Bayfront-Business) zoning district, with conditions.

The proposed text amendment is as follows:

- (c) Retail sales may be conducted as outdoor vending, subject to the following conditions:
 - (1) Outdoor vending shall be ancillary to a principal use permitted within the B-B zoning district and shall be conducted only from a vending cart. A vending cart is a mobile cart that has at least two wheels, a canopy, no internal access, and that is used to store and display merchandise and / or prepare food for sale. Service uses and sale of alcoholic beverages are not allowed. Audio broadcasting and the production of smoke unrelated to the cooking of food are not allowed.
 - (2) Outdoor vending is allowed between the hours of 8:00 a.m. to 10:00 p.m. but may be extended to midnight during a City-designated public festival on River Street. Vending carts shall not be brought to the site before 7:00 a.m. Any vending cart not approved for overnight placement shall be removed from the site no later than 11:00 p.m.
 - (3) In the event of a tropical storm warning or a more severe weather advisory by the National Weather Service, all vending carts shall be removed from the site or placed within an enclosed building on the site within two hours of the advisory.
 - (4) Merchandise and equipment related to the vending operation shall be located within the vending cart and shall not extend beyond the edge of the counter area.
 - (5) If an outdoor vending operation includes the sale of food or beverage, permanent bathrooms that are accessible to the handicapped shall be provided.
 - (6) A food vending operation shall comply with all local, state and federal regulations.
 - (7) The City Preservation Officer shall be responsible for approving the appearance of a vending cart, which shall comply with the following minimum standards:
 - a. The dimensions shall be no greater than eight feet in height, ten feet in length, and four feet in width. The counter area shall not exceed 112 square feet.
 - b. The exterior shall be predominantly wood construction that may remain in an unfinished state or be painted in an earth tone color.
 - c. A cloth canopy shall be required that does not extend more than two feet beyond the counter area of the cart. The canopy shall not contain advertising or signage. Umbrellas shall not be permitted.
 - d. No more than two signs per vending cart shall be allowed. Each sign shall be no larger than four square feet and shall be attached to the vending cart.

- e. No exterior lights shall be permitted for a vending cart. Interior lighting shall be located beneath the canopy and any light source shall be downlit and shielded. Lighting shall not produce any movement and shall not be used to illuminate the canopy.
 - f. Carts must have at least two wooden spoke wheels with a minimum diameter of at least 24 inches. The wheels may be decorative and are not required to be functional.
- (8) The MPC staff shall be responsible for reviewing a site plan that shows compliance with the following standards:
- a. A parcel used for outdoor vending shall have a minimum lot size of 3,000 square feet with no more than one vending cart per 1,500 square feet of open space.
 - b. There shall be a minimum distance requirement between vending carts as follows: fifteen (15) feet between the front of each cart; ten (10) feet between the rear of each cart; and five (5) feet between the side of each cart.
 - c. If electricity will be used, an electrical receptacle shall be available at the vending cart location. Electrical cords shall not impede pedestrian walkways.
 - d. Generators and propane tanks are not allowed.
 - e. One cart per 3,000 square feet of lot area may remain overnight, up to a maximum of four carts per site. If a cart is to remain in place overnight, the cart shall be anchored to the ground in a concealed manner. The method of anchoring and concealment shall be shown on the site plan.

Speaking about the petition: Harold Yellin, agent, stated that he is in agreement with the staff recommendation.
Stephanie Jackel, Downtown Neighborhood Association, opposed to the amendment.

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

Mr. Brown offered the following amendments to the motion: 1) outdoor vending shall be ancillary to a principal building and shall not exceed 50 percent of the total lot area; 2) while the carts must be securely affixed to the ground, they shall not be permanently affixed; 3) the Building Official shall be empowered to establish operating rules for health, safety, cleanliness and operation of the carts; and, 4) Item (8)b. shall be changed to provide ten feet between the side of each cart and all of the minimum distance requirements shall be unless otherwise approved by the MPC staff.

Mr. Jones and Mr. Ray accepted these amendments.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation subject to the following amendments: 1) outdoor vending shall be ancillary to a principal building and shall not exceed 50 percent of the total lot area; 2) while the carts must be securely affixed to the ground, they shall not be permanently affixed; 3) the Building Official shall be empowered to establish operating rules for health, safety, cleanliness and operation of the carts; and, 4) Item (8)b. shall be changed to provide five feet between the side of each cart and all of the minimum distance requirements shall be unless otherwise approved by the MPC staff. Voting were Mr. Brown, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt. Mr. Meyer abstained from voting on this petition.

B. General Development Plan/Specific Development Plan

Bull Street Baptist Church/College Ministry Center
17 East 31st Street
R-I-P Zoning District
MPC File No. P-031202-53197-2

Nature of Request: This item was continued from the January 20 MPC meeting to allow the petitioner an opportunity to meet with staff to discuss the location and design of the proposed building. The petitioner is requesting approval of a General Development Plan/Specific Development Plan in order to construct a college ministry center within B-C (Community-Business) and R-I-P (Residential-Institutional-Professional) zoning districts. The petitioner is requesting a variance to reduce the front yard setback requirement.

Staff Recommendation: **Denial** of the General Development Plan/Specific Development Plan because the primary exterior building material (Galvalum) is not compatible with the surrounding area.

Speaking about the petition: Wells Nutt, Administration Committee Chairman, Bull Street Baptist Church, in favor of the project as proposed.
Peter Calandruccio, project architect.
Michelle Gladney, 105 East 31st Street, opposed to the project as proposed.
Greg Jacobs, Starland Properties, in favor of the project as proposed.
Elizabeth Hoyt-Thetford, 101 East 31st St., opposed to the project as proposed.
Virginia Mobley, Thomas Square Neighborhood Association, opposed to the project as proposed.
Sara Barczak, 508 E. Gaston St., in favor of the project as proposed.

Wayne Altman, area resident and church member, in favor of the project as proposed.

Mr. Meyer **moved** to approve the petitioner's request. Mr. McCumber seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the petitioner's request. Voting in favor of the motion were Mr. Meyer, Mr. Poteet, Mr. Konter, Mr. Ray, Mr. McCumber, and Ms. McIntosh. Ms. Feiler and Mr. Jones voted against the motion. Mr. Abolt and Mr. Brown were not in the room when the vote was taken.

Mr. Konter **moved** to reconsider the motion because the variance and conditions were not included in the motion. Mr. McCumber seconded the motion.

MPC Action: **The motion carried.** The motion was to reconsider the motion because the variance and conditions were not included in the motion. Voting in favor of the motion were Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. McCumber, and Ms. McIntosh. Mr. Jones voted against the motion. Mr. Abolt and Mr. Brown were not in the room when the vote was taken.

Mr. Konter **moved** to approve a variance to reduce the required front yard setback from 70 feet to 36 feet. The motion further approves the General Development Plan/Specific Development Plan subject to the following conditions: 1) a sidewalk connecting the eastern portion of the proposed building to the Drayton Street right-of-way shall be shown on a revised General Plan/Specific Plan; and, 2) the petitioner shall provide a signed letter stating that the parking spaces to be shared are not being shared with another use and that the spaces will be available for the duration of the use that requires the spaces at the time of applying for a Building Permit or a Certificate of Occupancy. Mr. Meyer seconded the motion.

MPC Action: **The motion carried.** The motion was to approve a variance to reduce the required front yard setback from 70 feet to 36 feet. The motion further approves the General Development Plan/Specific Development Plan subject to the following conditions: 1) a sidewalk connecting the eastern portion of the proposed building to the Drayton Street right-of-way shall be shown on a revised General Plan / Specific Plan; and, 2) the petitioner shall provide a signed letter stating that the parking spaces to be shared are not being shared with another use and that the spaces will be available for the duration of the use that requires the spaces at the time of applying for a Building Permit or a Certificate of Occupancy. Voting in favor of the motion were Mr. Meyer, Mr. Poteet, Mr. Konter, Mr. Ray, Mr. McCumber, and Ms. McIntosh. Ms. Feiler and Mr. Jones

voted against the motion. Mr. Abolt and Mr. Brown were not in the room when the vote was taken.

V. REGULAR BUSINESS

A. General Development Plan

St. Joseph's/Candler Hospital
5353 Reynolds Street
PIN 2-0113-20-001
14.24 Acres – Total Site Area
PID-IS Zoning District
Engineers: Carl Walker, Inc. and Saussy Engineering, PC
Agent: Mark Boyles
Owner: St. Josephs/Candler Hospital
MPC File No. P-040116-61298-1

Nature of Request: The petitioner is requesting MPC approval of a General Development Plan for a proposed parking garage for the St. Joseph's/Candler Hospital Complex that is located on the southeast corner of East DeRenne Avenue and Reynolds Street within a PUD-IS (Planned Unit Development-Institutional) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the proposed General Development Plan, including the building elevations, subject to the following conditions: 1) approval of the traffic circulation design and proposed curb cut location and design by the City Traffic Engineer; 2) revise the General Development Plan to include the pre-development and post-development greenspace for the entire site; 3) revise the General Development Plan to include the Tree Quality Points that will be lost as a result of removal of existing trees located within the disturbed area. In addition, revise the Landscape Plan to reflect this data and to identify trees to be planted to satisfy the requirement; and, 4) approval by the City of Savannah review departments.

Speaking about the petition: Cecil C. Smith, neighboring property owner, opposed to the plan as proposed. He requested protection or buffering from the proposed structure.
Harold Yellin, agent for St. Joseph/Candler, seeking approval of a General Development Plan.
Forrest Lott, architect, addressing questions about the structure of the proposed garage.
Keith Clem, Carl Walker, Inc., addressing questions about lighting for the proposed garage.
Kyle Smith, neighboring property owner, concerned about encroachment into the residential area.
Mark Boyles, P.E., Saussy Engineers, addressing questions about the placement of the proposed parking garage.

Mr. Meyer **moved** to approve the staff recommendation subject to the condition that the Specific Development Plan including the building elevations return to the Planning Commission. Mr. Jones seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the proposed General Development Plan subject to the following conditions: 1) approval of the traffic circulation design and proposed curb cut location and design by the City Traffic Engineer; 2) revise the General Development Plan to include the pre-development and post-development greenspace for the entire site; 3) revise the General Development Plan to include the Tree Quality Points that will be lost as a result of removal of existing trees located within the disturbed area. In addition, revise the Landscape Plan to reflect this data and to identify trees to be planted to satisfy the requirement; 4) the Specific Development Plan, including the building elevations, is to return to the Planning Commission; and, 5) approval by the City of Savannah review departments. Voting were Mr. Meyer, Mr. Poteet, Ms. Feiler, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. McIntosh. Mr. Abolt, Mr. Brown, and Mr. Konter were not in the room when the vote was taken.

VIII. ADJOURNMENT

There being no further business to come before the Commission, the February 3, 2004 Regular Meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson, P.E., AICP
Executive Director

Note: Minutes not official until signed