

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

July 6, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Patricia McIntosh, Vice Chairman
Lacy A. Manigault, Secretary
Robert L. Ray, Treasurer
Michael Brown
Melissa Jest
J. P. Jones
Stephen R. Lufburrow
Walker McCumber
Lee Meyer
Freddie B. Patrick
Helen L. Stone

Members Not Present: Russ Abolt
Alexander S. Luten

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde M. Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Lee A. Webb, Historic Preservation Specialist
Dennis Hutton, Land Use Planner
Gary Plumbley, Development Services Planner
John Howell, Development Services Planner
Amanda Bunce, Development Services Planner
Wanda Dixon, Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Bob Sebeck, County Zoning Administrator

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 Acknowledgments

A. Notice(s)

Mr. Thomson introduced Amanda Bunce, Development Services Planner, who joined the MPC staff June 28, 2004.

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

Master Plan Amendment

Sweetwater Station

101 Sweetwater Station Drive

191.9 Acres

PIN 1-1004-02-004, 037, 039, 066 and 068

PUD-M-6 Zoning District

EMC Engineering Company, Engineer

Adam Ragsdale, Agent

Sweetwater LLC, Owner

MPC Reference File Nos. Z-011102-39622-1 and M-020404-39300-1

MPC File No. M-04061636077-1

Chairman Mackey stated that the petitioner has requested that this item be removed from the Final Agenda.

III. Consent Agenda

A. Approval of the June 21, 2004 MPC Meeting Minutes and Briefing Minutes.

Ms. Stone **moved** to approve the minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the minutes of the June 21, 2004 MPC Meeting and Briefing carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

B. Victorian Planned Neighborhood Conservation District
Certificate of Compatibility

Bolton Row
305 East Bolton Street
2-R Zoning District
Downer Davis, Agent
MPC File No. P-040428-49043-2

Nature of Request: The applicant is requesting design approval and General Site Plan approval for construction of a seven-unit condominium at the southeast corner of Lincoln and Bolton Streets in the Victorian Planned Neighborhood Conservation District.

Staff Recommendation: **Approval** of the design and the General Site Plan at 305 East Bolton Street. Staff further recommends **approval** of a five foot side yard variance on the Lincoln Street side based on historic precedent and subject to a waiver of the parking space dimension standard by the Zoning Administrator.

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

MPC Action: **The motion to approve the staff recommendation for MPC File No. P-040428-49043-2 carried with none opposed.** Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Jones, Mr. Ray, Mr. McCumber, Mr. Patrick, and Ms. Jest.

C. Master Plan Amendment

Berwick Plantation – Tract J
The Enclave Subdivision
601 Berwick Boulevard
PIN 1-1008-02-013 (Portion)
PUD-C Zoning District
Thomas & Hutton Engineering Company, Engineer
Genesis Designer Homes, Owner
MPC Reference File No. S-030626-59439-1
MPC File No. S-030626-59439-1

Nature of Request: The petitioner is requesting approval of an amended Master Plan for Berwick Plantation Tract J, a planned single family residential development located on the west side of Berwick Boulevard approximately 2,990 feet north of Stonebridge Drive within a PUD-C (Planned Unit Development – Community) zoning district. The petitioner is requesting the following variance:

- a 5 foot rear yard setback variance (from the required 25 feet) for 85 single family detached patio lots.

Staff Recommendation: **Approval** of a five foot rear yard setback variance (from the required 25 feet) for all patio lots located within The Enclave Subdivision (Berwick Plantation Tract J) with the exception of the patio lots that adjoin other residential lots at the rear lot line.

Speaking about the petition: Jeremy Jones, agent

Mr. McCumber **moved** to approve the staff recommendation. Mr. Patrick seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried.**
Voting in favor of the motion were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick. Ms. Jest voted against the motion.

D. Amended General Development Plan

Southbridge Condominiums
Phase 18
129 Egret Point
PIN 1-1009-02-004
97.6 Acres (44 upland acres)
PUD-C Zoning District
Thomas and Hutton Engineering Co., engineer
Cristy Lawrence, Agent
Southbridge Development Company, Inc., Owner
MPC Reference File No. S-021029-31869-1
MPC File No. P-040517-87923-1

Nature of Request: The petitioner is requesting approval of a variance from providing sidewalks on both sides of the entire length of the private drive for a 136 unit residential development located in the Southbridge community at the west end of Egret Point within a PUD-C (Planned Unit Development – Community) zoning district.

Staff Recommendation: **Approval** of a variance from providing sidewalks on both sides of the entire length of the private drive subject to the following conditions:
1) a six foot wide asphalt trail shall be constructed on one side of the entire length of the private drive that serves this development. The trail can cross from one side of the drive to the other provided that such crossings shall be marked on the private drive;
2) the asphalt trail must meet all the requirements of the Americans with Disabilities Act (ADA). Concrete ramps, in accordance with the minimum standards as required by the County Engineer, shall be provided at intersections or other places the asphalt trail crosses the private drive unless exempted by the County Engineer; 3) the portion of Egret Point Road right-of-way included in this phase of development shall have standard sidewalks on both sides; 4) provide the following notes on the Final Plat: "The developer shall install a six foot wide asphalt pedestrian trail on one side of the entire length of the private drive. The trail shall be owned and maintained by the Southbridge Condominium Homeowners Association (insert the correct name)." Also, "The

developer shall install sidewalks on both sides of Egret Point Road in accordance with the Chatham County Subdivision Regulations.”

Ms. Stone **moved** to approve the staff recommendation. Mr. McCumber seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried.**
Voting in favor of the motion were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick. Ms. Jest voted against the motion.

E. General Development Plans

1. Bull Street Mixed Use
 1514 Bull Street
 B-C Zoning District
 Steve Day, Agent
 MPC File No. P-031112-37967-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a building addition to include retail uses on the first floor and three dwellings on the second floor within a B-C (Community Business) zoning district. Variances are requested.

Staff Recommendation: **Approval** of the General Development Plan with the following variances: 13 off-street parking spaces, 11.5 percent greenspace, a 14 foot buffer width, and a 15 foot front yard setback, subject to the following conditions: 1) revise the parking calculations on the plan sheets; and, 2) provide a contribution to the Tree Fund in lieu of planting on the subject property.

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

MPC Action: **The motion to approve the staff recommendation carried.**
Voting in favor of the motion were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Ms. Jest, and Mr. McCumber. Mr. Patrick and Mr. Jones voted against the motion.

2. The Shoppes on Abercorn
 2514 Abercorn Street
 B-C Zoning District
 Chance Raehn, Agent
 MPC File no. P-040616-51027-2

Nature of Request: The petitioner is requesting approval of a General Development Plan (General Plan) in order to construct a second floor addition on an existing building within a B-C (Community-Business) zoning district. A variance is requested to reduce the number of parking spaces.

Staff Recommendation: **Approval** of the variance to reduce the number of required parking spaces from 83 spaces to 40 spaces, and **approval** of the General Development Plan, including the building elevations, with the following conditions: 1) the drive-thru window and the proposed one-way traffic movement on 41st Street Lane are not approved at this time; 2) obtain approval from the Mayor and Aldermen if encroachments into rights-of-way are proposed; and, 3) obtain approval from the Park and Tree Department to establish landscaping within rights-of-way.

Speaking about the petition: Chance Raehn, agent

Mr. McCumber **moved** to approve the staff recommendation. Ms. McIntosh seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

3. Smith Office Complex
908 Mohawk Street
PIN 2-0782-05-005
0.65 Acres
P-I-P Zoning District
Kern-Coleman and Company, Engineer
Mark Crapps, Agent
Dr. Sidney and Patsy Smith, Owners
MPC File Number P-040616-55552-2

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed office development to be located on the east side of Dutchtown Road approximately 575 feet east of Middleground Road within a P-I-P (Planned-Institutional-Professional) zoning district. The petitioner is also requesting the following variance: a 10 foot Type B buffer width variance (from the required 15 feet) along the western 178 foot section of the northern property line.

Staff Recommendation: **Approval** of the proposed General Development Plan subject to the following conditions: 1) revise the plan to transition the width of the private drive along the existing structure to provide not less than a one foot separation between the structure and the private drive; 2) the width of the private drive must not be less than 18 feet; 3) revise the plan to identify the area between the private drive/dumpster pad and the northern lot line as a five foot vegetative buffer; and, 4) approval by the City of Savannah review departments.

Mr. McCumber **moved** to approve the staff recommendation. Mr. Patrick seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

F. Minor Subdivision/Final Plat

Lands of West Estate Subdivision
9653 Whitfield Avenue
Lot 2
PIN 1-0504-01-004
3 lots – 3.04 acres
R-1-B Zoning District
Dale E. Yawn, Surveyor
Frank Harn, Owner
MPC File No. s-040616-55895-1

Nature of Request: The petitioner is requesting MPC approval of a three lot Minor Subdivision located on the west side of Whitfield Avenue approximately 425 feet south of Edenfield Lane within an R-1-B zoning district. The petitioner is also requesting the following variance: a 95 foot variance from the maximum permitted length of 750 feet for a private vehicular access and utility easement.

Staff Recommendation: Approval of a 95 foot variance from the maximum permitted length of 750 feet for a private vehicular access and utility easement and the proposed Minor Subdivision subject to the following conditions: 1) show the signature of the owner and a Georgia Registered Land Surveyor (across the State of Georgia Seal) on the Final Plat; 2) show a 50 foot marsh setback line (35 feet must be identified as a marsh buffer) on all lots adjacent to the salt marsh; 3) revise note Number 7 to state that all lots will be served by a private well instead of a community water system; 4) approval of the proposed access easement by the County Engineer and the necessary permits by the DNR (if applicable); 5) show the address of each lot on the final plat as follows: Lot A – 9651-B Whitfield Avenue, Lot B – 9651-A Whitfield Avenue, Lot C – 9651 Whitfield Avenue; 6) demonstrate to the satisfaction of the County Engineer that the site of the proposed subdivision does not contain a landfill; and, 7) approval by the Chatham County Health Department and the County Engineer.

Mr. Manigault **moved** to approve the staff recommendation. Mr. McCumber seconded the motion.

MPC Action: The motion to approve the staff recommendation carried. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick. Ms. McIntosh and Ms. Jest voted against the motion.

G. Specific Development Plan/Group Development Plan

Cingular Wireless and Olympus Properties
10200 Middleground Road
B-N Zoning District
Kimberly T. Adams, Agent
MPC File No. T-040616-3451-1

Nature of Request: The petitioner is requesting approval of a Specific Development Plan/Group Development Plan in order to construct a monopole wireless telecommunications tower 150 feet in height within a mini-storage facility located on Middleground Road south of Tibet Avenue within a B-N (Neighborhood Business) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the Specific Development Plan/Group Development Plan.

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

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Brown, Mr. Meyer, Mr. Manigault, Mr. Lufburrow, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

H. Amended General Development Plan/Group Development Plan

Abercorn Commons (Abercorn Plaza)
7804 Abercorn Street
PIN: 2-0560-01-001, -003, -004, -005, -006, -008, -009, -009A, -009B,
1-0C, 009D, -010, -013, -014, -015, and 2-590-04-002, 007, -008
B-C Zoning District
EMC Engineering Company, Inc., Engineer
Jay Maupin, Agent
Melaver, Inc., Owner
MPC Reference File no. P-0201202-37229-2
MPC File No. P-04060617-53836-2

Nature of Request: The petitioner is requesting approval of an Amended Master Plan/General Development Plan/Group Development Plan for a retail shopping center located at 7804 Abercorn Street. The property is bounded by Abercorn Street, White Bluff Road, and Fairmont Avenue.

Staff Recommendation: **Approval** of the Amended General Development Plan/Group Development Plan, with the exception of the proposed building elevations, subject to the following conditions: 1) approval by the City Traffic Engineer of the proposed curb cuts including the location and design and the circulation pattern;

2) approval by the City review departments including the revised Grading and Drainage Plan and the Water and Sewer Plan if applicable; 3) submit more detailed building elevations of the proposed structures to include the type of materials to be used on the exterior and the desired color scheme; and, 4) compliance with all conditions identified in the previous General/Specific Development Plan Decision(s).

Speaking about the petition: Jay Maupin, agent
Randy Peacock, Melaver Development, stated that negotiations are underway with Circuit City to bring the color of the logo closer to earth tones.

Mr. Meyer **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. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick and Ms. Jest.

IV. OLD BUSINESS

A. Amended Specific Development Plan

Savannah Tire Expansion
222 E. Montgomery Cross Road
P-B-N Zoning District
Chris Argo, Agent
MPC File No. P-040512-51944-2

Nature of Request: The petitioner is requesting approval of an Amended Specific Development Plan (Amended Specific Plan) in order to construct additions onto an existing building located within a P-B-N (Planned Neighborhood Business) zoning district. The petitioner is requesting a variance to allow 1.5 required parking spaces within the front yard setback.

Staff Recommendation: **Approval** of the variance to allow 1.5 parking spaces within the front yard setback and **approval** of the Amended Specific Plan with the following conditions: 1) provide the Chatham County record book and page number where the access agreement with Baker Funeral Home has been recorded; 2) approval of reduced greenspace by the Park and Tree Department; 3) approval of the Landscape Plan by the Park and Tree Department; 4) proof of approval of landscaping within the right-of-way from GDOT; 5) provide building elevations for the addition and the bay doors. The addition shall be consistent with the appearance of the existing building; and, 6) extension of the curb adjacent to the westernmost parking space adjacent to Montgomery Cross Road.

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

MPC Action: The motion to approve the staff recommendation carried. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. McCumber, Mr. Patrick, and Ms. Jest. Mr. Jones voted against the motion. Ms. Stone was not in the room when the vote was taken.

B. General Development Plan/Group Development Plan

Tyson Center, Phase 2
8404 Skidaway Road
José Gonzalez, Architect (Gonzalez Architects), Agent
P-B-N/T-C Zoning District
PIN: 1-0377-07-004/005/006/007/011/012/013
MPC File No. P-040428-51544-1

Nature of Request: The petitioner is requesting approval of a General Development Plan (General Plan) in order to construct an addition onto an existing shopping center and a self-storage warehouse within a P-B-N/T-C (Planned Neighborhood Business/Town Center Overlay) zoning district.

Staff Recommendation: **Approval** of the General Development Plan/Group Development Plan with the following conditions: 1) revise the acreage for the site, including all related calculations such as greenspace; 2) show the dimensions of the utility easements that are on or adjacent to the site; 3) provide the height of the chain link fence; 4) all lots within the subject property must be recombined by plat or by deed because three separate entities have ownership of the site; and, 5) compliance with any conditions that may be required by County Engineering.

Speaking about the petition: Robyn Quattlebaum, president of the Lakeview Homeowners Association, would like to reserve as much of the greenspace in the area as possible. José Gonzalez, agent, addressed the issues of buffering and drainage. John McMasters, 3rd District County Commissioner, requested that stormwater remediation be incorporated into requirements for approving the plan. Anthony Maxwell, seeking information about access to property west of the subject property. Alex Kalu, adjoining homeowner, requested a heavier buffer.

Ms. McIntosh requested that staff examine the appropriateness of a use such as self-storage mini-warehouses in the P-B-N zoning district. This does not seem like a neighborhood oriented business. Why is the use allowed as a matter of right in that zoning classification?

Mr. Manigault **moved** to approve the staff recommendation subject to the additional condition that the Specific Development Plan return to the Planning Commission. Mr. Ray seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the staff recommendation subject to the additional condition that the Specific Development Plan returns to the Planning Commission. Voting in favor of the motion were Mr. Brown, Mr. Lufburrow, Mr. Manigault, Ms. Stone, and Mr. Ray. Voting against the motion were Mr. Meyer, Ms. McIntosh, Mr. Jones, Mr. Patrick, and Ms. Jest. To break the tie, Mr. Mackey voted in favor of the motion because the property is zoned to allow the use. Mr. McCumber was not in the room when the vote was taken.

V. Regular Business

Staff Study – Map Amendment

Map Amendment to the City of Savannah Zoning Ordinance
Re: Sandfly Rezoning
MPC File No. Z-040521-54003-2

Issue: The rezoning of 52 properties in the vicinity of Montgomery Cross Road and Skidaway Road, known as the Sandfly Community, in order to preserve the residential character of the historic African-American community.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will establish zoning districts that are more compatible with the established development patterns in the surrounding neighborhood than the zoning that presently exists.

Staff Recommendation: **Approval** of the rezoning of 52 properties in the Sandfly Community.

Speaking about the petition: Herbert Kemp, Sandfly Betterment Association, stated that the organization is in agreement with the proposed rezoning.
Anthony Maxwell, seeking clarification on the proposed zoning.

Ms. Stone **moved** to approve the staff recommendation. Mr. Patrick seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Ms. Stone, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, and Ms. Jest. Mr. Brown, Mr. Meyer, and Mr. McCumber were not in the room when the vote was taken.

VII. Adjournment

There being no further business to come before the Commission, the July 6, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed