

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

## MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET

July 20, 2004

1:30 P.M.

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

**Members Not Present:** Walker McCumber

**MPC Staff Present:** Thomas L. Thomson, Executive Director  
Clyde M. Wester, Assistant to the Executive Director  
Charlotte L. Moore, Director of Development Services  
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. Recess to Executive Session

Ms. Stone **moved** to recess to Executive Session in order to discuss a personnel issue. Mr. Abolt seconded the motion.

**MPC Action: The motion to recess to Executive Session in order to discuss a personnel issue carried with none opposed.** Voting were Mr. Brown, Mr. Manigault, Ms. Stone, Mr. Lufburrow, Mr. Luten, Mr. Ray, Ms. McIntosh, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt. Mr. Meyer was not in the room when the vote was taken.

Chairman Mackey called the meeting of the Metropolitan Planning Commission to order.

Mr. Jones **moved** to accept the recommendation of the Personnel Committee regarding the Executive Director. Mr. Ray seconded the motion.

**MPC Action: The motion to accept the recommendation of the Personnel Committee regarding the Executive Director carried with none opposed.** Voting were Mr. Brown, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt. Mr. Meyer was not in the room when the vote was taken.

Mr. Abolt stated that no action was taken in the Executive Session. Consensus was expressed. This is the outward action of that discussion.

## Notices, Proclamations and Acknowledgments

### A. Notice(s)

1. Tricentennial Committee Meeting, August 3, 2004, 11:30 A.M., MPC East Conference Room
2. Finance Committee Meeting, August 17, 2004, 11:30 A.M., MPC East Conference Room

### B. Acknowledgments

Chairman Mackey introduced Victor Evans, who is a summer intern. Mr. Evans attends the University of Alabama where he is a junior majoring in Urban Planning.

## III. Consent Agenda

### A. Approval of July 6, 2004 MPC Meeting Minutes and Briefing Minutes

Mr. Jones **moved** to approve the minutes of the July 6, 2004 MPC Meeting and Briefing. Mr. Brown seconded the motion.

**MPC Action:** The motion to approve the minutes of the July 6, 2004 MPC Meeting and Briefing carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Abolt, Mr. Manigault, Mr. Luten, Mr. Abolt, Mr. Lufburrow, Mr. Ray, Ms. McIntosh, Mr. Jones, Mr. Patrick, and Ms. Jest.

B. Staff Studies – Text Amendment

- 1. Text Amendment to the City of Savannah Zoning Ordinance  
 Re: Adopt Chatham County Zoning Districts and Repeal Redundant Sections  
 MPC File No. Z-040624-48443-2

**Issue:** Creation of City of Savannah zoning classifications to synchronize them with service planning goals.

**Policy Analysis:** Adoption of the text amendment would support the City’s goals for service delivery and further the efforts on preparing a unified zoning code.

**Staff Recommendation:** Amend the City Zoning Ordinance to adopt the County Zoning Ordinance by reference.

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

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

C. Master Plan Amendment

The Mulberry at Godley Station  
 Tract 10  
 1502 Benton Boulevard  
 PIN 2-1016-01-013 and 014  
 3,340 Acres –Total Area of Godley Station  
 123.78 Acres – Total Petitioned Area  
 117.49 Uplands Acres (including R/W) – 6.29 Wetlands Acres  
 PUD-C Zoning District  
 Thomas and Hutton Engineering Company, Inc., Engineer  
 Chance Raehn, Agent  
 The Foxfield Company, Owner  
 MPC Reference File Number M-030610-57105-2  
 MPC File Number M-040630-62780-2

**Nature of Request:** The petitioner is requesting MPC approval of an amendment to the Master Plan for Godley Station, a planned community located on the west side of Interstate 95 at its intersection with Jimmy DeLoach Parkway within a PUD-C (Planned Unit Development – Community) zoning district. No variances are requested.

**Staff Recommendation:** **Approval** of the amended Godley Station Master Plan subject to the following conditions: 1) approval of the location and design of all curb cuts and median breaks by the City Traffic Engineer; 2) submit a revised Godley Station Master Plan to reflect the existing development and the proposed amendment; 3) show the name of the proposed road (as approved by the MPC staff); 4) all signage shall be in accordance with the Godley Station Sign Plan approved by the Planning Commission on February 15, 2000 (MPC File Number S-00-131-S); and, 5) approval by all City review departments including the City Engineer.

Mr. Patrick **moved** to approve the staff recommendation. Mr. Jones 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, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt.

D. Sketch Plan/Minor Subdivision

Wall Tract Subdivision  
354 Felt Drive  
1 Lot – 1.18 Acres  
PIN: S-0773-01-046  
R-10 Zoning District  
Mag Belanger, Owner  
MPC File No. S-040709-55085-2

**Nature of Request:** The petitioner is requesting MPC approval of a Sketch Plan for a two lot Minor Subdivision located on the west side of Felt Drive north of White Bluff Avenue within an R-10 (One Family Residential) zoning district. The petitioner is also requesting the following variance:

- A 10 foot variance from the minimum required width of 30 feet for a proposed private vehicular access and utility easement.

**Staff Recommendation:** **Approval** of a 10 foot variance from the required minimum width of 30 feet for a proposed private vehicular access and utility easement and approval of the proposed Sketch Plan subject to the following condition: 1) approval by the City review departments.

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

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

E. General Development Plan Amendment

Hancock Askew Office Complex  
Islands Expressway/Riverview Drive  
Thomas and Hutton, Agent  
PUD-IS Zoning District  
PIN: 1-0235-02-023  
MPC File No. P-040702-39189-1

**Nature of Request:** The petitioner is requesting approval of an Amended General Development Plan/Group Development Plan in order to relocate one of two office buildings within a PUD-IS (Planned Unit Development-Institutional) zoning district on Parcel A and to provide parking on Parcel B.

**Staff Recommendation:** **Approval** of the Amended General Development Plan/Group Development Plan for Parcel A and Parcel B with the following conditions: 1) obtain approval of the proposed access from the engineering departments of the City of Savannah and Chatham County; 2) revise the "Total Building Area" square footage to 59,349 square feet on the plan sheets; 3) provide a Type "G" buffer consisting of a three foot high fence or a three foot wide planted area with a three foot high hedge where the parking lot in Parcel B adjoins other properties. Install the Type "G" buffer along the outer edge of the parking lot.

**Speaking about the petition:** Dan Gay, project engineer, stated that sidewalks are proposed in order to access the remote parking. The existing clearing, which is for the County's sewer main and the overhead power line, is also serving as pedestrian access. He is in agreement to plant areas within the buffer that are thin with native plants such as wax myrtles and native trees as long as the planting does not conflict with the sewer main.

Mr. Meyer **moved** to approve the staff recommendation subject to the condition that the item to which the petitioner's engineer agreed is included in the record. Mr. Abolt seconded the motion.

**MPC Action:** **The motion carried with none opposed.** The motion was to approve the staff recommendation subject to the condition to plant the areas that are thin along the utility easement within the buffer with native plants such as wax myrtle and native trees as long as the planting does not conflict with the sewer main. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Mr. Brown, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt.

## F. General Development Plan/Group Development Plan

Abercorn Site Investors Office Building  
787 King George Boulevard  
PUD-CC Zoning District  
John Kern, Agent  
MPC File No. P-040622-35679-1

**Nature of Request:** The petitioner is requesting MPC approval of a General Development Plan/Group Development Plan for a proposed office complex located on the south side of King George Boulevard within a PUD-C (Planned Unit Development Community) zoning district. The petitioner is requesting the following variance:

- a 7.5 foot development setback variance from the required 35 feet along King George Boulevard

**Staff Recommendation:** **Approval** of a 7.5 foot development setback variance from the required 35 feet along King George Boulevard and the proposed General Development Plan subject to the following conditions: 1) approval of the internal circulation pattern by the County Traffic Engineer; and, 2) approval of the General Development Plan by the County Engineer.

Mr. Ray **moved** to approve the staff recommendation subject to the additional condition that the Specific Development Plan is to return to the Planning Commission in order to review the Landscaping Plan, dumpster enclosure, and building elevations. Mr. Manigault 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 is to return to the Planning Commission in order to review the Landscaping Plan, dumpster enclosure, and building elevations. Voting in favor of the motion were Mr. Brown, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt. Mr. Meyer voted against the motion.

G. Amended General Development Plan/Specific Development Plan  
Building Elevations

Abercorn Commons (Abercorn Plaza)  
7804 Abercorn Street

PINS: 2-0560-01-001, 003, 004, 005, 006, 0008, 009, 009A,  
009B, 009C, 009D, 010, 013, 014, 015, and  
2-0590-04-002, 007, 008

B-C Zoning District

EMC Engineering Services, Inc., Engineer

MPC Reference File No. P-021202-37229-2

MPC File No. P-040617-53836-2

**Nature of Request:** The petitioner is requesting approval of an Amended General Development Plan/Specific Development Plan for a proposed retail shopping center located at 7804 Abercorn Street. The improvements are located on property located at 7804 Abercorn Street (the property is bounded by Abercorn Street, White Bluff Road, and Fairmont Avenue) within a B-C zoning district.

**Staff Recommendation:** **Approval** of the proposed Building Elevations Plan subject to the following condition: compliance with all conditions of the Amended General Development Plan/Group Development Decision dated July 6, 2004.

Mr. Brown **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, Mr. Lutten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt.

H. Sign Plan

Whitmarsh Island Properties, LLP

107 Charlotte Road

P-B-N Zoning District

PIN: 1-0115-01-032 and -033

MPC File No. P-040630-39032-1

**Nature of Request:** The petitioner is requesting approval of fascia signage on the front of a proposed building within a P-B-N (Planned Neighborhood Business) zoning district. A variance of 136 square feet of additional fascia sign area is requested to allow 236 square feet of fascia sign area on the front of a building.

**Staff Recommendation:** **Approval** of a variance of 152 square feet of fascia sign area to allow 252 square feet of fascia sign area on the front of the building facing Charlotte Road.

Mr. Patrick **moved** to approve the staff recommendation. Mr. Abolt 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, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Patrick, Ms. Jest, and Mr. Abolt. Mr. Jones voted against the motion.

**IV. Old Business**

A. Zoning Petition – Map Amendment

Petition of Valerie J. Hinesley, Agent  
(for Mutual Benevolent Society of 1876, Inc., Owner)  
3030 Barnard Street  
MPC File No. Z-040527-39016-2

Mr. Ray and Mr. Luten stated that as former members of the Mutual Benevolent Society of 1876, they would **abstain** from discussing and voting on this petition. They stepped down from the dais.

**Issue:** Rezoning from a P-R-B-1 (Planned Residential-Business) zoning classification to a P-R-B (Planned Residential-Business) classification in conjunction with General Development Plan (General Plan) approval in accordance with Section 8-3031 (D)(1)(a) subject to a finding of an “unusual or extraordinary condition.”

**Policy Analysis:** The proposed rezoning is not consistent with the City’s Future Land Use Plan and would establish a zoning district that would allow uses that are incompatible with the surrounding neighborhood.

**Staff Recommendation:** **Denial** of the request to rezone the subject property from a P-R-B-1 classification to a P-R-B classification with General Plan approval in accordance with Section 8-3031(D)(1)(a).

Mr. Meyer **moved** to approve the petitioner’s request because the organization responds to a community need. Ms. Jest seconded the motion.

**Speaking about the petition:** Valerie Hinesley, agent, stated that there is an extraordinary condition. The Mutual Benevolent Society has been in business at this site for 32 years. The existing bar will not be expanded. Only the restaurant would be expanded, which would be allowed under the new zoning.

Lewis Vaughns, President of the Mutual Benevolent Society, stated that the group has been requested to have functions that would serve the community. There was not room to do so.



**MPC Action:**                   **The motion carried.** The motion was to approve the petitioner's request to rezone the subject property from a P-R-B-1 classification to a P-R-B classification with General Plan approval in accordance with Section 8-3031(D)(1)(a). Voting in favor of the motion were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Lufburrow, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt. Ms. McIntosh voted against the motion. Mr. Luten and Mr. Ray abstained from voting.

**AND**

General Development Plan/Group Development Plan

Mutual Benevolent Society of 1876, Inc.  
3030 Barnard Street  
Valerie Hinesley, Agent  
P-R-B-1 Zoning District  
PIN: 2-0074-38-017/018/019  
MPC File No. P-040709-58778-2

**Nature of Request:**           The petitioner is requesting approval of a General Development Plan (General Plan) in conjunction with approval of a rezoning from a P-R-B-1 (Planned Residential-Business) district to a P-R-B (Planned Residential-Business) district in accordance with Section 8-3031(D)(1)(a) of the Zoning Ordinance in order to expand an existing restaurant and bar located within a "club". The petitioner is seeking variances to: 1) reduce a required side yard setback from 15 feet to 10 feet; 2) partially eliminate a paved parking surface; and, 3) use an alternate method to screen a dumpster.

**Staff Recommendation:**       **Denial** of the General Development Plan in accordance with Section 8-3031(D)(1)(a) because requested rezoning of the subject property is not consistent with the City's Future Land Use Plan and would allow uses that are incompatible with the surrounding residential neighborhood. See MPC File No. Z-040527-39016-2.

**Speaking about the petition:** Valerie Hinesley, agent, stated that the petitioner is willing to work with staff to try to provide the required screening around the dumpster rather than requesting a variance. The petitioner is also willing to provide five paved parking spaces; this could be done when the Specific Development Plan is presented. Therefore, only the setback variance is requested.

Mr. Patrick **moved** to approve the General Development Plan. The motion further recommended approval of the five foot side yard setback variance. The petitioner's agent has agreed to work with staff on the other two issues, so the variances would not be necessary. Ms. Jest seconded the motion.

**MPC Action: The motion to approve the General Development Plan carried.**

The motion further recommended approval of the five foot side yard setback variance. The petitioner's agent has agreed to work with staff on the other two issues, so the variances would not be necessary. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Lufburrow, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt. Ms. McIntosh voted against the motion. Mr. Luten and Mr. Ray abstained from voting.

**V. Regular Business****A. Staff Study Text Amendment**

Text Amendment to the Chatham County Zoning Ordinance  
Re: Amend Section 4-5.2, B and I Use Schedule, to Allow  
Uses 52(a), 90(b) and 103(a), in P-I-L-T Zoning Districts  
MPC File No. Z-040716-33742-1

**Issue:** Amending the Chatham County Zoning Ordinance, Section 4-5.2, B and I Use Schedule, to allow Carpet Sales and Display (Use 52a), Processing, sale and display of Monuments and Stones (Use 90b), and Cabinet Shops (Use 103a) as a matter-of-right uses within the P-I-L-T (Planned Light Industrial-Transitional) zoning district.

**Policy Analysis:** It is the policy of Chatham County to allow compatible uses within a zoning district provided that the uses support the intent of the district. The intent of the Planned Light Industrial-Transitional zoning district is to allow a limited number of uses that do not operate in a manner that creates nuisances. Allowing the continued use of commercial and light industrial buildings within the P-I-L-T district would be consistent with this policy.

**Staff Recommendation:** **Approval** of a text amendment to the Chatham County Zoning Ordinance to allow Carpet Sales and Display (Use 52a): Processing, Sale and Display of Monuments and Stones (Use 90b); and Cabinet Shops (Use 103a) as matter-of-right uses within the P-I-L-T (Planned Light Industrial-Transitional) zoning district.

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

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

[Note: Further action on this item appears on Page 11]

B. Staff Study – Map Amendment

Map Amendment to the Chatham County Zoning Ordinance  
Re: Bonaventure Road Rezoning Study  
MPC File No. Z-040616-52847-1

**Issue:** Appropriate zoning for three properties on the north side of Bonaventure Road that contain industrial uses and have dual zoning. The properties are presently zoned R-1 (One-Family Residential) and I-L (Light Industrial)

**Policy Analysis:** It is the policy of Chatham County to protect residential properties from the adverse effects of non-residential uses. Rezoning will allow a limited range of non-residential uses and will allow the continued use of commercial and light industrial buildings and, by imposing site plan requirements, will protect nearby residential properties.

**Staff Recommendation:** **Approval** of rezoning to a P-I-L-T classification and approval of an amendment to the Chatham County Future Land Use Plan from Single-Family Residential to Light Industrial.

Ms. Stone **moved** to continue the petition until the next Regular Meeting in order for staff to study other zoning classifications that would allow the present uses to continue and to expand. Mr. Manigault seconded the motion.

**Speaking about the petition:** Charles DePue, President of the Open Vault Company, seeking relief in order to expand the building.

**MPC Action:** **The motion carried with none opposed.** The motion was to continue the petition until the next Regular Meeting in order for staff to study other zoning classifications that would allow for the current use to expand. Voting were Mr. Brown, Mr. Meyer, Mr. Manigault, Mr. Lufburrow, Mr. Luten, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, Ms. Jest, and Mr. Abolt.

Ms. Stone **moved** to hold the action on the text amendment (MPC File No. Z-040716-33742-1) in abeyance. Mr. Ray seconded the motion.

**MPC Action:** **The motion carried with none opposed.** The motion was to hold the action on the text amendment (MPC File No. Z-040716-33742-1) in abeyance. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, and Ms. Jest. Mr. Abolt was not in the room when the vote was taken.

C. Staff Study – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amend Section 8-3046, Planned Unit Development-Mixed Use  
(PUD-MXU) Zoning District.

MPC File No. Z-040604-48887-2

**Issue:** Amending Section 8-3046 of the City of Savannah Zoning Ordinance to revise the Planned Unit Development-Mixed – Use (PUD-MXU) zoning district and Section 8-3002 (Definitions).

**Policy Analysis:** An updated PUD-MXU district ordinance will address new concepts in planning for a mixed-use development.

**Staff Recommendation:** **Approval** to repeal the original text of Section 8-3046 (Planned Unit Development-Mixed Use) in its entirety and approval of a revised version of the PUD-MXU section, and approval of new definitions to Section 8-3002.

Ms. Stone **moved** to approve the staff recommendation for a text amendment, subject to removing any reference to Thomas Square. Mr. Ray seconded the motion.

**MPC Action:** **The motion carried.** The motion was to approve the staff recommendation for a text amendment. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Lufburrow, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. Patrick. Mr. Abolt was not in the room when the vote was taken. Ms. Jest abstained from voting on the petition because she needed additional information before making a decision.

**VII. Adjournment**

There being no further business to come before the Commission, the July 20, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**