

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

June 1, 2004

1:30 P.M.

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
Walker McCumber
Lee Meyer
Freddie B. Patrick
Helen L. Stone

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde M. Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Beth Reiter, Historic Preservation Officer
Gary Plumbley, Development Services Planner
John Howell, 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)

Chairman Mackey announced that the Propeller Club has chosen Mr. Meyer as Member of the Year.

Chairman Mackey also introduced the new Chatham County Zoning Administrator, Bob Sebeck, formerly with the City of Clearwater, Florida.

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

Amended Master Plan – The Highlands
Master Plan – The Highlands Tract K-2

The Highlands at Godley Station
Tract K-2
2119 Benton Boulevard
PIN 1-1016-02-021
1,959 Acres – The Highlands
110,707 Acres – 393 Dwelling Units (Tract K-2)
PUD-C Zoning District
Kern-Coleman Engineering Company, Engineer
Terry Coleman, Agent
MPC File Number M-040128-57569-2

III. Consent Agenda

A. Approval of the May 18, 2004 MPC Meeting Minutes and Briefing Minutes.

Ms Stone **moved** to approve the May 18, 2004 MPC Meeting Minutes and Briefing Minutes. Mr. Luten seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the May 18, 2004 MPC Meeting Minutes and Briefing Minutes. Voting were Mr. Brown, Mr. Meyer, Mr. Abolt, Mr. Luten, Mr. Lufburrow, Mr. Manigault, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

B. Zoning Petition – Map Amendment

T.R. Long Engineering, P.C., Agent
(for Dale Tanner, Owner)
7220 Waters Avenue
MPC File No. Z-040315-49356-2

Issue: Rezoning from a PUD-IS-B (Planned Unit Development-Institutional) classification to a P-B-C (Planned Community Business) classification. This matter was referred back to the MPC from the Mayor and Aldermen because of concerns about intersection improvements.

Policy Analysis: Rezoning to a retail commercial district would be consistent with the City's Future Land Use Plan. A memo from the County Engineer indicated that there was no concern with the rezoning of the property. At a later date when a site plan comes forward there are some concerns because additional right-of-way might need to be acquired.

Staff Recommendation: **Denial** of the request to rezone the property from PUD-IS-B (Planned Unit Development-Institutional) to P-B-C (Planned Community Business). **Approval** of an alternate P-B-N (Planned Neighborhood Business) district.

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

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for denial of the request to rezone the property from PUD-IS-B (Planned Unit Development-Institutional) to P-B-C (Planned Community Business). The motion further recommended approval of an alternate P-B-N (Planned Neighborhood Business) district. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

C. Staff Study –Text Amendment

Text Amendment to the City Zoning Ordinance
Re: Amend Section 8-3028, Victorian Planned Neighborhood Conservation District, Subsection (f) Classification of Buildings and Structures
MPC File No. Z-040505-40567-2

Issue: Amendment to the Victorian District, Savannah, Georgia, Building Map to add a new building that possesses historical and architectural merit.

Policy Analysis: When the Building Map was first created in 1981 the proposed structure was not 50 years old. It is now 63 years old and qualifies for consideration. The building meets the criteria for listing and the owner is requesting the listing.

Staff Recommendation: Amend the Building Map to include 912 Drayton Street and place it in the Notable category as a locally significant work by a well-known local architectural firm.

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

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation to amend the Building Map to include 912 Drayton Street and place it in the Notable category as a locally significant work by a well-known local architectural firm. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

D, General Development Plans

1. Southbridge Condominiums
 Phase 18
 126 Egret Point
 PIN 1-1009-02-003
 97.6 Acres (44 upland acres)
 PUD-C Zoning District
 MPC File No. P-040517-87923-1
 MPC Reference File No. S-021029-31869-1
 Thomas and Hutton Engineering Co., Engineer
 Christy Lawrence, Agent
 Southbridge Development Company, Ins., Owner

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed 136 unit residential condominium development located at the west end of Egret Point along the east side of Interstate 95 within a PUD-C (Planned Unit Development Community) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the proposed building elevations and General Development Plan subject to approval by the County Engineer.

Ms. Jest **moved** to approve the staff recommendation subject to the additional condition that all surface parking spaces adjacent to the condominium buildings be of grass or some other type of pervious material. Mr. Abolt seconded the motion.

Mr. Meyer **moved** to continue the petition until the next Regular Meeting in order for the petitioner to be present. Mr. Manigault seconded the motion.

MPC Action: **The motion failed.** The motion was to continue the petition until the next Regular Meeting in order for the petitioner to be present. Voting in favor of the motion were Mr. Meyer, Mr. Brown, and Mr. Manigault. Voting against the motion were Mr. Lufburrow, Ms. Stone, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

Mr. Brown **moved** to approve the General Development Plan with the exception of the parking. The parking will be reviewed with the Specific Development Plan. Also, trashcans shall be stored in a location that is not visible from the street. Mr. Patrick seconded the motion.

Ms. Jest **withdrew** her motion. Mr. Abolt agreed to withdraw the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the proposed building elevations and the General Development Plan subject to the following conditions: 1) the individual trash receptacles shall be adequately screened and shall not be visible from the private drive with the exception of the day of pick-up; 2) the Planning Commission must approve the specific improvements to the driving surface of the proposed off-street parking spaces in conjunction with the Specific Development Plan or an amended General Development Plan; and, 3) approval by the County Engineer. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

2. Gateway West
 PUD-C Zoning District
 Bill Dempsey, Agent
 MPC File No. P-040511-35791-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed expansion of the commercial development located on the west side of Interstate 95 at the northern end of Gateway Boulevard West within a P-B-C (Planned-Community-Business) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the Master Plan subject to approval by the County Engineer.

Speaking about the petition: Bill Dempsey, agent for the developer, stated that he is in agreement to a traffic study. The proposed uses that are planned for the area would have a significant impact on this interchange. Probably the off-ramp to the Interstate would be included. Therefore, the study may qualify for federal funds. He is in agreement that the Amended Master Plan return to the Commission.

Mr. Jones **moved** to approve the staff recommendation subject to the additional condition that a traffic study will be prepared to make sure that traffic problems in the State Route 204 and Interstate 95 area are addressed. The Amended Master Plan is to return to the Commission for approval. Mr. Abolt seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the Master Plan subject to the following conditions: 1) approval by the Chatham County Engineer; and, 2) a traffic study will be prepared to make sure that traffic problems in the State Route 204 and Interstate 95 area are addressed. The Amended Master Plan is to return to the Commission for approval. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

E. Specific Development Plan

Smith Family Development
621 Stephenson Avenue
PUD-IS-B Zoning District
Mark Mobley, Agent
MPC File No. P-040514-50344-2

Nature of Request: The petitioner is requesting MPC approval of a Specific Development Plan for a proposed office to be located on the south side of Stephenson Avenue within a PUD-IS-B (Planned Unit Development – Institutional) zoning district.

Staff Recommendation: **Approval** of the Specific Development Plan with the following conditions: 1) subject to approval by the City Stormwater Engineer of a revised drainage plan; and, 2) submit a revised Lighting Plan to MPC staff that provides minimum glare onto the adjacent property.

Ms. Stone **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 Specific Development Plan with the following conditions: 1) subject to approval by the City Stormwater Engineer of a revised drainage plan; and, 2) submit a revised Lighting Plan to MPC staff that provides minimum glare onto the adjacent property. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

F. Resolution Authorizing the MPC staff to Execute an Agreement With the Georgia Department of Transportation for the CUTS 2005 Unified Planning Work Program

Mr. Jones **moved** to approve the resolution. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve a resolution authorizing the MPC staff to execute an agreement with the Georgia Department of Transportation for the CUTS 2005 Unified Planning Work Program. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

IV. Old Business

None

V. Regular Business**A. Amended Specific Plan**

Savannah Tire Expansion
222 E. Montgomery Cross Road
P-B-N Zoning District
Chris Argo, Agent
MPC File No. P-0o40512-51944-2

Nature of Request: The petitioner is requesting approval of an Amended Specific Development Plan (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 General Plan with the following conditions: 1) on the Specific Plan, provide the Chatham County record book and page number where the access agreement with Baker Funeral Home has been recorded; 2) the Park and Tree Department must approve the reduction of greenspace; and, 3) a total of 1, 264 TQP and 316 LQP are required. **Approval** of the variance to allow 1.5 parking spaces within the front yard setback provided that proof of a cross-access easement does not exist or that it will be vacated if it does exist.

Speaking about the petition: Terry Coleman, agent, stating that the owner wants to bring the site into compliance. GDOT has agreed with the landscaping plan for the right-of-way. Landscaping would be in place before work starts on the addition to the building.

Mr. Meyer **moved** to continue the petition until the next Regular Meeting in order for the petitioner to address outstanding issues such as a revised Landscape Plan that shows the Tree Quality Points. Ms. Jest seconded the motion

MPC Action: **The motion carried.** The motion was to continue the petition until the next Regular Meeting in order for the petitioner to address outstanding issues such as a revised Landscape Plan that shows the Tree Quality Points. Voting in favor of the motion were Ms. Jest, Mr. Jones, Ms. McIntosh, Mr. Luten, Mr. Manigault, Mr. Lufburrow, and Mr. Meyer. Voting against the motion were Mr. Brown, Mr. Abolt, Ms. Stone, Mr. McCumber, Mr. Patrick, and Mr. Ray.

B. General 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-040428-511544-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct an addition onto an existing shopping center and construct a self storage mini-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) revise the direction of the parking spaces for the self storage mini warehouse into 90 degree parking spaces unless otherwise approved by County Engineering; 3) show the dimensions of the utility easements that are on or adjacent to the site; 4) revise the parking calculation and show the required number of parking spaces for the second floor of the warehouse office; 5) all lots within the subject property will have to be recombined by plat or by deed because three separate entities own the site; 6) a six foot high stucco wall shall be provided in place of the proposed wooden fence that connects the warehouse buildings and encloses the storage area; and, 7) compliance with any conditions that may be required by County Engineering.

Speaking about the petition: José Gonzalez, agent, stated that there are no revisions. Staff was informally shown the manner in which comments could be addressed. He is in agreement with a continuance to meet with residents. Herbert Kemp, Sandfly Betterment Association, stated that the proposed development is out of proportion with the neighborhood. Neither the Association nor the Elmhurst residents were notified. Alex Kalu, neighboring property owner, opposed to the proposed development.

Mr. Jones **moved** to continue the petition until the July 6, 2004 Regular MPC Meeting in order for the petitioner to meet with neighborhood residents, including the Sandfly Betterment Association, Lakeview residents, and Elmhurst residents. The motion further included that staff facilitate the meeting. Mr. Patrick seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue the petition until the July 6, 2004 Regular Meeting in order for the petitioner to meet with neighborhood residents, including the Sandfly Betterment Association, Lakeview residents, and Elmhurst residents. The motion further included that staff facilitate the meeting. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, and Ms. Jest. Mr. McCumber and Mr. Abolt were not in the room when the vote was taken.

VI. Other Business

Chairman Mackey requested that staff strongly encourage petitioners to attend the MPC meeting, including those with petitions on the Consent Agenda.

VII. Adjournment

There being no further business to come before the Commission, the June 1, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed