

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

June 21, 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
Alexander S. Luten
Walker McCumber
Lee Meyer
Helen L. Stone

Members Not Present: Russ Abolt
Stephen R. Lufburrow
Freddie B. Patrick

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
Lynn Manrique, Site Plan and Subdivisions, Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Bob Sebeck, County Zoning Administrator
Tiras Petrea, City Zoning Inspector

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)

None.

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

Amended Specific Plan

Savannah Tire Expansion
222 E. Montgomery Cross Road
P-B-N Zoning District
Chris Argo, Agent
MPC File Number P-040512-51944-2

Chairman Mackey stated that the petitioner in the Savannah Tire Expansion has requested that this item be removed from the Agenda and rescheduled to the next Regular Meeting.

Ms. Jest **moved** to place MPC File Number P-040512-51944-2 on the agenda for the next Regular Meeting. Mr. Jones seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to place MPC File Number P-040512-51944-2 on the agenda for the next Regular Meeting. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Luten, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

III. Consent Agenda

A. Approval of the June 1, 2004 MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the June 1, 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 June 1, 2004 MPC Meeting Minutes and Briefing Minutes. Voting were Mr. Brown, Mr. Meyer, Mr. Luten, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

B. Certificate of Compatibility
Victorian Planned Neighborhood Conservation District

200 Block of East Anderson Street
Lots 82 and 83
Fred Stringer, Owner
MPC File Number N-040601-60003-2

Nature of Request: The petitioner is requesting design approval for construction of two two-story duplexes on two adjacent vacant lots located on the northwest corner of Anderson and Lincoln Streets in the Victorian Planned Neighborhood Conservation District.

Staff Recommendation: **Approval** subject to the following conditions:
1) Board of Appeals Lot Area Variance for Lot 82; 2) new site plan submitted showing five foot side yard setback on the Lincoln Street side of Lot 82; 3) encroachment permission from the Mayor and Aldermen for the stoops on Anderson Street; 4) provisions of Section 8-3088 regarding two remote off-street parking spaces for Lot 82; and, 5) City infrastructure department review for a multi-family project.

Ms. Stone **moved** to approve the staff recommendation subject to the condition that the petitioner be made aware that any changes in material, design, etc, must be brought to the attention of the Visual Compatibility Officer. 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 petition subject to the following conditions: 1) Board of Appeals Lot Area Variance for Lot 82; 2) new site plan submitted showing five foot side yard setback on the Lincoln Street side of Lot 82; 3) encroachment permission from the Mayor and Aldermen for the stoops on Anderson Street; 4) provisions of Section 8-3088 regarding two remote off-street parking spaces for Lot 82; 5) the petitioner be made aware that any changes in material, design, etc must be brought to the attention of the Visual Compatibility Officer; and, 6) City infrastructure department review for a multi-family project. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Ms McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

C. 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
115.4 Acres – 419 Dwelling Units (Tract K-2)
PUD-C Zoning District
Kern-Coleman Engineering Company, Engineer
Terry Coleman, Agent
North Godley Development Group, Owner
MPC File Number M-040428-50548-2
MPC Reference File Number M-040128-57569-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed residential development located 1,150 feet south of Highlands Boulevard and 1,925 feet west of Benton Boulevard within a PUD-C (Planned Unit Development – Community) zoning district. The proposed development will require an amendment to the current Master Plan for The Highlands. The petitioner is also requesting approval of the following variances

- A 20 foot lot width variance (from the required 60 feet) for 178 single family detached lots
- A 10 foot lot width variance (from the required 60 feet) for 205 single family detached lots
- A 1,600 square foot lot area variance (from the required 6,000 square feet) for 178 single family detached lots
- A 500 square foot lot area variance (from the required 6,000 square feet) for 205 single family detached lots.

Staff Recommendation: Approval of an amended Master Plan for The Highlands. Staff further recommends approval of a 20 foot lot width variance (from the required 60 feet) for 178 single family detached lots, a 10 foot lot width variance (from the required 60 feet) for 205 conventional single family detached lots, a 1,600 square foot lot area variance (from the required 6,000 square feet) for 178 single family detached lots, a 500 square foot lot area variance (from the required 6,000 square feet) for 205 single family detached lots, and the proposed Master Plan for Tract K-2 subject to the following condition: approval by the City review departments and the City Engineer.

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

MPC Action: **The motion carried.** The motion was to approve the staff recommendation for approval of an amended Master Plan for The Highlands. The motion further approved the staff recommendation of approval of a 20 foot lot width variance (from the required 60 feet) for 178 single family detached lots, a 10 foot lot width variance (from the required 60 feet) for 205 conventional single family detached lots, a 1,600 square foot lot area variance (from the required 6,000 square feet) for 178 single family detached lots, a 500 square foot lot area variance (from the required 6,000 square feet) for 205 single family detached lots, and the proposed Master Plan for Tract K-2 subject to the following condition: approval by the City review departments and the City Engineer. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Manigault, Ms. Stone, Mr. Luten, Mr. Ray, and Mr. McCumber. Voting against the motion were Ms. McIntosh, Mr. Jones, and Ms. Jest.

Ms. Stone **moved** that issues related to providing for greater densities and clustering of residences be covered in a Planning Meeting. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was that issues related to providing for greater densities and clustering of residences be covered in a Planning Meeting. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

D. General Development Plan/Group Development Plan

Crossroads Business Center
Tract 1C-2 Office Warehouse
165 Knowlton Way
Chance Rahn, Agent
P-I-H Zoning District
PIN: 2-0982-01-016
MPC File Number P-040526-54028-2

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

Staff Recommendation: **Approval** of the General Development Plan/Group Development Plan with the following conditions: 1) record a minor recombination plat of the two parcels; and, 2) provide one additional handicapped accessible space on the "Phase 2" parking lot.

Speaking about the petition: Chance Rahn, agent

Mr. Jones **moved** to approve the staff recommendation. Mr. Brown 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 with the following conditions: 1) record a minor recombination plat of the two parcels; and, 2) provide one additional handicapped accessible space on the "Phase 2" parking lot. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

IV. Regular Business

A. Zoning Petition – Map Amendment

Valerie J. Hinesley, Agent
(for Mutual Benevolent Society of 1876, Inc., Owner)
3030 Barnard Street
MPC File Number Z-040527-39016-2

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

Issue: Rezoning from a P-R-B-1 (Residential-Business) zoning classification to a P-R-B (Residential-Business) classification in conjunction with General Development 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).

Speaking about the petition: Valerie Hinesley, agent, stated that the proposed expansion would be an improvement to the area. She was in agreement with a continuation.

Mr. Jones **moved** to continue the petition until July 20, 2004 in order for staff to review a proposed site plan. Ms. Jest seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue the petition until July 20, 2004 in order for staff to review a proposed site plan. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Jones, Mr. McCumber, and Ms. Jest. Mr. Luten and Mr. Ray abstained from voting on this petition.

B. Staff Study – Map Amendment

Map Amendment to the County Zoning Ordinance
Re: Morningside Drive – Oemler Loop Rezoning
MPC File No. Z-040601-33047-1

Issue: The rezoning of 52 residential properties on the north side of Oemler Loop and on both sides of Morningside Drive from an R-1-A (Single-Family Residential – 3.5 units per net acre) classification to an R-1-C (Single-Family Residential – 1.35 units per net acre) classification.

Policy Analysis: The proposed rezoning is consistent with the Chatham County Future Land Use Map and will establish a zoning district that will reduce the maximum permitted density and have less impact on the adjacent residential properties.

Staff Recommendation: **Approval** of the request to rezone the subject property from an R-1-A (Single Family Residential – 3.5 units per net acre) classification to R-1-C (Single Family Residential – 1.35 units per net acre).

Speaking about the petition: Phillip McCorkle, agent for a group of property owners who would like their property exempted from the proposed rezoning in order to develop the property at a future date.
Pete Bilheimer, 4 Morningside Drive, requested that the guidelines of 702.03 pertain to this area. He is in favor of proposed rezoning.
Garret Weeks, 42 Morningside Drive, stated that he is in favor of the proposed rezoning, which would allow the unique and historical characteristics of the area to remain.
Robert Boatwright, 23 Morningside Drive, in favor of the proposed rezoning.

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

MPC Action: **The motion carried.** The motion was to approve the staff recommendation for approval of the request to rezone the subject property from an R-1-A (Single Family Residential – 3.5 units per net acre) classification to R-1-C (Single Family Residential – 1.35 units per net acre). Voting in favor of the motion were Ms. Stone, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, and Ms. Jest. Voting against the motion were Mr. Meyer, Mr. Manigault, and Mr. McCumber. Mr. Brown was not in the room when the vote was taken.

C. General Development Plan/Parking Plan

Southbridge Condominiums
Phase 18
126 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 File Number P-040517-87923-1
MPC Reference File Number S-021029-31869-1

Nature of Request: The petitioner is requesting approval of off-street parking 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: MPC Staff recommends approval of the petitioner's request to pave 204 surface off-street parking spaces.

Speaking about the petition: Tim Holland, Southbridge Development Company, stated that his experience with similar developments has been that one and one half spaces per unit adequately meets the parking needs for residents and their guests. In addition he would like to consider doing an asphalt path six feet in width on one side of the street that could serve as a walking trail. This would be in lieu of sidewalks on both sides of the streets.
Cristy Lawrence, Thomas & Hutton Engineering, stated that a complete drainage analysis of the property has been done. Several lagoons would be added and other lagoons would be expanded to address any runoff from the parking areas. Also a six foot asphalt trail system would be proposed rather than two four foot sidewalks.

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

MPC Action: **The motion carried.** The motion was to approve the staff recommendation for approval of the petitioner's request to pave 204 off-street parking spaces. Voting in favor of the motion were Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. McCumber. Ms. Jest voted against the motion. Mr. Brown was not in the room when the vote was taken.

VI. Other Business

Meetings in the Sandfly Area

Mr. Thomson stated that two meetings have been scheduled for the Sandfly Area. The first meeting would be June 23, 2004, at 6:00 PM at Speedwell United Methodist Church to discuss the Tyson Center site plan; on Tuesday June 29, 2004 at 6:00 P.M. at Speedwell United Methodist church staff would meet with the community to discuss the rezoning of property located north of Montgomery Cross Road and west of Skidaway Road from an Institutional-Professional classification to a Residential classification.

VII. Adjournment

There being no further business to come before the Commission, the June 21, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed