

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**May 18, 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  
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  
Charlotte L. Moore, Director of Development Services  
Charlan Owens, Development Services Planner  
Gary Plumbley, Development Services Planner  
John Howell, Development Services Planner  
Lynn Manrique, Site Plan and Subdivisions Secretary  
Marilyn Gignilliat, Secretary

**Advisory Staff Present:** Tiras Petrea, City Zoning Inspector  
Tripp Aman, County 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

None.

**III. CONSENT AGENDA**

A. Approval of the May 4, 2004 MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the May 4, 2004 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to approve the May 4, 2004 MPC Meeting Minutes and Briefing Minutes. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

B. Master Plan

Berwick Plantation  
Tract E  
625 Berwick Boulevard  
PIN 1-1008-02-063  
68.682 Acres – 182 Lots  
PUD-C Zoning District  
MPC File Number M-040428-49901-1  
MPC Reference File Number M-030610-57105-2  
Kern-Coleman Engineering Company, Engineer  
Terry Coleman, Agent  
North Godley Developers, Inc., Owner

**Nature of Request:** The petitioner is requesting approval of a Master Plan for a proposed residential townhome development to be located on the west side of Berwick Boulevard approximately 1,500 feet north of Stonebridge Circle within a PUD-C (Planned Unit Development – Community) zoning district. The petitioner is also requesting the following variances:

- 5 foot front yard building setback variance (from the required 25 feet) for all lots
- 20 foot lot width variance (from the required 60 feet) for 95 conventional single family detached lots
- 10 foot lot width variance (from the required 60 feet) for 87 conventional single family detached lots

- 2,000 square foot lot area variance (from the required 6,000 square feet) for 95 lots
- 500 square foot lot area variance (from the required 6,000 square feet) for 87 lots

**Staff Recommendation:** **Approval** of the following variances: a five foot front yard building setback variance (from the required 25 feet) for all lots; a 20 foot lot width variance (from the required 60 feet) for 95 conventional single family detached lots; a 10 foot lot width variance (from the required 60 feet) for 95 conventional single family detached lots; a 2,000 square foot lot area variance (from the required 6,000 square feet) for 95 lots; a 500 square foot lot area variance (from the required 6,000 square feet) for 87 lots; and approval of the proposed Master Plan subject to the following condition: approval by the County Engineer.

Ms. Stone **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 approval of the following variances: a five foot front yard building setback variance (from the required 25 feet) for all lots; a 20 foot lot width variance (from the required 60 feet) for 95 conventional single family detached lots; a 10 foot lot width variance (from the required 60 feet) for 95 conventional single family detached lots; a 2,000 square foot lot area variance (from the required 6,000 square feet) for 95 lots; a 500 square foot lot area variance (from the required 6,000 square feet) for 87 lots; and approval of the proposed Master Plan subject to the following condition: approval by the County Engineer. 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.

C. Master Plan/General Development Plan/Group Development Plan

Abercorn Walk  
5525 Abercorn Street  
P-B-C and B-C Zoning Districts  
Mark Boyles, Agent  
MPC File Number P-040416-57284-2

**Nature of Request:** The petitioner is requesting approval of a Master Plan/General Development Plan (General Plan/Group Development Plan) in order to construct a shopping center within B-C (Community Business) and P-B-C (Planned-Community Business) zoning districts. No variances are requested.

**Staff Recommendation:** **Approval** of the Master Plan/General Development Plan/Group Development Plan with the following conditions: 1) the Master Plan shall govern the shopping center and video store sites as if they were a single development. The access easement and four parking spaces required for the shopping center that are located on the video store property cannot be eliminated or reduced without approval by the MPC; 2) provide eight parking spaces for the handicapped; 3) all compact parking spaces must be identified as "Compact Parking Only"; show the existing parking spaces at the video store location to confirm that 34 spaces are available for the video store and four are available for the shopping center; 5) the materials used for the masonry columns shall be consistent with the exterior material used for the buildings.

Mr. McCumber **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 Master Plan/General Development Plan/Group Development Plan with the following conditions: 1) the Master Plan shall govern the shopping center and video store sites as if they were a single development. The access easement and four parking spaces required for the shopping center that are located on the video store property cannot be eliminated or reduced without approval by the MPC; 2) provide eight parking spaces for the handicapped; 3) all compact parking spaces must be identified as "Compact Parking Only"; show the existing parking spaces at the video store location to confirm that 34 spaces are available for the video store and four are available for the shopping center; 5) the materials used for the masonry columns shall be consistent with the exterior material used for the buildings. 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.

D.     Sketch Plan

Salt Creek Landing  
Cottonvale Road  
R-A Zoning District  
Steve Wohlfeil, Agent  
MPC File Number S-040428-52835-1

**Nature of Request:**        The petitioner is requesting approval of a Sketch Plan for proposed residential development located on the north side of Cottonvale Road approximately 3,275 feet east of Ogeechee Road within an R-A (Residential-Agriculture) zoning district. No variances are requested.

**Staff Recommendation:**        **Approval** of the Sketch Plan subject to the following conditions: 1) the recreation site must be adequately screened from Cottonvale Road. Screening may include the establishment of a vegetative buffer or privacy fence along the north side of Cottonvale Road and the east side of the entrance road or a combination of both; 2) sidewalks will be required on both sides of all streets. Sidewalks will also be required on the north side of Cottonvale Road upon a determination by the County Engineer that the sidewalks can be installed in a manner that will provide adequate safety to pedestrian traffic; 3) all buffers shall be identified as vegetative buffers. The purpose of the vegetative buffers shall be to provide an opaque buffer along the north side of Cottonvale Road and the east side of the entrance road adjacent to the recreation site. If the County Arborist determines that the vegetative buffers are not of sufficient density to provide an opaque buffer along the adjacent roads, additional plant materials as required by the County Arborist and/or a privacy fence shall be installed to provide an adequate visual buffer; and, 4) approval by the City Engineer.

Mr. Brown requested staff to begin to look at the cumulative effects of developments in the Quacco Road/U. S. Highway 17 area.

Ms. McIntosh further requested that staff consider creating a map to show the impact of these developments along the Quacco Road/U.S. Highway corridor.

Mr. Meyer **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 approval of the Sketch Plan subject to the following conditions: 1) the recreation site must be adequately screened from Cottonvale Road. Screening may include the establishment of a vegetative buffer or privacy fence along the north side of Cottonvale Road and the east side of the entrance road or a combination of both; 2) sidewalks will be required on both sides of all streets. Sidewalks will also be required on the north side of Cottonvale Road upon a determination by the County Engineer that the sidewalks can be installed in a manner that will provide adequate safety to pedestrian traffic; 3) all buffers shall be identified as vegetative buffers. The purpose of the vegetative buffers shall be to provide an opaque buffer along the north side of Cottonvale Road and the east side of the entrance road adjacent to the recreation site. If the County Arborist determines that the vegetative buffers are not of sufficient density to provide an opaque buffer along the adjacent roads, additional plant materials as required by the County Arborist and/or a privacy fence shall be installed to provide an adequate visual buffer; and, 4) approval by the City Engineer. 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.

E.     Amended General Development Plan/Group Development Plan

Comcast Office Warehouse  
141 Park of Commerce Drive  
PUD-B Zoning District  
Dan Gay, Agent  
MPC File Number P-040219-51097-2

**Nature of Request:**        The petitioner is requesting MPC approval of an Amended General Development Plan for a proposed office building with a warehouse to be located at the terminus of Park of Commerce Drive within a PUD-B-R (Planned Unit Development – Business-Regional Center) zoning district. A setback variance is requested.

**Staff Recommendation:**        **Approval** of the Amended General Development Plan/Group Development Plan including the following variance: a 15 foot variance to allow 13 parking spaces within the required 30 foot development setback along the cul-de-sac of Park of Commerce Drive.

Mr. Brown **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 approval of the Amended General Development Plan/Group Development Plan including the following variance: a 15 foot variance to allow 13 parking spaces within the required 30 foot development setback along the cul-de-sac of Park of Commerce Drive. 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.

F.       General Development Plan/Group Development Plan

Westwood Business Park  
Chatham Parkway  
M Zoning District  
Walt Bazemore, Agent  
MPC File No. P-040428-57410-2

**Nature of Request:**       The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct three warehouse/office buildings within a PUD-B-R (Planned Unit Development – Business – Regional Center) 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; 2) revise the parking lot layout to provide no more than 12 continuous parking spaces and provide two van accessible handicapped spaces; and, 3) identify the 35 foot front yard setback on Chatham Parkway.

**Speaking about the petition:**   Dan Gay, Thomas & Hutton Engineering, agent

Ms. Stone **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 approval of the General Development Plan/Group Development Plan with the following conditions: 1) record a Minor Recombination Plat of the two parcels; 2) revise the parking lot layout to provide no more than 12 continuous parking spaces and provide two van accessible handicapped spaces; and, 3) identify the 35 foot front yard setback on Chatham Parkway. 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.

G. General Development Plans

1. Home Depot  
1901 and 1891 East Victory Drive  
PINs: 2-0083 -03 -001, -010  
B-C Zoning District  
Alfonso Inchausti, Agent  
MPC File No. P-040416-57825-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan to construct a building and associated improvements on property located on East Victory Drive between Skidaway Road and Truman Parkway.

**Staff Recommendation:** **Approval** of the General Plan and the concept building elevations, subject to the following condition: revise the proposed building entrance to be consistent with the previously approved front elevation. And, subject to the following outstanding comments: 1) identify surrounding land uses on the plan; 2) recombination of lots is required; 3) indicate the required setback from Victory Drive on the plan; and, 4) obtain approval of adjoining property owners for off-site parking lot improvements.

**Speaking about the petition:** Kris Osburn, Greenberg Farrell, stated that many of the parking spaces are subject to cross-easements.

Mr. McCumber **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 Plan and the concept building elevations, subject to the following condition: revise the proposed building entrance to be consistent with the previously approved front elevation. And, subject to the following outstanding comments: 1) identify surrounding land uses on the plan; 2) recombination of lots is required; 3) indicate the required setback from Victory Drive on the plan; and, 4) obtain approval of adjoining property owners for off-site parking lot improvements. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

Chairman Mackey commended Ms. Owens on her accomplishments during her tenure as a member of the Development Services staff at the Metropolitan Planning Commission. Ms. Owens will be moving to North Carolina to continue her career as a Coastal Management Planner for the state.

- 2. Renner Office Building  
PIN 2-0782 –02-004  
11911 Middleground Road  
.677 acres  
PUD-IS-B Zoning District  
MPC File No. P-040428-49278-2  
Mark Boyles, Agent (Saussy Engineering Co.)

**Nature of Request:** The petitioner is requesting approval of a General Development Plan (General Plan) in order to construct a personal service school within a PUD-IS-B (Planned Unit Development-Institutional) zoning district. The petitioner is requesting a reduction of the width of a required buffer.

**Staff Recommendation:** **Approval** of the General Development Plan and Approval of the following variance: a reduction of the required buffer along the northern property line from 50 feet to the distance shown on the General Plan.

**Speaking about the petition:** Jack Renner, petitioner, reviewed the scheduling and staffing that is planned for the school.

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

**MPC Action:** **The motion carried.** The motion was to approve the staff recommendation for approval of the General Development Plan. The motion further approved the following variance: a reduction of the required buffer along the northern property line from 50 feet to the distance shown on the General Plan. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. McCumber, Mr. Patrick, and Ms. Jest. Mr. Jones voted against the motion.

H. Approval of Budget Adjustment No. 04-01

Mr. Ray stated that this adjustment is to provide funds for the Congestion Management Study. The Budget Committee recommends approval of the budget adjustment.

Mr. Jones **moved** to approve of the Budget Adjustment 04-01. Mr. Manigault seconded the motion.

**MPC Action:** **The motion carried with none opposed.** The motion was to approve of the Budget Adjustment 04-01. Voting were Mr. Brown, Mr. Meyer, Mr. Manigault, Ms. Stone, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

**IV. Old Business**

None.



**V. Regular Business****A. Master Plan**

Amendment to Hutchinson Island Master Plan/Master Plan for The Reserve at Savannah Harbor  
Parcel 8  
102 Wayne Shakelford Parkway  
PIN 2-0436-01-005 and 013 and 1-0432-01-001  
112 Acres – 946 Dwelling Units  
PUD-C Zoning District  
Thomas and Hutton Engineering Company, Engineer  
Ralph Forbes, Agent  
Brampton Plantation, LLC, Owner  
MPC File Number M-040430-53076-2  
MPC Reference File Number S-99-12521-2

**Nature of Request:** The petitioner is requesting approval of a Master Plan for proposed residential development located approximately 700 feet northeast of Wayne Shakelford Parkway and approximately 1,675 feet east of U. S. Highway 17A (Talmadge Bridge) within a PUD-C (Planned Unit Development – Community) zoning district. The proposed Master Plan will require approval of an amendment to the current Hutchinson Island Master Plan. The petitioner is also requesting the following variances:

- A 26 foot lot width variance (from the required 60 feet) for 98 single family detached lots (“D” lots)
- An eight foot lot width variance (from the required 60 feet) for 47 single family detached lots (“E” Lots)
- A 2,430 square foot lot width variance (from the required 6,000 square feet) for 98 single family detached lots (“E” lots)
- A 300 square foot lot area variance (from the required 6,000 square feet) for 24 single family detached lots (F-SM lots)
- A 15 foot front yard building setback variance (from the required 25 feet) for all lots

**Staff Recommendation:** **Approval** of a 26 foot lot width variance (from the required 60 feet) for 98 single family detached lots, an eight foot lot width variance (from the required 60 feet) for 47 single family detached lots, a 2,430 square foot lot width variance (from the required 6,000 square feet) for 98 single family detached lots, a 540 square foot lot area variance (from the required 6,000 square feet) for 47 single family detached lots, and, a 15 foot front yard building setback variance (from the required 25 feet) for all lots. Staff further recommends approval of an amended Hutchinson Island Master Plan and The Reserve at Savannah Harbor Master Plan subject to the following conditions: 1) submit a revised Hutchinson Island Master Plan to include the proposed development. Include the amended development data and date of revision; 2) the front yard setback variances shall be limited to the development on each lot as identified in the setback schedule; and, 3) approval by the City review departments. **Special Finding:** It appears that several lots (not less than eight) do not have the required lot area and/or lot width to accommodate the intended structure in

compliance with the approved setbacks. The approval of this Master Plan does not approve or imply approval of any variances other than the ones previously identified. Because of this, minor revisions may be necessary.

Mr. Plumbly stated that the petitioner has requested a change in density for the condominium buildings from the current 350 units to a maximum of 376 units. This would mean that there would be more units within the space that is currently there. Staff recommends 371 units, which would achieve the same density.

**Speaking about the petition:** Dean Morehouse, Brampton Plantation, stated that the project does not need a larger footprint for the mid-rise condominium units. The market would drive the number of units that would be built per floor.  
Ralph Forbes, P.E., Thomas & Hutton Engineering

Mr. Meyer **moved** to approve the staff recommendation including amending the mid-rise condominium units from a density of 350 to a density of 371. Mr. Brown seconded the motion.

**MPC Action:** **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of a 26 foot lot width variance (from the required 60 feet) for 98 single family detached lots, an eight foot lot width variance (from the required 60 feet) for 47 single family detached lots, a 2,430 square foot lot width variance (from the required 6,000 square feet) for 98 single family detached lots, a 540 square foot lot area variance (from the required 6,000 square feet) for 47 single family detached lots, and, a 15 foot front yard building setback variance (from the required 25 feet) for all lots. The motion further approved an amended Hutchinson Island Master Plan and The Reserve at Savannah Harbor Master Plan subject to the following conditions: 1) submit a revised Hutchinson Island Master Plan to include the proposed development. Include the amended development data and date of revision; 2) the front yard setback variances shall be limited to the development on each lot as identified in the setback schedule; and, 3) approval by the City review departments. The motion further amended the density of the mid-rise condominium buildings from 350 to 371. Special Finding: It appears that several lots (not less than eight) do not have the required lot area and/or lot width to accommodate the intended structure in compliance with the approved setbacks. The approval of this Master Plan does not approve or imply approval of any variances other than the ones previously identified. Because of this, minor revisions may be necessary. 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.

B. Reschedule June 15, 2004 MPC Meeting

Mr. Thomson stated that during the week of the G-8 Conference, it may be difficult for staff to prepare meeting packages. It is requested that the June 15 meeting be rescheduled to the following Monday, June 21. The day for delivery of packages would be moved up to Wednesday.

Mr. Patrick stated that he would not be present for the June 21 meeting due to a previous commitment.

Chairman Mackey stated that since there are no objections from the Commission, the June 15, 2004 Regular Meeting could be changed as requested, to June 21, 2004.

**OTHER BUSINESS**

A. City Board of Zoning Appeals

Chairman Mackey stated that since Ms. Stone has resigned from the City Board of Zoning Appeals, a City appointment would be made from the Commission to fill this vacancy.

**VII. Adjournment**

There being no further business to come before the Commission, the May 18, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**