

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

September 7, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Patricia McIntosh, Vice Chairman
Robert 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: Lacy Manigault, Secretary
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
Gary Plumbley, Development Services Planner
John Howell, Development Services Planner
Amanda Bunce, Development Services Planner
Brenda H. Smith, Zoning 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. Acknowledgment

Mr. Thomson introduced Roger Beall. Mr. Beall is the new Information Technology Administrator. He replaced Mr. Quinn who retired after more than 20 years service to the MPC.

Chairman Mackey announced that Mr. Jones has been selected to be the 2004 Homecoming Parade Grand Marshall for Savannah State University. The parade will be held October 30, 2004.

B. Notices

1. Tricentennial Plan Steering Committee and Technical Advisory Committee Meeting, September 9, 2004, at 9:00 A.M. in the Arthur A. Mendonsa Hearing Room.
2. Thomas Square Open House, September 9, 2004, 4:00 P.M. until 7:30 P.M. in the Auditorium of the Bull Street Library.
3. United Way of the Coastal Empire and Combined Federal Campaign Kick-Off Luncheon, Wednesday, September 8, 2004 at 11:45 A.M., Savannah Civic Center Arena.

C. Items Requested to be Removed from the Final Agenda

1. Zoning Petitions - Map Amendments
 - a. Hal Evans, EM Commercial, LLC, Agent
(for Kern-Coleman and Company, Owner)
Ogeechee Road
MPC File No. Z-040818-34882-1

The petitioner has requested that this item be continued to the September 21, 2004 MPC meeting.

- b. Richard W. Collins, Agent
(for Housing Authority of Savannah, Owner)
MPC File No. Z-040402-55623-2

The petitioner has requested that this item be continued to the October 19, 2004 MPC meeting.

AND

General Development Plan

Hope VI, Phase IV
Karolina Bako, Agent
MPC File No. P-040714-49299-2

The petitioner has requested that this item be continued to the October 19, 2004 MPC meeting.

2. Specific Development Plan/Group Development Plan

Cingular Wireless and National Wireless Construction, LLC
125 West DeRenne Avenue
B-H Zoning District
Hayden Horton, Agent
MPC File No. T-040702-53114-2

The petitioner has requested that this item be continued to the October 5, 2004 MPC meeting.

3. Minor Subdivision/Final Plat

Parkersburg Road Subdivision
113 Parkersburg Road
PIN 1-0306-08-001
3 lots – 0.58 acres
R-1-Zoning District
EMC Engineering Company, Surveyor
Murray Marshall, Agent
Vincent Sikorski, Owner
MPC File No. S-040730-55551-1

The petitioner has requested that this item be continued to the September 21, 2004 MPC meeting. Chairman Mackey stated that comments would be taken from residents who may not be able to attend the September 21, 2004 MPC meeting. No action would be taken at this time.

Mr. Jones **moved** to approve the petitioners' requests to continue MPC File No. Z-040818-34882-1, MPC File No. Z-040402-55623-2, MPC File No. P-040714-49299-2, MPC File No. T-040702-53114-2, and MPC File No. S-040730-55551-1.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No. Z-040818-34882-1 (September 21, 2004); MPC File No. Z-040402-55623-2 (October 19, 2004); MPC File No. P-040714-49299-2 (October 19, 2004); MPC File No. T-040702-53114-2 (October 5, 2004); and, MPC File No. S-040730-55551-1 (September 21, 2004). Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

III. CONSENT AGENDA

A. Approval of the August 17, 2004 MPC Meeting Minutes and Briefing Minutes

Mr. Jones **moved** to approve the August 17, 2004 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the August 17, 2004 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

B. Zoning Petition - Map Amendment

Ralph Forbes, Agent
(for CSX Real Property, Inc., Frank Peebles and Jack Reese, Owners)
MPC File No. Z-040727-56716-2

Issue: Rezoning from PUD-B-C (Planned Unit Development-Community Business), P-B-B (Planned Bayfront Business), I-H (Heavy Industrial), and I-L (Light Industrial) classifications to a PUD-MXU (Planned Unit Development-Mixed Use) classification in order to develop a mixed use project.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that is more compatible for the area and that requires a master planning process to create a unified development.

Staff Recommendation: Approval of the request to rezone the subject property from PUD-B-C, P-B-B, I-H and I-L classifications to a PUD-MXU classification with the condition that the Mayor and Aldermen take no action on the petition until the petitioner provides an agreement with the City that identifies responsibilities with regard to roadway improvements.

Speaking about the petition: Ralph Forbes, project engineer, stated that the River Walk would be extended over time as part of the development.

Mr. Brown **moved** to approve the staff recommendation subject to changing the wording to state that the petitioner would to provide a clarification of the traffic improvements that would be needed for the project as projected into the future. Ms. Stone seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the request to rezone the subject property from PUD-B-C, P-B-B, I-H, and I-L classifications to a PUD-MXU classification with the condition that the petitioner provides a clarification of the traffic improvements that would be needed for the project as projected into the future. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

C. General Development Plan/Group Development Plan

The Mulberry Office Park at Godley Station
1502 Benton Boulevard
Chance Raehn, Thomas & Hutton Engineering Co., Agent
PUD-C Zoning District
PIN: 2-1016-01-013
MPC File No. P-040729-38039-2

Ms. McIntosh stated that her husband is doing graphic design work related to this development. This would not affect her deliberations on the petition.

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct two office buildings within a PUD-C (Planned Unit Development-Community) zoning district. The petitioner is requesting a variance to allow 34 parking spaces within the development setback.

Staff Recommendation: **Approval** of the General Plan including a variance to allow 34 spaces to be located within the development setback.

Speaking about the petition: Ralph Forbes, Thomas & Hutton Engineering, stated that the size of bank offices that would go into these buildings is not known. When that is known, the number of parking spaces may be reduced.

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

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

D. Specific Development Plan-Lighting Plan

Country Convenience Store #3
1102 E. Victory Drive
B-C Zoning District
Theresa Wexel, Agent
MPC File No. P-040713-34902-2

Nature of Request: On August 17, 2004 a Specific Development Plan was approved for a 2,250 square foot convenience store with a gas station canopy and six pump stations with the following conditions: 1) remove the wallpak lighting on the north and east sides of the building; 2) provide a description of the type of lighting located on the building canopy; 3) reduce the lighting under the gas canopy to achieve a lighting level of one foot-candle or less at the property lines; 4) provide the dimensions of the gas canopy signage; and, 5) submit to staff a revised Specific Development Plan that reflects the changes requested. The petitioner is requesting that a revised Lighting Plan be approved.

Staff Recommendation: **Approval** of the revised Lighting Plan.

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

E. Amended Specific Development Plan

Hester and Zipperer Expansion
6725 Skidaway Road
Downer Davis, Agent (Davis Engineering, Inc.)
PUD-IS-B Zoning District
PIN: 2-0157-02-014
MPC File No. P-030827-48731-2

Nature of Request: The petitioner is requesting MPC approval of an Amended Specific Development Plan for expansion of the existing plant shop located on the west side of Skidaway Road, south of Countryside Drive and north of Eisenhower Drive. A variance to allow parking within the development setback is required.

Staff Recommendation: **Approval** of the Amended Specific Development Plan including a variance to allow seven parking spaces within the development setback. Subject to the following conditions: 1) no building permit will be issued until greenhouse building elevations are submitted; 2) the petitioner shall request approval from DOT to plant a three foot hedge in the right-of-way along the existing parking area; 3) additional activities or changes in the locations of permitted activities require MPC approval; 4) a Water and Sewer Plan must be approved by the City Water and Sewer Engineer; and, 5) a Drainage Plan must be approved by the City Stormwater Engineer.

Speaking about the petition: Chris Zipperer, stated that the propane tanks would be moved underground or inside an enclosed box.

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

IV. Old Business

None.

V. Regular Business

A. Master Plan Amendment - Parking Variance

Eisenhower Medical Center
310 Eisenhower Drive
Anesthesiology Associates and Rouse Properties, LLC
The Spriggs Group, P.C., and the CFP Group, LLC, Architects
P-I-P Zoning District
MPC File No. M-040827-38633-2

Nature of Request: The petitioners are requesting a variance of 43 off-street parking spaces in order to build an addition onto an existing medical building and to construct a new medical building within a P-I-P (Planned Institutional-Professional) zoning district.

Staff Recommendation: **Approval** of a 43-space parking variance to allow development of the remaining lots within the Eisenhower Medical Center.

Speaking about the petition: Vicki Bruner, office administrator for Morrison Dental Associates, displayed photographs taken during business hours to show that parking spaces are limited. She stated that the variance is too great, considering the existing parking problems.

Ken Spriggs, Spriggs Group Architects, agent , stated that he looked at the site three times. The issue is there may be problems with parking adjacent to particular buildings. The issue of designated parking may need to be resolved internally.

Susan Brown, Out-Patient Manager, Savannah Foot and Ankle Surgery Center, stated that the proposed expansion is an upgrade in technology.

Sabrina Holmes-Gibson, Georgia Foot and Ankle and The Surgery Center, stated that parking spaces that are there are always open. Staff parks away and walks to the office. The designated spaces are no longer marked.

LaDonna Abbott, owner of a building in the Eisenhower Medical Center, stated that on three different days there were 86 parking spaces available.

Iris Dayoub, owner of the building on Lot 4, stated that it has been difficult to get accurate information during this process. She requested a copy of everything that everybody has including the Master Plan and the specific wording of the amendment.

Mr. Brown **moved** to continue the petition for two weeks in order to address the following issues: 1) We need to review the parking requirements. Sometimes we require too many spaces in a suburban setting; 2) Staff should make some attempt to determine whether or not what has been submitted by the petitioner can be verified and is accurate; and, 3) Is there sufficient parking for a 43 space variance. Staff has some obligation to verify conditions in the field. Staff should come back and say whether or not this is a reasonable request and whether or not the overall project is workable. Mr. Meyer seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue the petition until September 21, 2004 in order for staff to address the following issues: 1) We need to review the parking requirements. Sometimes we require too many spaces in a suburban setting; 2) Staff should make some attempt to determine whether or not what has been submitted by the petitioner can be verified and is accurate; and, 3) Is there sufficient parking for a 43 space variance. Staff has some obligation to verify conditions in the field. Staff should come back and say whether or not this is a reasonable request and whether or not the overall project is workable. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

B. Minor Subdivision/Final Plat

Parkersburg Road Subdivision
113 Parkersburg Road
PIN 1-0306-08-001
3 lots – 0.58 acres
R-1 Zoning District
EMC Engineering Company, Surveyor
Murray Marshall, Agent
Vincent Sikorski, Owner
MPC File No. S-040730-55551-1

Chairman Mackey stated that the petitioner has requested that this item be continued until September 21, 2004. However, the Commission would hear comments from anyone who could not be present on September 21, 2004.

Speaking about the petition: Anita Adair, resident of Romeny Place, opposed to the development of three, three story houses and three garages on the subject property. She asked if a traffic study has been done.

C. General Development Plan

Wheaton Street Business Exchange
1220 Wheaton Street
I-L Zoning District
Valerie Hinesley, Agent
MPC File no. P-040816-48808-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to establish an auto, truck and boat sales use within an I-L (Light Industrial) zoning district. Buffer and fence variances are requested.

Staff Recommendation: **Approval** of the General Development Plan including the 15 foot buffer width variance along the northern property line, the parking lot buffer variance, and a variance to allow a fence along the northern property line rather than five feet off the property line, with the following conditions: 1) a recombination plat must be submitted and approved; 2) provide an eight foot high opaque fence along the northern property line. Submit the fence design to the MPC staff; and, 3) approval of the Drainage Plan by the Stormwater Engineer.

Speaking about the petition: Valerie Hinesley, agent, stated that the petitioner is in agreement with the staff recommendation. A front yard setback variance would move everything toward Wheaton Street and away from the residential properties. Installing a fence along the property line would create an additional buffer. The residents were not notified.

Chairman Mackey stated that the issue of notification would be discussed at the Planning Meeting.

Mr. Jones **moved** to approve the staff recommendation. The motion further included the condition that the existing grass storage area would be of a dust free surface and approved by the Stormwater Engineer. Mr. Ray seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the staff recommendation for approval of the General Development Plan including the 15 foot buffer width variance along the northern property line, the parking lot buffer variance, and a variance to allow a fence along the northern property line rather than five feet off the property line, with the following conditions: 1) a recombination plat must be submitted and approved; 2) provide an eight foot high opaque fence along the northern property line. Submit the fence design to the MPC staff; 3) approval of the Drainage Plan by the Stormwater Engineer; and, 4) the existing grass storage area would be of a dust free surface and would be approved by the Stormwater Engineer. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest. Ms. McIntosh voted against the motion. Ms. Stone was not in the room when the vote was taken.

D. Specific Development Plan

Mercy Ministries
4327 A.C.L. Boulevard
Theresa Wexel (Clemmons Engineers), Agent
Coward Coleman Group, Architect
Zoning District: P-BG-1
PIN: 2-0705-02-001
MPC File no. P-040817-36079-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Specific Development Plan in order to construct an expansion of a church within a P-BG-1 (Planned General Business, Transition) zoning district. A separate General Plan has not been approved for this project. The petitioner is requesting a buffer variance.

Staff Recommendation: **Approval** of the General Plan/Specific Plan including a variance to eliminate the six foot fence, and subject to the following conditions: 1) if a dumpster is to be used in the future, the petitioner shall provide the design of the dumpster/compactor enclosure (including height, materials and colors); and, 2) the Drainage Plan must be approved by the City Stormwater Engineer. Staff further recommends **denial** of a variance to postpone installing the landscaping required by the Type B buffer for a period not to exceed three years.

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

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

E. Approval of the September 14, 2004 Planning Session Agenda

Ms. McIntosh **moved** to approve the September 14, 2004 Planning Session Agenda as presented. Mr. Brown seconded the motion.

MPC Action: The motion to approve the September 14, 2004 Planning Session Agenda carried. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest. Ms. Stone was not in the room when the vote was taken.

F. Report of the Finance Committee: Recommend Approval of Budget Adjustments

Mr. Ray stated that the Finance Committee met August 17, 2004 to discuss the budget adjustment that is before the Commission today. The Finance Committee recommends approval of budget adjustment 04-02, which is to recognize budget revenues and related expenditures for the SPLOST Connecting Savannah Study and 04-03, which is to decrease several expenditures and to establish a new expenditure account for Administrative Costs.

Mr. Brown **moved** to approve Budget Adjustments 04-02 and 04-03. Mr. Meyer seconded the motion.

MPC Action: **The motion to approve Budget Adjustments 04-02 and 04-03 carried.** Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest. Ms. Stone was not in the room when the vote was taken.

Mr. Ray added that the Finance Committee met August 17, 2004 to review the audit report from Karp, Ronning and Tindol, PC, CPA. The auditors have determined that the MPC financial statements are presented fairly and the MPC remains in good financial position.

Mr. Brown **moved** to accept the audit report. Mr. Jones seconded the motion.

MPC Action: **The motion to accept the audit report carried.** Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest. Ms. Stone was not in the room when the vote was taken.

G. Report of the Nominating Committee

Mr. Jones reported that the Nominating Committee proposes the following slate of officers for 2004-2005: Timothy S. Mackey, Chairman; Patricia McIntosh, Vice Chairman; Lacy A. Manigault, Secretary; and, Robert L. Ray, Treasurer.

There were no nominations from the floor.

Mr. Brown **moved** to approve the slate of nominees. Mr. Jones seconded the motion.

MPC Action: The motion to approve the slate of nominees as presented carried. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest. Ms. Stone was not in the room when the vote was taken.

VII. Adjournment

There being no further business to come before the Commission, the September 7, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed