

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**April 5, 2005**

**1:30 P.M.**

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**Members Present:** Timothy S. Mackey, Chairman  
Patricia McIntosh, Vice Chairman  
Lacy A. Manigault, Secretary  
Robert Ray, Treasurer  
Michael Brown  
Russ Abolt  
Melissa Jest  
J. P. Jones  
Stephen R. Lufburrow  
Walker McCumber  
Lee Meyer  
Freddie B. Patrick  
Jon N. Todd

**Members not Present:** Alexander Luten

**MPC Staff Present:** Thomas L. Thomson, Executive Director  
Amanda Bunce, Development Services Planner  
James Hansen, Development Services Planner  
Charlotte L. Moore, Director of Development Services  
Beth Reiter, Historic Preservation Officer  
Gary Plumbley, Development Services Planner  
Marilyn Gignilliat, Executive Assistant  
Constance Morgan, Secretary

**Advisory Staff Present:** Tom Todaro, City Zoning Administrator  
Marlon Epps, County Zoning Inspector  
Michelle Johnson, County Zoning Inspector

**I. Call to Order**

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of citizens who are attending the meeting for the first time.

**II. Recess to Executive Session**

Mr. Manigault **moved** to recess to Executive Session. Mr. Ray seconded the motion.

**MPC Action: The motion to recess to Executive Session carried with none opposed.** Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Jest, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Mr. Todd, and Mr. Abolt.

Mr. Abolt stated that no action was taken during the Executive Session. He then **moved** to adopt an Affidavit stating so. Ms. McIntosh seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to adopt an Affidavit stating that no action was taken during the Executive Session. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Jest, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Mr. Todd, and Mr. Abolt.

### **III. Notices, Proclamations and Acknowledgments**

#### **A. Acknowledgement**

Chairman Mackey introduced Jon N. Todd, who is a new Planning Commissioner. Mr. Todd was appointed by the Mayor and Aldermen.

#### **B. Items Requested to be Removed from the Final Agenda**

##### **1. General Development Plans**

- a. National Wireless Construction, LLC  
705 East Anderson Street  
R-4 Zoning District  
PIN 2-0054-12-0016  
Hayden Horton (National Wireless Construction, LLC), Applicant  
Jonathan Yates, Agent  
Charlotte Moore, MPC Project Planner  
MPC File No. T-040702-52437-2

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

- b. Hope VI - Phase 5 (Senior Housing)  
Henry Street  
PUD-M-16 Zoning District  
John Farmer, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050317-49784-2

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

**2. Zoning Petitions –Map Amendments**

- a. Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners  
Harold Yellin, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-050210-42502-2

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

- b. Tom Cobernus, Petitioner  
Valerie Hinesley (Hinesley & Associates), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-050308-53832-2

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

- c. John Kern (Kern-Coleman & Co.), Agent  
Robert Chu, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-050222-63781-1

**AND**

General Development Plan

Office Building for Robert Chu  
456 Johnny Mercer Boulevard  
John Kern (Kern-Coleman & Co.), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050316-36753-1  
(See MPC File No. Z-050222-63781-1 for rezoning)

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

Mr. Ray **moved** to approve the petitioners' requests to continue MPC File No. T-040702-52437-2, MPC File No. P-050317-49784-2, MPC File No. Z-050210-42502-2, MPC File No. Z-050308-53832-2, and MPC File No. P-050316-36753-1 to the April 19, 2005 Regular Meeting. Mr. Jones seconded the motion.

**MPC Action:**       **The motion carried with none opposed.** The motion was to continue to MPC File No. T-040702-52437-2, MPC File No. P-050317-49784-2, MPC File No. Z-050210-42502-2, MPC File No. Z-050308-53832-2, and MPC File No. P-050316-36753-1 to the April 19, 2005 Regular Meeting. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Mr. Todd, Mr. Abolt, Mr. Brown and Ms. Jest.

**C. Zoning Petition – Text Amendment**

Text Amendment to the City Zoning Ordinance  
Tony R. Phillips, Petitioner  
Matthew Bush, Agent  
Charlotte Moore, MPC Project Planner  
MPC File No. Z-050311-59067-2

Ms. Jest **moved** to continue the petition to the May 10, 2005 Planning Session Meeting. Mr. Jones seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to continue MPC File No. Z-050311-59067-2 to the May 10, 2005 Planning Session Meeting. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, Mr. Todd, and Mr. Abolt.

**IV. Consent Agenda**

**A. Approval of the March 15, 2005 MPC Meeting Minutes and Briefing Minutes**

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

**MPC Action:** The motion to approve the March 15, 2005 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Mr. Todd, Mr. Brown, Mr. Abolt and Ms. Jest.

**B. Zoning Petition – Map Amendment**

1. T.E. Shurling (Trustee)  
John Kern (Kern-Coleman & Co.), Agent  
Charlotte Moore, MPC Project Planner  
MPC File No. Z-050224-56754-2

**Issue:** Rezoning from a PUD-B-R (Planned Unit Development-Regional Business) zoning classification to a PD-R (Planned Development-Reclamation) classification.

**Policy Analysis:** Because the property has already been used for a borrow operation and is located in an industrial area, the PD-R district is a more appropriate zoning classification than the PUD-B-R classification.

**Staff Recommendation:** Approval of the request to rezone the subject property from a PUD-B-R (Planned Unit Development-Regional Business) classification to a PD-R (Planned Development-Reclamation) classification.

**AND**

### General Development Plan

Shurling Borrow Pit  
4530 Ogeechee Road  
John Kern (Kern-Coleman & Co. ), Agent  
Charlotte Moore, MPC Project Planner  
MPC File No.P-050224-60953-2  
(See MPC File No. Z-050224-56754-2 for rezoning)

**Nature of Request:** The petitioner is requesting MPC approval of a General Development Plan to be associated with an application for rezoning (MPC File No. Z-050224-56754-2) to PD-R (Planned Development-Reclamation).

**Staff Recommendation: Approval** of the General Development Plan in conjunction with rezoning from a PUD-BR (Planned Unit Development-Regional Business) classification to a PD-R (Planned Development-Reclamation) classification with the following variance ( a variance to reduce the required 75 foot buffer along the western property line from 75 feet to 35 feet where the banks of the proposed pit and sedimentation pond are shown on the General Plan) and the following conditions: 1) if the roadway on the adjacent parcel owner by the City of Savannah is not a public right-of-way, permission shall be obtained from the City to use the road; 2) provide a greenspace calculation and identify whether the recreational field has been included in the calculation; 3) provide the Landscape Quality Point calculation; 4) identify the height and material(s) of the proposed fence around the borrow operation; and, 5) the Specific Development Plan shall be reviewed by the MPC.

Mr. McCumber **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. Jones, Mr. McCumber, Mr. Mackey, Mr. Patrick, Mr. Todd, Mr. Abolt, Mr. Meyer, Ms. McIntosh, Ms. Jest, Mr. Brown, Mr. Manigault, Mr. Lufburrow, and Mr. Ray.

### C. Victorian Planned Neighborhood Conservation District Certificate of Compatibility

C.C. Griffin, Petitioner  
1109 Lincoln Street  
MPC File No. N-040303-51075-2

**Nature of Request:** The petitioner is seeking a time extension of an MPC conditional approval to add a second story to a one-story cottage and to square off the rear building elevation by infilling between existing rear additions.

**Staff Recommendation: Approval** of a seven month extension to November 5, 2005 with an interim progress report to MPC on July 5.

**Speaking about the petition:** C.C. Griffin, owner of subject property, states that due to unforeseen circumstances construction has been delayed. He has now taken full responsibility for the ongoing project

and promises to show considerable progress in the allotted time frame.

Gretchen Ernst, President of the Victorian Neighborhood Association, stated that the association requests the building be demolished or moved to another part of the city.

Ardis Wood, member of the Historic Savannah Foundation/resident, voices her concerns regarding losing one of our historic buildings because we're in a hurry. She believes the long term benefits will prove themselves worthy of the delay.

Casey Grier, Historic Savannah Foundation, stated that the Foundation has offered its technical assistance to the petitioner to ensure the completion of this project.

Mr. McCumber **moved** to approve the staff recommendation for a seven-month extension with an interim progress report. Mr. Manigault seconded the motion.

Mr. Brown offered an amendment to the motion to request that the Board receives a report every two months that shows appropriate progress.

Mr. McCumber and Mr. Manigault accepted the amendment.

**MPC Action:**        **The motion carried.** The motion was to approve the staff recommendation for a seven-month extension subject to the condition that the Board receives a report every two months that shows appropriate progress. Voting in favor of the motion were Mr. Todd, Mr. Abolt, Mr. Patrick, Mr. McCumber, Mr. Ray, Mr. Mackey, Ms. McIntosh, Mr. Lufburrow, Mr. Brown Mr. Meyer and Mr. Manigault. Mr. Jones and Ms. Jest were opposed.

#### **D.     General Development Plan**

Rivermoor Townhomes – Phase 1  
170 Highlands Boulevard  
PUD-C Zoning District  
Gary Shuman (Hussey, Gay, Bell & DeYoung), Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. P-050317-33039-2

**Nature of Request:**        The petitioner is requesting approval of a General Development Plan for a proposed residential town home development to be located at the northwest corner of Benton Boulevard and Highlands Boulevard within a PUD-C (Planned Unit Development-Community) zoning district. No variances are requested.

**Staff recommendation:** **Approval** of the proposed General Development Plan subject to the following conditions: 1) revise the General Development Plan to connect the segments of sidewalks and to tie them into the sidewalk system along Highlands Boulevard; and, 2) approval by the City of Savannah review departments.

**Speaking about the issue:** Steve Wohlfiel, agent, stated that sidewalks would be provided to allow for handicap accessibility.

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

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

#### **E. General Development Plan / Group Development Plan**

GKT Warehouse Facility  
16 Foundation Road  
I-H Zoning District  
Chad Zittrouer (Kern-Coleman & Co.), Agent  
Jim Hansen, MPC Project Planner  
MPC File No. P-050316-42384-1

**Nature of Request:** The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct a warehouse within an (I-H (Heavy Industrial) zoning district.

**Staff Recommendation:** **Approval** of the General Development Plan/Group Development Plan with the following conditions: 1) the Traffic Engineer must approve the proposed access; and, 2) the Sanitation Department must approve the location of the dumpster.

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

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

#### **F. Minor Subdivision/Final Plat**

Wilmington Island Pleasure and Improvement Company Subdivision  
2226 and 2228 Walthour Road  
R-1-A Zoning District  
PIN 1-0099-10-001, 002, and 003  
Bert Barrett, Jr., Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. S-050127-60192-1

**Nature of Request:** The petitioner is requesting MPC approval of a two-lot Minor Subdivision (recommendation) located on the east side of Third Avenue at its intersection with Walthour Road within an R-1-A (One Family Residential –3.5 units per net acre) zoning district. The petitioner is requesting the following variance: a variance from the Chatham County Subdivision Regulations, Section 602.01a., Street Access.

**Staff Recommendation:** **Approval** of a variance from the Chatham County Subdivision Regulations, Section 602.01a., Street Access. Staff further recommends **approval** of the proposed Minor Recombination Subdivision subject to the following conditions: 1) show the signature of the owner and a Georgia Registered Land Surveyor (across the State of Georgia Seal) on the final plat; 2) revise the Final Plat to show an additional right-of-way dedication one-half of the deficit amount from the minimum required width of 60 feet on Lot A along Cohen Street. This condition may be omitted upon a determination by the County Engineer that the additional right-of-way is not needed; 3) show a front yard building setback line on Lot A 55 feet from the centerline of Cohen Street but not less than 25 feet; and, 4) approval by the Chatham County Health Department and the County Engineer.

Mr. Jones **moved** to approve 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. Meyer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, Mr. McCumber, Mr. Todd, Mr. Jones, Mr. Brown, Mr. Ray, Mr. Patrick, and Mr. Abolt. Ms. Jest voted against the motion. Ms. McIntosh was not in the room when the vote was taken.

#### **G. Approval of Audit Contract with Karp, Ronning and Tindol, CPA**

Mr. Jones **moved** to approve the audit contract with Karp, Ronning and Tindol, CPA. Mr. Patrick seconded the motion.

**MPC Action:** **The motion to approve the audit contract with Karp, Ronning and Tindol carried with none opposed.** Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. Jest, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Mr. Todd, and Mr. Abolt. Ms. McIntosh was not in the room when the vote was taken.

### **V. OLD BUSINESS**

#### **A. Zoning Petition- Map Amendment**

Trinity Worship and Praise Ministries, Petitioner  
22 Windsor Road  
Pastor Larry Pounds, Agent  
Jim Hansen, MPC Project Planner  
MPC File No: Z-050111-50231-2

**Nature of Request:** The petitioner is requesting rezoning of 1.7 acres from a B-N (Neighborhood Business) classification to a BN-1 (Neighborhood Business-Limited) classification.



**Policy Analysis:** The proposed zoning is consistent with the City's Future Land Use Map. The proposed B-N-1 district would provide a better transition to the adjoining residential area than the existing B-N district.

**Staff Recommendation:** **Approval** of the request to rezone the subject property from a B-N (Neighborhood Business) classification to B-N-1 (Neighborhood Business Limited) classification.

**Speaking about the petition:** Pastor Larry Pounds, agent for Trinity Worship and Praise, stated that there is no liquor store in this area. There is a church.

Ed Hill, representing neighboring property owners, stated that rezoning this area would adversely affect the surrounding property value.

Harold Yellin, agent for owner of the Windsor Forest Shopping Center, requested that the rezoning be denied. If the church moves in, any future use of that site that would involve a liquor store would be prohibited.

Mr. Brown **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. Patrick, Mr. Abolt, Mr. Ray, Mr. Manigault, and Mr. Brown. Voting against the motion were Mr. Meyer, Mr. Jones, Ms. Jest, Mr. McCumber and Mr. Todd. Ms. McIntosh was not in the room when the vote was taken. Mr. Mackey voted in favor of the motion to break a tie.

Chairman Mackey stated that it appeared that a member did not vote, therefore the vote was null. It would be necessary to vote again.

Mr. Brown **moved** to approve the staff recommendation. Mr. Patrick 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. Manigault, Mr. Mackey, Mr. Abolt, Mr. Ray, Mr. Patrick, and Mr. Todd. Voting against the motion were Mr. McCumber, Mr. Jones, Mr. Meyer, and Ms. Jest. Ms. McIntosh was not in the room when the vote was taken.

## **B. Major Subdivision/Preliminary Plan**

Champion Street Subdivision  
1810 Champion Street  
R-6 Zoning District  
PIN 2-0642-01-056  
Boswell Design Services, Agent  
Gary Plumbley, MPC Project Planner  
MPC file No. S-050206-41444-2

**Nature of Request:** The petitioner is requesting approval of a Preliminary Plan for a five-lot Major Subdivision located on both sides of Champion Street extended, approximately 500 feet east of Liberty Parkway within an R-6 (Single Family Residential – Six Units Per Net Acre) zoning district.

**Staff Recommendation:** **Approval** of the Preliminary Plan subject to the following conditions: 1) approval by all City review departments, including the Drainage Plan and the construction drawings for all infrastructure; 2) approval of the proposed turnaround by the City Traffic Engineer; and, 3) approval by the Chatham County Health Department and the City Engineer.

**Speaking about the petition:** Benny Eichholz, property owner, stated that the plan before the Commission is in compliance with the Subdivision regulations.

Clifton Jones, City Alderman, stated that he is opposed to the proposed subdivision. Residents believed that this area would be included in the recent rezoning to larger lot sizes.

Mr. Meyer **moved** to continue the petition until May 3, 2005 in order to seek additional information on drainage issues, to request an engineering study, and to study the continuing pattern of the streets. Mr. Jones seconded the motion.

MPC Action: **The motion carried.** The motion was to continue the petition until May 3, 2005 in order to seek additional information on the appropriate zoning for the Champion Tract, for drainage issues, and other considerations. Voting in favor of the motion were Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Meyer, Mr. Todd, Mr. Jones, Mr. Lufburrow, Mr. Brown, Ms. Jest, and Mr. Patrick. Mr. McCumber voted against the motion. Ms. McIntosh and Mr. Abolt were not in the room when the vote was taken.

### **C. Amended Master Plan/General Development Plan**

Abercorn Common (Formerly Abercorn Plaza)  
7804 Abercorn Street  
PINS: 20560-01-001, 003, 004, 005, 006, 008, 009, 009A, 009B, 009C, 009D,  
010, 013, 014, 015, and 2-0590- -01-002, 007, 008  
B-C Zoning District  
MPC File No. P-041227-39163-2  
MPC Reference File No. P-021202-37229-2  
EMC Engineering Services, Inc., Engineer  
Charlotte Moore, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of an Amended Master Plan for a proposed retail shopping center located at 7804 Abercorn Street. The property is bounded by Abercorn Street, White Bluff Road, and Fairmont Avenue and is located within a B-C (Community Business) zoning district. The petitioner is also requesting the following variances: 1) a variance to allow more than 12 successive parking spaces without a planting island; and, 2) a variance to allow parking within a required building setback line.

**Staff Recommendation:** **Approval** of the Amended Master Plan subject to the following conditions: 1) the Amended Master Plan indicates that there are 45 more parking spaces than the approved Master Plan. Verify the location of the additional spaces; and, 2) approval by the City Review Departments. Staff further recommends **approval** of a variance to allow more than 12 successive parking spaces without a planting island and approval of a variance to allow parking within a required building setback area, and **approval** of the proposed General Development Plan, subject to the following conditions: 1) compliance with all conditions of the Amended General Development Plan/Group Development Plan Decision dated July 6, 2004; 2) a freestanding principal use sign will not be allowed for either of the two additional sites that are incorporated into the Master Plan. Fascia signage will be permitted in conjunction with the sign standards for development within a B-C zoning district. The approved directory signs will also be available for uses on each site; and, 3) approval by the City Review Departments.

**Speaking about the petition:** Barnard Portman, attorney for Abercorn Commons, stated that the site plan meets the requirements for approval.

Randy Peacock, project manager, stated that the access road would be closed.

Alex Salgueiro, President of Savannah Restaurant Corp., expressed his concerns regarding the negative impact the closing of the access road would have on his business.

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

MPC Action: **The motion to approve the staff recommendation carried.** Voting in favor of the motion were Mr. Brown, Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Patrick, and Mr. Todd. Ms. Jest, Mr. Jones, Mr. McCumber voted against the motion. Mr. Meyer abstained from voting because he is related to Mr. Portman. Mr. Abolt, Mr. Lufburrow, and Ms. McIntosh were not in the room when the vote was taken.

## VI. REGULAR BUSINESS

### A. Zoning Petition – Map Amendment

1. Bhatia Prem L. and Bharat Mohan, Petitioners  
9820 Middleground Road  
J. R. Gill, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-050228-55697-2

**Issue:** The rezoning of a 2.78 acre tract of land from the current P-R-4 (Planned Four-Family Residential) zoning classification to a B-N (Neighborhood business) classification.

**Policy Analysis:** the proposed zoning classification is inconsistent with the City's Future Land Use Map. The subject property is adjoined on three sides by residential uses and by a church on the fourth. Rezoning to a commercial classification would establish an undesirable precedent for commercial uses along Middleground Road north of Tibet Avenue and would have an adverse impact on residential uses.

**Staff Recommendation:** Denial of the request to rezone the subject property from a P-R-4 (Planned Four-Family Residential) classification to a B-N (Neighborhood Business) classification.

**Speaking about the petition:** J. R. Gill, agent for the property owners, stated that he is the end user of the property. He is seeking rezoning for a funeral home.

Iris Formy-Dawson, adjacent property owner, stated that she is opposed to the rezoning.

Pastor Ricky Temple, Overcoming Faith Church, stated that he is opposed to the rezoning of the property.

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

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

2. Donald Amerson, Petitioner  
Vincent Helmly, Agent  
6301 Chief O. F. Love Road  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-050311-57471-2

**Issue:** Rezoning of a 50 acre site from an R-A-CO (Residential-Agriculture) zoning classification to an R-M-15 (Multi-Family Residential – 15 units per net acre) classification.

**Policy Analysis:** the proposed R-M-15 classification would allow residential development at a higher density than the present zoning district and the zoning districts of the adjacent residential properties. An alternate P-R-M-1.2 district would be consistent with the City's Future Land Use Plan and would establish a zoning district that would be compatible with the residential development pattern in the general area.

**Staff Recommendation:** Denial of the request to rezone the subject property from an R-A-CO classification to an R-M-15 classification and approval of rezoning to a P-R-M-1.2 classification.

**Speaking about the petition:** Vince Helmly, agent, requesting the higher density of 1.5.

Mr. McCumber **moved** to continue the petition until April 19, 2005 in order for the petitioner to provide additional information. Mr. Patrick seconded the motion.

**MPC Action:** **The motion carried with none opposed.** The motion was to continue the petition until April 19, 2005 in order for the petitioner to provide additional information. Voting were Mr. Brown, Mr. Meyer, Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. Jest, Mr. Patrick, and Mr. Todd. Ms. Abolt, Mr. Lufburrow, and Mr. Abolt were not in the room when the vote was taken.

**B. Master Plan/General Development Plan**

The Trellis  
King George Boulevard and Abercorn Street  
PUD-C Zoning district  
Jeff Halliburton (Thomas & Hutton Engineering), Agent  
Jim Hansen, MPC Project Planner  
MPC File No. M-041207-60234-1

**Nature of Request:** The petitioner is requesting approval of an amendment to the Georgetown Master Plan and approval of a General Development Plan in order to develop a mixed use project within a PUD-C (Planned Unit Development –Community) zoning district.

**Staff Recommendation:** **Approval** of the amendment to the Georgetown Master Plan and Approval of the General Development Plan subject to the following conditions:

- Approval of the Master Plan Amendment is conditioned upon the design and construction of a dual left turn pocket (east bound) at the intersection of King George Boulevard and Abercorn Street.
- The plan shall comply with the requirements of the Chatham County infrastructure departments.
- If any internal streets are intended to become County roads, their design and construction shall be approved by the County Engineer.

**Speaking about the petition:** Jeff Halliburton, Thomas & Hutton-Engineering, described the village concept that is proposed for this development.

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

**MPC Action:** **The motion carried with none opposed.** Voting for the motion were Mr. Brown, Mr. Meyer, Ms. Jest, Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. Patrick, Mr. Todd, and Mr. McCumber, Mr. Abolt, Mr. Lufburrow, and Ms. McIntosh were Not in the room when the vote was taken.

**VII. Other Business**

Public Notice Signs – Additional Contact Information (Request from Freddie Patrick)

Mr. Patrick **moved** to continue to the May 10, 2005 Planning Meeting. Mr. Meyer seconded the motion.

**MPC Action:**        **The motion carried with none opposed.** Voting were Mr. Brown, Mr. Meyer, Ms. Jest, Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Mr. Patrick, and Mr. Todd. Ms. McIntosh, Mr. Lufburrow, and Mr. Abolt were not in the room when the vote was taken

**VIII.    ADJOURNMENT**

There being no further business to come before the Commission, the April 5, 2005 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**