

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

July 5, 2005

1:30 PM.

Members Present: Timothy S. Mackey, Chairman
Lacy A. Manigault, Vice Chairman
Stephen R. Lufburrow, Secretary
Robert Ray, Treasurer
Ben Farmer
Melissa Jest
J. P. Jones
Alexander Luten
Walker McCumber
Lee Meyer
Michael Brown
Jon N. Todd

Members not Present: Russ Abolt
Freddie B. Patrick

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

Advisory Staff Present: Robert Sebek County Zoning Inspector

I. Call to Order

Chairman Mackey called the July 5, 2005 Metropolitan Planning Commission meeting to order. He explained the agenda for the benefit of those citizens who are attending the meeting for the first time

II. Notices, Proclamations and Acknowledgments

There are none at this time.

III. Items(s) requested to be Removed from the Final Agenda.

A. Zoning Petitions – Map Amendments

1. David Fritts, Owners
Gary Sanders (Ciphers Design Co.), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050519-86472-2

Nature of Request: The petitioner is requesting rezoning of 8 West 37th Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1 (Traditional Commercial -1) classification.

The petitioner has requested that this item be continued to July 19, 2005 meeting.

Mr. Jones **moved** to continue this item to the July 19, 2005 Regular MPC Meeting. Mr. Ray seconded the motion.

MPC Action: The motion to continue MPC File No. Z-050519-86472-2 to the July 19, 2005 MPC meeting carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Brown and Mr. Todd.

2. International Paper Realty, Petitioner
Bruce Boysen (Wood and Partners, Inc.), Agent
Charlotte Moore, MPC Project Planner
MPC File No. Z-050428-41936-2

Nature of Request: The petitioner is requesting rezoning of 4,045.4 acres in the vicinity of I-16 and Little Neck Road from an RA-CO (Residential Agriculture-County) zoning classification to a PUD (Planned Unit Development) classification.

The petitioner has requested that this item be continued to July 19, 2005 meeting.

Mr. Jones **moved** to continue this item to the July 19, 2005 Regular MPC Meeting. Mr. Ray seconded the motion.

MPC Action The motion to continue MPC File No. Z-050428-41936-2 to the July 19, 2005 Regular MPC Meeting carried with none opposed. Voting were Mr. Manigault Mr. Brown, Mr. Meyer, Mr. Luten, Mr. McCumber, Mr. Todd, Mr. Ray, Mr. Jones, Mr. Farmer, Mr. Lufburrow, Mr. Jest, and Mr. Mackey.

Chairman Mackey stated that Master Plan for Habersham Plantation (MPC File No. P-050615-50839-1) would be heard on the Regular Agenda.

IV. Consent Agenda

A. Approval of the June 21, 2005, MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the June 21, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the June 21, 2005, MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Brown and Mr. Todd.

B. Victorian Planned Neighborhood Conservation District Certificate of Compatibility

Blackwood Partners, LLC, Petitioner
815-817 Whitaker Street (Vacant Lot)
MPC File No. N-050608-36158-2

Nature of Request: The petitioner is requesting Part I, Height and Mass approval for eight town homes at the northwest corner of Bolton and Whitaker Streets within the Victorian Planned Neighborhood Conservation District. Four units will face Whitaker Street and four will face Howard Street. Variances for side and rear yard setbacks and height are also requested.

Staff Recommendation: The MPC Staff recommends **approval** of Part I Height and Mass. Also, approval to eliminate the required five foot side yard setback requirement adjacent to Bolton Street; approval to reduce the required rear yard setback from 35 feet to 15 for the Howard Street row and to 20 feet 9 inches for the Whitaker Street row; and, a height increase of three feet for each row..

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

MPC Action: The motion to approve staff recommendation carried with none opposed. Voting were Mr. Manigault, Mr. Brown, Mr. Todd, Mr. Luten, Ms. Jest, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Farmer, Mr. Lufburrow, and Mr. Mackey.

C. General Development Plans / Group Development Plans

1. Uncle Bob's Mini Storage
10000 Block of Abercorn Street
P-B-C- Zoning District
Mark Crapps (Kern-Coleman & Co.), Agent
Jim Hansen, MPC Project Planner
MPC File No. P-050413-59171-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development in order to construct a mini-storage warehouse in a P-B-C (Planned Community Business) zoning district. A variance is requested.

Staff Recommendation: **Approval** of the General Development Plan/Group Plan and **approval** of a variance to exceed the maximum acreage allowed for mini-storage warehouses

Speaking on the Petition John Kern, agent, stated his client would prefer to delete the fence and stucco the rear of the building. He also confirmed there will be no added lighting in the rear of the building.

Mr. Lufburrow **moved** to approve the staff recommendation with the deletion of the fence. Mr. McCumber seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the staff recommendation subject to the condition the fence is deleted. The motion further included approval of a variance to exceed the maximum acreage allowed for mini-storage warehouses. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Luten, Mr. Manigault, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Todd, Mr. Farmer and Mr. Mackey. Ms. Jest voted against the motion.

2. 1022 Shawnee Street Apartments
1022 Shawnee Street
RM-25 Zoning District
Chad Zittrouer (Kern-Coleman & Co.), Agent
Amanda Bunce, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct apartments within an

R-M-25 (Multifamily Residential, 25 units per acre) zoning district. A variance is not requested.

Staff Recommendation: Approval of the General Development Plan subject to the condition that the Live Oak shown at the northwest corner of Building #1 shall be relocated so that it is at least ten feet from the building

Mr. Brown **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. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Brown and Mr. Todd.

D. Specific Development Plan

Robert Chu Office Building
456 Johnny Mercer Boulevard
PUD-IS-B/TC Zoning District
Mark Crapps, (Kern-Coleman & Co.), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050316-36753-1

Nature of Request: On April 19, 2005 the MPC recommended approval of the General Development Plan in conjunction with a rezoning from an R-2-A/TC (Two-Family Residential-Limited/Town Center Overlay) classification to a PUD-IS-B/TC (Planned Unit Development-Institutional/Town Center Overlay) Classification. (See MPC File No. Z-050222-63781-1). A variance of the buffer requirement and a variance to allow a portion of a parking space within the front yard set back area were also recommended for approval. At that time, the MPC also requested that the Specific Development Plan be returned to the Board for approval.

Staff Recommendation: Approval of the Specific Plan with the following conditions: 1) a copy of the shared parking agreement and the recorded cross access easement must be provided for the spaces located in part or in whole on the adjacent property; and, 2) approval from the City of Savannah Water and Sewer Department, the County Engineer and the County Arborist.

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

MPC Action: The motion to approve the staff recommendation carried. Voting for the motion were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Brown and Mr. Todd. Ms. Jest voted against the motion.

E. Revised Specific Development Plan

LIVFIT Personal Training Studio
406 East Montgomery Cross Road
I-P Zoning District
Bill Henson, Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050616-52520-2

Nature of Request: The petitioner is requesting approval of a Specific Development Plan in order to construct a fitness studio within an I-P (Institutional-Professional) zoning district. The petitioner is requesting a variance to allow the parking spaces to encroach into the front setback.

Staff Recommendation: **Approval** of a variance to allow the parking spaces to encroach five feet into the front building setback, and **approval** of the revised Specific Development Plan.

Mr. Meyer **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. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Brown and Mr. Todd.

**F. Status of House Renovation at 1109 Lincoln Street in the Victorian District.
MPC File No. N-020710-59967-2**

Mr. Mackey stated that this item has been received for information. No action is required at this time.

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

Habersham Plantation
Grove Point Road
R-A Zoning District

Jeff Halliburton, (Thomas & Hutton Engineering Co.), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050615-50839-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed single family residential development to be located on both sides of Grove Point Road at its intersection with Shore Road within an R-A (Residential Agriculture) zoning district. The petitioner is also requesting the following variances: 1) a variance from providing sidewalks along all lots on Grove Point Road and on five proposed private roads; and, 2) the creation of Lots 19 and 20 as double frontage lots.

Staff Recommendation Approval of a variance from providing sidewalks along all lots on Grove Point Road and on five proposed private roads, the creation of Lots 19 and 20 as double frontage lots, and the proposed Master Plan subject to the following conditions: 1) verification by the adjoining property owner that the proposed development will have the right of use of the existing boat ramp. This can be accomplished by including of the abutting tract of land as part of the proposed subdivision; 2) revise the Master Plan to identify the recreation site on the west side of Grove Point Road as active recreation and the site on the east side of Grove Point Road as passive recreation. In addition, identify the proposed uses on each site; 3) approval by the County Engineer of the queuing area between the travel lanes on Grove Point Road and the entry gates; and, 4) approval by the Chatham County Health Department and the County Engineer.

Speaking about the petition: Rick Fitzer, Genesis Designer Homes, was present to describe the plans for the passive recreation area. He also answered questions about the boat ramp.

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. Luten, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Mr. Todd, Ms. Jest, Mr. McCumber, Mr. Ray, Mr. Jones, Mr. Farmer, and Mr. Mackey.

B. Discussion: Tricentennial Plan

Mr. Thomson stated that a draft version of the Tricentennial Plan was provided to each Commissioner prior to this meeting. He asked for comments from the Board.

Mr. Brown voiced his concerns regarding alcohol as it relates to zoning in commercial areas and commercial establishments in the Historic Districts.

Chairman Mackey questioned the land use and zoning and how they work in succession.

Mr. Jones, stated he would not like to see Savannah become another speak easy.

Mr. Todd stated he would like to have a status report as to where the City is headed with approved developments as it relates to City and County inspections departments since there may be some discrepancy between is approved by the MPC and what is actually built on the property.

Mr. Thomson discussed the field trip item which would allow dialogue and comparison of the field implementation against the action of the Metropolitan Planning Commission.

Ms. Jest echoed Mr. Todd's concerns in relation to how a project is enforced when it leaves the Board. She also stated that it was presented in the Tricentennial Plan that Historic Preservation is the reason people are leaving Savannah. She asked staff to justify their statement. She would provide the reference to this statement to staff for further follow-up.

VI. Adjournment

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

Respectfully submitted,

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

Note: Minutes not official until signed