

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

July 19, 2005

1:30 PM.

Members Present: Timothy S. Mackey, Chairman
Lacy A. Manigault, Vice Chairman
Robert Ray, Treasurer
Michael Brown
Ben Farmer
Melissa Jest
John P. Jones
Alexander Luten
Walker McCumber
Lee Meyer
Freddie B. Patrick
Jon N. Todd

Members not Present: Stephen R. Lufburrow, Secretary
Russ Abolt

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

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. Call to Order

Chairman Mackey called the meeting to order. He welcomed Harmit Bedi, new MPC Deputy Executive Director.

II. Notices, Proclamations and Acknowledgments

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

1. Zoning Petition-Map Amendment

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

The petitioner has requested that this item be removed from the July 19, 2005 Agenda.

Mr. Ray **moved** to approve the petitioner's request to remove MPC File No. Z-050519-86472-2 from the agenda. Mr. Patrick seconded the motion.

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

III. Consent Agenda

A. Approval of the July 5, 2005, MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the July 5, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Patrick seconded the motion.

MPC Action: The motion to approve the July 5, 2005, MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

B. Zoning Petition – Map Amendment

Hutch Island Investments, LLC, Petitioner
Ralph Forbes (Thomas & Hutton), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050630-38514-2

Issue: Rezoning of 21.53 acres from an I-H (Heavy Industrial) classification to a RIP-C (Residential-Medium Density) classification.

Policy Analysis: The proposed rezoning is inconsistent with the City's Future Land Use Plan. However, as the vision for land uses on Hutchinson Island is changing, the proposed residential complex is compatible with the long-term uses deemed desirable. An amendment to the Future Land Use Plan should be enacted to reflect the same.

Staff Recommendation: **Approval** of the request to rezone the subject property from an I-H (Heavy Industrial) classification to a RIP-C (Residential-Medium Density) classification.

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

C. Victorian Planned Neighborhood Conservation District Certificate of Compatibility

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

Nature of Request: The applicant is requesting Part II, Design approval for eight new town homes (Forsyth Park Townhouses) at the northwest corner of Bolton and Whitaker Streets within the Victorian Planned Neighborhood Conservation Area.

Staff Recommendation: Approval of Part II Design with the condition that final window manufacturer selection be brought to staff for final approval.

Mr. Patrick **moved** to approve the staff recommendation. Mr. Ray 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. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

D. General Development Plan / Group Development Plan

Lathrop Avenue Warehouse
501 East Lathrop Avenue
I-H Zoning District
Thomas Hoffman (Hoffman Engineering Group), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050628-32498-1

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development for a proposed warehouse to be located on the west side of East Lathrop Avenue approximately 600 feet north of Damon Street within an I-H (Heavy Industrial) zoning district. The petitioner is also requesting a 10-foot side yard setback variance (from the required 25 feet) along the southwest property line.

Staff Recommendation: Approval of a 10-foot side yard setback variance (from the required 25 feet) along the southwest property line of the proposed General Development Plan/Group Development subject to the following conditions: 1) revise the General Development Plan to indicate that the northern curb cut and drive aisle will be paved in accordance with the minimum conditions as required by the County Engineer. In absence of this, the northern curb cut and drive aisle must be abandoned and established as greenspace; 2) approval by the City Drainage Engineer of the discharge of stormwater into the City drainage canal; and, 3) approval by the Chatham County Health Department and the County Engineer.

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

MPC Action: The motion to approve the staff recommendation carried. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Farmer, Mr. Jones, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd. Ms. Jest abstained from voting because she was unable to ask the questions she needed for clarification.

E. Amended Specific Development Plan

Live Oak Park, LLC, Office Building
314 Stephenson Avenue
PUD-IS-B Zoning District
Downer Davis (Davis Engineering), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-031015-32290-2

Nature of Request: The petitioner is requesting approval of a revised Specific Development Plan in order to construct a reflecting pool within a required landscaped buffer. The property is zoned PUD-IS-B (Planned Unit Development-Institutional). A variance is requested to locate a reflecting pool with fountains within the required buffer. The General Development Plan was approved on November 18, 2003, and the Specific Plan was approved on April 21, 2004.

Staff Recommendation: Approval of the revised Specific Development Plan and **approval** of a variance to allow a reflecting pool with fountains within a portion of the 10-foot landscaped buffer.

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

MPC Action: The motion to approve the staff recommendation carried. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd. Mr. Brown abstained from voting because he lives near the subject property.

F. Amended Master Plan

Palmetto Row Subdivision
2428 and 2502 Norwood Avenue
R-1 Zoning District
John Larroude, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-050629-57815-1

Nature of Request: The petitioner is requesting approval of a Master Plan for proposed residential development located on the north side of Norwood Avenue approximately 475 feet west of Gilliam Avenue within an R-1 (One-Family Residential/Environmental Overlay - Five Units Per Net Acre) zoning district. The following variances are requested: a 15-foot front yard building setback variance (from the required 35 feet) for all lots; a 20-foot right-of-way width variance (from the required 40 feet) for the northern 268 feet of the proposed private street; and, a variance from the sidewalk requirements to allow construction of sidewalks on the east side only of the section of Palmetto Row with a 20-foot right-of-way.

Staff Recommendation: Approval of a 15-foot front yard building setback variance (from the required 35 feet) for all lots, a 20-foot right-of-way width variance (from the required 40 feet) for the northern 268 feet of the proposed private street, a variance from the sidewalk requirements to allow construction of sidewalks on the east side only of the section of Palmetto Row with a 20-foot right-of-way, and the amended Master Plan subject to the following conditions: 1) revise the Master Plan to show a five-foot dedication for additional right-of-way on the entire width of the site along Norwood Avenue and Lansing Avenue; and, 2) approval by the County Engineer.

Speaking about the petition: Mr. John Larroude, Agent, assured the Commission that a crosswalk with a flat curb to provide sidewalk access for the handicapped will be included. Garbage collection will be provided by private collectors.

Mr. Todd **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. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

IV. Old Business

A. Telecommunications Facility

New Telecommunications Facility at St. Pius X Family Resource Center
705 East Anderson Street
R-4 Zoning District
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Charlotte Moore, MPC Project Planner
MPC File No. T-050427-54009-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a stealth telecommunications tower within an R-4 (Four-Family Residential) district. The petitioner also seeks approval of an antenna collocation for Cingular Wireless. All new wireless telecommunications towers, including tower farms and stealth towers, require approval by the MPC. A previous application for this site was denied by the MPC on April 19, 2005 (MPC File No. T-040702-53685-2).

Staff Recommendation: **Approval** of the General Development Plan for a 123-foot stealth tower with the following conditions: 1) provide a recorded copy of an amended plat or a deed showing an access and utility easement from the leased area to Atlantic Street prior to Specific Plan approval; 2) the City Engineer shall determine if improved access will be necessary because the access easement transects a swale. If improvements are required, the Specific Plan shall reflect this; 3) provide a revised Landscape Plan that shows the Tree and Landscape Quality Points to be provided; 4) provide an updated determination from the FAA as to possible air navigation hazards due to the change of tower height and, 5) the tower shall be painted grey instead of white. Staff further recommends **approval** of the Cingular Wireless collocation on the 123-foot-tall stealth tower. Note: The address of the tower will be 751-T Atlantic Avenue. The tower will be identified as "East 31st Street telecommunications facility."

Speaking about the petition:

Jonathan Yates, Agent, said that the purpose of locating the tower at St. Pius is simply to provide coverage to this mid-town area. The proposed tower is a capacity site to serve only cell phone users in this area; it is not a coverage site to reach out to areas beyond mid-town. A removal bond will be placed with the City adequate to cover the cost of removal of the tower. It is the responsibility of National Wireless Construction to remove the tower when it is no longer needed, but the bond will provide extra insurance.

VerLynda Slaughter, President of the Mid-town Neighborhood Association. The highest demographic population of this area is senior citizens and children. Residents did not ask for a cell tower nor will it benefit this neighborhood. The petitioner never met with the neighborhood association.

Cynthia Kennedy, Vice President for Eastside Concerned Citizens Neighborhood Association and a member of Eastside

Neighborhood Alliance, opposes the tower based on the fact that the neighborhood was not informed.

Senator Regina Thomas, Second Georgia Senate District, said that she contacted Youth Futures on behalf of the community. She was told that if the community was not in favor of the tower, Youth Futures would back off. This community does not need or want a tower.

Diana Thibodaux, community resident, said this tower is visual blight and does not belong in any residential neighborhood. The ability to use a cell phone inside every building in every residential area is not worth the visual blight.

Jim Doss, National Wireless Construction, said that he built the Eisenhower tower praised by Mr. Brown for its location and lack of intrusion. He would do the same thing with the St. Pius area if it were possible. He said that MPC's own consultants have confirmed that lower towers will not work.

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

MPC Action: The motion to approve the staff recommendation failed. Voting in favor of the motion were: Mr. Farmer, Mr. Todd, and Mr. McCumber. Voting against the motion were: Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Ms. Jest, Mr. Jones, Mr. Luten, Mr. Meyer and Mr. Patrick

Mr. Brown **moved** to deny the requested telecommunications facility at St. Pius X Family Resource Center. Ms. Jest seconded the motion.

MPC Action: The motion to deny the requested telecommunications facility at St. Pius X Family Resource Center carried. Voting in favor of the motion were: Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Ms. Jest, Mr. Jones, Mr. Luten, Mr. Meyer and Mr. Patrick. Voting against the motion were: Mr. Farmer, Mr. Todd and Mr. McCumber.

Ms. Moore reminded the Commissioners that a vote to deny requires recording the reason for denial. In an effort to clarify the record as to the action and intent of the Commission, Mr. Brown put forth another motion for consideration.

Mr. Brown **moved** to deny the requested telecommunications facility at St. Pius X Family Resource Center based on the fact that the petitioner has not met the test of the ordinance to show that there are no commercial site alternatives and that there are no other lower profile, better screened alternatives in this neighborhood. Ms. Jest seconded the motion.

MPC Action: The motion carried. The motion was to deny the requested telecommunications facility at St. Pius X Family Resource Center based on the fact that the petitioner has not met the test of the ordinance to show that there are no commercial site alternatives and that there are no other lower profile, better screened alternatives in this neighborhood. Voting in favor of the motion were: Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Ms. Jest, Mr. Jones, Mr. Luten, Mr. Meyer and Mr. Patrick. Voting against the motion were: Mr. Farmer, Mr. Todd and Mr. McCumber.

Mr. Brown asked that at the next MPC Planning session, the Commission consider changes to the Telecommunications Ordinance. He suggested that when a request is made for service within a residential neighborhood, a certificate-of-need process be established to verify that current service in the area is inadequate; that certification of the area of need be required; that with the help of expert consultants and without infringement on the proprietary interests of the petitioner, there be a process to review those commercial sites that providers list as possibilities; and a determination be made as to what would be the lowest possible profile (number of towers and visual profile) to provide coverage in that area.

Mr. Mackey asked for clarification as to if and when National Wireless could return after being denied. Mr. Thomson said that the applicant can submit a petition for a new tower in that area at any time. As to whether petitioner can come back with a tower request for the same site after today's denial, Mr. Thomson said staff will need to research the answer.

V. Regular Business

A. Major Subdivision / Preliminary Plan

The Enclave, Phase 3
100 Enclave Boulevard
PUD-C Zoning District
PIN 1-1008-02-051
Cristi Lawrence, Agent
Gary Plumbley, MPC Project Planner
MPC File Number S-050422-51082-1

This petition was moved from the Consent Agenda to the Regular Agenda. However, the petitioner is asking that the matter be continued to the August 2, 2005, MPC meeting.

Mr. Todd **moved** that The Enclave, Phase 3, (MPC File Number S-050422-51082-1) be continued to the August 2, 2005, MPC meeting. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue The Enclave, Phase 3, (MPC File Number S-050422-51082-1) to the August 2, 2005, MPC meeting carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Luten, Mr. Meyer, Mr. Patrick and Mr. Todd.

B. Zoning Petitions – Map Amendments

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

Issue: Rezoning of 4,045 acres from an R-A-CO (Residential-Agriculture, Annexed) classification to a PUD (Planned Unit Development) classification, which includes a Master Plan.

Policy Analysis: Zoning to a PUD will allow the development of up to 4,045 acres to be unified, coordinated, and phased based on available facilities. A PUD classification will also encourage flexibility, diversity, and integration of uses and development standards that would not otherwise be allowed by the Zoning Ordinance.

Staff Recommendation: Approval of the request to rezone the subject property from an R-A-CO (Residential-Agriculture, Annexed) classification to a PUD (Planned Unit Development) classification (which includes approval of the Master Plan) subject to the following conditions: 1) density shall be limited to the following: Single-family detached (four units); Single-family attached (eight units); and multi-family (12 units). This is based on gross acreage; and, 2) no development, except road construction, shall occur until an ordinance adopting land uses, development standards, and related zoning criteria is adopted by the Mayor and Aldermen.

Speaking about the petition:

Mike Vaquer, member of the International Paper development team for the New Hampstead project, gave a brief history of the project. International Paper Realty is the successor to Branigar, the land development arm of the former Union Camp Corporation. The team believes New Hampstead will become part of the legacy of quality developments started by Branigar and continued by International Paper.

Bruce Boysen with Wood and Partners, Agent, added that because of its size and scope, this is more accurately described as a neighborhood rather than a project. Using visual exhibits, he gave a brief overview of the development showing the general layout and roads. Changes have been made in response to discussions with nearby residents and he is sure other reasonable accommodations can be made, if necessary. The goal is for the community to be self-sustaining with needed commercial services within 1,200 feet (a five-minute walk) of residential areas.

Archie Burson of 345 John Carter Road expressed some concern about the amount and type of traffic that this development will generate on John Carter Road. He also desires a tall fence to buffer his property on its border with New Hampstead to preserve his privacy and keep trespassers off his property. Mr. Vaquer explained that there are U. S. Army Corps of Engineers has

delineated wetlands along this boundary that afford a natural buffer and that International Paper Realty is the master developer of this property. Mr. Mackey asked that Mr. Burson exchange phone numbers with Mr. Vaquer and contact Mr. Vaquer with any questions or concerns he may have as this development progresses. Mr. Thomson advised that MPC routinely notifies adjacent property owners of pending developments and asked Mr. Burson to give staff contact information to be kept in the file so that he can be notified as this project moves forward.

Mr. Ray **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. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Patrick and Mr. Todd. Not present for the vote were Mr. Jones, Mr. Meyer, Mr. Luten and Mr. McCumber.

2. Sandy Marks, et al, Owners
Harold Yellin, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-050602-59821-2

Issue: The rezoning of 102 Wilshire Boulevard (1.15 acres) from an R-6 (One-Family Residential) zoning classification to a P-B-N (Planned Neighborhood Business) classification and the rezoning of eight properties on the south side of Wilshire Boulevard (1.66 acres) west of Abercorn Street from an R-6 zoning classification to a PUD-IS-B (Planned Unit Development-Institutional) classification in conjunction with a Master Plan / General Development Plan pursuant to Section 8-3031(D)(1)(a) of the Zoning Ordinance (See MPC File No M-050714-38810-2).

Policy Analysis: The proposed rezoning is inconsistent with the City's Future Land Use Plan. However, the subject properties lie between the canal and vacant City-owned properties to the west and Abercorn Street to the east. This situation in effect isolates this area from the remainder of the neighborhood.

Staff Recommendation: Approval of the request to rezone 1.15 acres from an R-6 (One-Family Residential) zoning classification to a P-B-N (Planned Neighborhood Business) classification and 1.66 acres from an R-6 classification to a PUD-IS-B (Planned Unit Development Institutional) classification in association with a Master Plan pursuant to Section 8-3031(D)(1)(a). **Approval** of a change to the City's Future Land Use Plan from Single-Family Residential to Retail/Office/Commercial.

AND

Master Plan / General Development Plan

Wilshire Boulevard Future Use
Wilshire Boulevard
Proposed PUD-IS-B Zoning District
Harold Yellin, Agent
Amanda Bunce, MPC Project Planner
MPC File No. M-050714-38810-2

Nature of Request: The petitioner is requesting approval of a Master Plan / General Development Plan in association with a rezoning from an R-6 (One-Family Residential) zoning classification to a PUD-IS-B (Planned Unit Development-Institutional) classification (see MPC file Z-050602-59821-2). Buffer and setback variances are requested.

Staff Recommendation: Approval of the Master Plan / General Development Plan with the following conditions: 1) Condition 2 of the Master Plan shall be reworded as follows:

“Any proposed development of the subject properties shall be limited to two curb cuts on Wilshire Boulevard. No curb cuts shall be allowed on Abercorn Street”; 2) Condition 3 of the Master Plan shall be reworded as follows: “The minimum front yard development setback shall be 15 feet from the right-of-way of Wilshire Boulevard”; 3) Condition 4 of the Master Plan shall be reworded as follows: “The subject property shall be limited to one monument-style directory sign to be located at the intersection of Abercorn Street and Wilshire Boulevard. Illumination shall be of an interior, non-flashing design or indirectly lighted. Supplemental identification signs and directory signs as permitted pursuant to Section 8-3112 of the City of Savannah Zoning Ordinance shall also be permitted”; 4) Condition 5 of the Master Plan shall be reworded as follows: “The height of any future structures shall not exceed two stories;” 5) the following note shall be added to the Master Plan:

“The subject properties shall be developed as a whole or may be subdivided into no more than two lots that consist of four existing lots.”

The Specific Development Plan shall include the following: 1) a Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan; 2) a Water and Sewer Plan. The City Water and Sewer Engineer shall review the Drainage Plan; 3) a Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded; 4) a Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. “Fully shielded fixtures” shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture; 5) a Signage Plan. MPC staff shall review the Signage Plan; 6) a Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.

Speaking about the petition:

Harold Yellin, Agent, said that on the south side of the proposed development all seven owners of the eight lots signed off on the site plan. The nearest apartment building is 45 feet from this site. Mr. Yellin believes that a five-foot fence is an appropriate buffer in this situation. Mr. Yellin met with the Wilshire Area Neighborhood Association (WANA) and received positive responses to the petition. Alderman Tony Thomas, within whose district this project is located, was also advised.

Mr. Patrick **moved** to approve the staff recommendation with the additional condition that cell towers, temporary day labor, cocktail lounges, self-storage mini-warehouses and unenclosed automotive uses shall not be allowed on the portion of the property to be rezoned P-B-N. An eight-foot fence and a five-foot buffer will be required. Mr. Ray seconded the motion.

MPC Action: The motion carried. The motion was to approve the staff recommendation conditioned upon the exclusion of cell towers, temporary day labor, cocktail lounges, self-storage mini-warehouses and unenclosed automotive uses on the portion of the property to be rezoned P-B-N and requiring an eight-foot fence and a five-foot buffer. Voting in favor of the motion were: Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Farmer, Mr. Patrick and Mr. Todd. Voting against the motion were: Ms. Jest and Mr. Jones. Not present for the vote were: Mr. Meyer, Mr. Luten and Mr. McCumber

B. General Development Plan

Chatham Orthopedic Center
4405 Paulsen Street
R-I-P Zoning District
John Farmer (EMC Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050512-34044-2

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed medical office development to be located on the west side of Paulsen Street approximately 600 feet north of East 63rd Street within an R-I-P (Residential – Institutional-Professional) zoning district. The petitioner is also requesting a five- to 12-foot buffer (Type B) variance (from the required 15 feet) along the western property line; and a seven- to 10-foot buffer (Type B) variance (from the required 15 feet) along the northern property line.

Staff Recommendation: Denial of a five- to 10-foot buffer (Type B) variance from the required 15 feet along the western property line and a seven- to 10-foot buffer (Type B) variance from the required 15 feet along the northern property line. Staff further recommends **approval** of a 10-foot buffer variance from the required 15 feet along the western and northern property lines and the General Development Plan subject to the following conditions: 1) revise the General Development Plan to increase the width of the vegetative buffer along the western property line to not less than five feet with the exception of the area needed to tie into the existing drive on the adjacent site; 2) relocate the privacy fence not less than five feet from the property line(s); 3) submit a minor recombination subdivision plat to combine this site with the adjacent site; 4) revise the off-street parking lot to provide not less than five

handicapped spaces; 5) verify that the adjacent development complies with the off-street parking requirement and the greenspace requirement. Because this will become a unified development, the parking and greenspace calculations can reflect the entire development; 6) approval by the City of Savannah review departments.

Speaking about the petition:

John Farmer, EMC Engineering, stated that he advised petitioner that due to the drainage problem in this area, it might be best to scale back a few parking spaces, but petitioner desires as much parking on the site as possible. He said that the plan will comply with the City Drainage Ordinance regarding run-off. Pre-development release rates will be met. The existing building next door has never had a problem with flooding.

Diana Thibodaux, area resident, expressed concern that the development did not come to the Olin Heights Neighborhood Association. She is concerned about the drainage problem and how this development will impact it. She asked that porous pavement be used to lessen the impact. She asked that the petition be continued until the neighborhood association can be included.

Cedric Prange works in the existing two-story building. There is a portable MRI unit on the property now. It will move into the proposed building. Some who lease part of the building have requested additional lighting for improved safety, but that request was denied in deference to the neighborhood. There is a six-foot fence buffering the existing building from the neighborhood. Memorial Hospital will lease part of the new building for medical offices.

Mr. Todd **moved** to continue the petition. Ms. Jest seconded the motion. However, Mr. Todd withdrew his motion before it was put to a vote.

Mr. Jones **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. Mackey, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Farmer, Mr. Jones and Mr. Todd. Voting against the motion were: Ms. Jest and Mr. Patrick. Mr. Meyer, Mr. McCumber and Mr. Luten were not present for the vote.

Ms. Jest asked that the record reflect that in the discussion about this development she had not asked for wider lane access but had asked that the requirement for 15 feet on the north side of the property be upheld.

VI. Other Business

Mr. Mackey said that during the time the R-20 was being discussed for Liberty City, the staff came out and made a presentation. There was a boundary drawn for the properties to be included. Staff was to report back to the Commission as to which properties were excluded. Mr. Mackey asked if that information was ready. Mr. Thomson said the area excluded was generally south of the area rezoned and that this area is now part of a special study.

Mr. Jones applauded the staff for their diligence and asked that the record reflect that a letter of thanks was received from Robert Sebek for assistance given him by Brenda Smith and Lynn Manrique.

VII. Adjournment

There being no further business to come before the Commission, the July 19, 2005 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed