

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

## MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET

September 20, 2005

1:30 PM.

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

**Members Not Present:** Russ Abolt  
Alexander Luten

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

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator

### I. Call to Order and Welcome

Chairman Mackey called the meeting to order. He introduced Deborah Rayman and welcomed her to the MPC staff where she will serve as a Development Services planner.

Lee Webb, MPC Historic Preservation Specialist, will be leaving Savannah to work in Alexandria, Virginia. Chairman Mackey thanked him for his guidance and expertise during his tenure with MPC and wished him well in his new endeavor.

## II. Notices, Proclamations and Acknowledgments

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

#### 1. Zoning Petitions – Text Amendments

- a. Text Amendment to the City of Savannah Zoning Ordinance  
Re: New Hampstead PUD Ordinance  
Charlotte Moore, MPC Project Planner  
MPC File No. Z-050914-52629-2

The petitioner has requested that this item be continued until the October 4, 2005, meeting.

Mr. Patrick **moved** to approve the petitioner's request to remove MPC File No. Z-050914-52629-2 from the September 20, 2005, agenda and place it on the October 4, 2005, MPC agenda. Mr. Todd seconded the motion.

**MPC Action: The motion to remove MPC File No. Z-050914-52629-2 from the September 20, 2005, agenda and place it on the October 4, 2005, MPC agenda carried with none opposed.** Voting were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

- b. Text Amendment to the City of Savannah Mid-City Ordinance  
Re: Amend Section 8, Chapter 3, and Article K (TN-2 Zoning Classification)  
Jim Hansen, Project Planner  
MPC File No. Z-050914-56455-2

The petitioner has requested that this item be continued until the October 4, 2005, meeting.

Mr. Todd **moved** to approve the petitioner's request to remove MPC File No. Z-050914-56455-2 from the September 20, 2005, agenda and place it on the October 4, 2005, MPC agenda. Mr. Ray seconded the motion.

**MPC Action: The motion to remove MPC File No. Z-050914-56455-2 from the September 20, 2005, agenda and place it on the October 4, 2005, MPC agenda carried with none opposed.** Voting were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

### III. Consent Agenda

#### A. Approval of the September 6, 2005, MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the September 6, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Patrick seconded the motion.

**MPC Action: The motion to approve the September 6, 2005, MPC Meeting Minutes and Briefing Minutes carried with none opposed.** Voting were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

#### B. Zoning Petitions – Map Amendments

1. Wilmington Island Investors, LLC, Petitioner  
Harold Yellin, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-050817-61535-1

**Issue:** The rezoning of 3,867 square feet of the subject property (7815 U. S. Highway 80 East) from an R-1-C (One-Family Residential) zoning classification to a PUD-MXU (Planned Unit Development-Mixed Use) classification and 4,096 square feet of the subject property from a PUD-MXU classification to an R-1-C classification, in association with a Master Plan amendment (M-050818-58887-1).

**Policy Analysis:** The request is consistent with the Future Land Use Plan and is consistent with the intent of the original rezoning and General Development Plan.

**Staff Recommendation: Approval** of the request to rezone 3,867 square feet of the subject property from an R-1-C/EO classification to a PUD-MXU/EO classification and 4,096 square feet of the subject property from a PUD-MXU/EO classification to an R-1-C/EO classification, in association with a Master Plan amendment (M-050818-58887-1).

**AND**

#### **Master Plan**

Blue Fin Drive PUD-MXU  
7815 U. S. Highway 80 East  
PUD-MXU and R-1-C Zoning Districts  
Harold Yellin, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. M-050818-58887-1

**Nature of Request:** The petitioner is requesting approval of a Master Plan in association with a rezoning in order to develop property as an office/commercial use within a PUD-

MXU (Planned Unit Development-Mixed Use) zoning district and to designate areas zoned R-1-C (One-Family Residential) as a conservation area.

**Staff Recommendation:** **Approval** of the Master Plan in association with rezoning petition Z-050817-61535-1 subject to inclusion of the following notes on the Master Plan: 1) "There shall be no clearing of any tree with a diameter of four inches or more at breast height within the 45-foot development setback/tree-save area unless specifically approved by the County Arborist." 2) "The proposed 50/30-foot private vehicular access and utility easement shall be for the use of and maintained by the owner of all lots within this development and shall not become the responsibility of Chatham County. In addition, there shall be no additional curb cuts on U. S. Highway 80 East or Johnny Mercer Boulevard on any property within the development." 3) "The 20-foot vegetative buffer and 50-foot vegetative buffer shall not be cleared or encroached upon by the individual lot owner(s), with the exception of normal maintenance to remove weeds, undesirable vegetation such as poison ivy, vines, etc., and trash." 4) "Each lot within this development shall comply with the required Open Space and Tree and Landscape Quality Points independent of the 9.719 acres designated as a conservation easement." 5) "There shall be no free-standing principal use signs permitted on any lot within this development. All principal use signs shall be restricted to fascia signs in accordance with the B-N standards. In addition, this development shall be permitted a single joint-use directory sign not more than 250 square feet in size or two joint-use directory signs (one at each entrance from U. S. Highway 80 East) with each having a maximum size of 125 square feet." 6) "The proposed masonry fence shall be not less than eight feet in height, shall be constructed of brick, stucco or split face block and shall be owned and maintained by the owners of Lots 2 and 4."

Mr. Meyer **moved** to approve the staff recommendation for both the rezoning and the Master Plan. 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. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

2. Urban Campus Environments, LLC, Petitioner  
705 West Jones Street  
Harold Yellin, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-050822-47428-2

**Issue:** Rezoning from an I-H (Heavy Industrial) zoning classification to a P-R-I-P-B (Planned Residential, Medium Density) classification. Approval of a General Development Plan is requested concurrently according to Section 8-3031(D)(1)(a) of the City of Savannah Zoning Ordinance (MPC File No. P-050818-53600-2).

**Policy Analysis:** The proposed rezoning is not consistent with the City's Future Land Use Plan, but will establish a zoning district that is compatible with the surrounding neighborhood.

**Staff Recommendation: Approval** of the request to rezone the subject property from an I-H zoning classification to a P-R-I-P-B classification in conjunction with a General Development Plan. **Approval** of a change in the Future Land Use from Retail/Office/Commercial to Multifamily Residential.

**AND**

**General Development Plan**

Boundary Village, Phase 2  
705 West Jones Street  
Proposed P-RIP-B Zoning District  
Adam Ragsdale (Ward Edwards), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050818-53600-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan (General Plan) in conjunction with a rezoning from an I-H (Heavy Industrial) zoning classification to a P-RIP-B (Planned Residential, Medium Density) classification in accordance with Section 8-3031(D)(1)(a) of the City of Savannah Zoning Ordinance (MPC File No. Z-050822-47428-2). The petitioner desires to construct Phase 2 of the Boundary Village development, a multifamily apartment complex. The petitioner is requesting a side setback variance.

**Staff Recommendation: Approval** of a variance to allow the building to encroach into the side setback. **Approval** of the General Development Plan in conjunction with a rezoning to a P-RIP-B classification with the following conditions: 1) Approval from the City review departments. 2) The City shall have the responsibility of approving the location of the sidewalk required by the Street Maintenance Department and determine the construction and maintenance responsibility. 3) Any encroachment into a right-of-way shall require approval of the City of Savannah. Written approval, including any possible conditions of approval, shall be provided for MPC records. 4) The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include a) A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan. b) A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan. c) A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. d) Building Exterior Elevations. The building shall be consistent with Phase 1 of the Boundary Village development in terms of scale and exterior construction materials, including texture and color. e) 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. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees. f) A Signage Plan. MPC staff shall review the Signage Plan.

**Speaking about the Petition:** Adam Ragsdale, Agent, stated after looking at several options, it was determined that this was the only way the building could be oriented on this site. There will be sidewalks adjacent to West Boundary Street.

Mr. Patrick **moved** to approve the staff recommendation for both the rezoning and the General Development Plan. Mr. Meyer seconded the motion.

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

### C. Amended General Development Plan

Hope VI – Phase 5 (Senior Housing)  
Anderson Street  
PUD-M-16 Zoning District  
Cliff Kennedy (EMC Engineering), Engineer  
Marsha Verdree (Housing Authority), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050317-49784-2

**Nature of Request:** The petitioner is requesting approval of a revised General Development Plan in order to construct a senior citizen congregate housing facility within a PUD-M-16 (Planned Unit Development Multifamily-16 units per acre) zoning district. The purpose of the revision is to preserve a 48-inch Live Oak that has been determined to be exceptional by the Park and Tree Department. The original plan was approved on April 19, 2005. The petitioner is requesting the following variances: (1) to reduce the width of the buffer adjacent to multi-family residential; (2) to reduce the development setback along Henry Street and to allow the dumpster to encroach five feet within this new setback; and (3) to reduce the number of required parking spaces.

**Staff Recommendation: Approval** of the following variances: 1) A variance to allow reducing the development setback along Henry Street to 15 feet and to allow the dumpster to encroach five feet into the new development setback; 2) A variance to reduce the required 50-foot-wide buffer along the western property line to 15 feet; and 3) A variance to eliminate 38 required parking spaces. **Approval** of the revised General Development Plan upon the condition that two of the parking spaces within the row of 14 spaces along the eastern side of the building shall be relocated elsewhere on the property. The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following: a) A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan. All required and proposed Tree and Landscape Quality Points shall be shown on the Specific Plan. b) A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan. c) A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. d) Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. When a proposed

nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property. The correct building square footage shall be provided on the plan. e) 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. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees. f) A Signage Plan. MPC staff shall review the Signage Plan. g) 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. h) The materials used for the fence along the western property line shall be provided. i) Relocate the two handicapped spaces in the southeast portion of the parking area closer to the building.

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

**MPC Action: The motion to approve the staff recommendation carried with one opposed.** Voting in favor of the motion were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Brown, Mr. Farmer, Mr. Jones, Mr. McCumber, Mr. Patrick, and Mr. Todd. Ms. Jest voted against the motion.

#### **D. Master Plan**

Cinder Landing Subdivision  
Norwood Avenue & Cinder Landing Road  
R-1/EO Zoning District  
Mark Mobley (EMC Engineering), Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. M-050822-42289-1

**Nature of Request:** The petitioner is requesting approval of a Master Plan for a proposed single-family residential development located on the south side of Cinder Landing Court (formerly Ridgewood Avenue) at its intersection with Norwood Avenue within an R-1/EO (One-Family Residential/Environmental Overlay – five units per net acre) zoning district. Variances are requested.

**Staff Recommendation: Approval** of a variance from the requirement to install sidewalks on the proposed private vehicular access and utility easements, a variance from the requirement to dedicate 10 feet as additional right-of-way on all lots along Cinder Landing Court, and a 10-foot front yard building setback variance from the required 35 feet for Lots 4, 10, 11, and 12 along Cinder Landing Court. Staff further recommends **approval** of the Master Plan subject to the following conditions: 1) A five-foot building setback line is shown on Lots 1 and 13 along Cinder Landing Court. However, the minimum required

building setback on these lots is 15 feet. Revise the Master Plan to show a 15-foot building setback line on Lots 1 and 13 along Cinder Landing Court. Also, show a 25-foot front building setback line on Lots 4, 10, 11, and 12 along Cinder Landing Court. 2) A portion of the easternmost 25-foot private vehicular access and utility easement is shown on the existing lot identified as N/F James and Joyce Deal. However, only a portion of the James and Joyce Deal tract is included within the boundaries of the Master Plan. Revise the Master Plan to include the entire tract as part of the Master Plan. 3) Revise the Master Plan to recombine the land area along Cinder Landing Court between the 25-foot access easement and the tract of land identified as N/F James and Joyce Deal as part of Lot 10 or Lot 7. Also identify this land area by easement as greenspace. In absence of this, a homeowners association must be created to own and maintain this parcel as common area. 4) Revise the Master Plan to establish not less than 35,937 square feet as greenspace. The greenspace shall be either common area not part of the individual lots or area(s) protected by restrictive easement. One method to achieve this would be to establish the area identified as a 50-foot marsh setback on Lots 13, 14, and 15 as greenspace. Because these are waterfront lots, a pedestrian/dock corridor easement could be established through the 50-foot marsh setback provided this area is not included in the greenspace calculations. 5) Revise the Master Plan to designate 20 feet on Lots 1, 2, and 3 along Norwood Avenue as a 20-foot corridor buffer. This area can be established within the 25-foot front yard building setback. 6) Revise the Master Plan to identify Cinder Landing as Court instead of Road. 7) The proposed 25-foot private vehicular access and utility easements must be paved in accordance with the minimum standards as required by the County Engineer. 8) Approval by the County Engineer.

**Speaking about the petition:**

Dana Braun, resides approximately one half mile from the proposed development, believes that 15 units is too many for this site. The proposed development would have a negative impact on traffic on Norwood Avenue.

Jodey Martin, resident of Cinder Landing Court and is concerned about the number of homes proposed. He fears the development will change the quiet character of the neighborhood. He said he did not receive notification about the meeting that was held for neighbors.

Dickey Mopper, one of the developers, said that a meeting was held at the home of Jim Deal who was kind enough to notify his neighbors. This will be a first-class family-oriented development with homes ranging in size from 1,900 to 2,300 square feet, depending on the particular lot. The proposed development will not affect access to the creek.

Patty McIntosh, Director of Coastal Programs for the Georgia Conservancy and former Chairman of the Planning Commission, reminded everyone that Sandfly went through a three-year process called "Blueprints for Successful Communities." A copy of the report was given to each planning commissioner. She would appreciate if commissioners would read this report and honor the wishes of this community in future land use planning.



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

**MPC Action: The motion to approve the staff recommendation carried with one opposed.** Voting in favor of the motion were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Brown, Mr. Farmer, Mr. Jones, Mr. McCumber, Mr. Patrick, and Mr. Todd. Ms. Jest voted against the motion.

#### **IV. Old Business**

None.

#### **V. Regular Business**

##### **A. Zoning Petition – Staff Study**

Staff Study  
Chatham County Historic Preservation Enabling Ordinance  
Beth Reiter, MPC Project Planner  
MPC File No. Z-050725-88673-1

The purpose of the text amendment is to create an ordinance to establish a Historic Preservation Commission for unincorporated Chatham County.

Mr. Patrick **moved** to recommend implementation of this ordinance to the Chatham County Commission. Mr. Ray seconded the motion.

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

##### **B. Discussion of Proposed Evaluation Form for Executive Director.**

Chairman Mackey said the form had been given to each planning commissioner in order to obtain comments. Mr. Manigault said that the form seemed to be acceptable; however, the Committee is looking for a mechanism to tabulate the results. Chairman Mackey asked that board members submit any changes or suggestions to Mr. Manigault. He added that Mr. Thomson would be given an opportunity to give his input also.

##### **C. Election of Officers.**

Mr. Abolt and Mr. Luten were not present. Mr. Brown said that Mr. Abolt had asked that election of officers be continued. The County Attorney advised that this could be done if the election were continued to a date certain.

Mr. Brown **moved** to continue the election of officers to the October 4, 2005, meeting. Mr. Jones seconded the motion.

**MPC Action: The motion to continue the election of officers failed.** Voting in favor: Mr. Jones, Mr. Brown and Mr. Mackey. Opposed to the motion were Mr. Farmer, Ms. Jest, Mr. Lufburrow, Mr. McCumber, Mr. Manigault, Mr. Meyer, Mr. Patrick, Mr. Ray, and Mr. Todd.

The election of officers proceeded. Nominees: Lacy Manigault is the candidate for Chairman selected by the Nominating Committee. Mr. Todd nominated Stephen Lufburrow from the floor. Lee Meyer is the Nominating Committee candidate for Vice Chairman; there were no nominations from the floor. A candidate cannot run for two offices. Since Mr. Lufburrow was the Nominating Committee selection for Secretary and he was nominated from the floor for Chairman, Mr. Jones nominated Melissa Jest for Secretary and Mr. McCumber nominated Alexander Luten for that office. The Nominating Committee candidate for Treasurer is Robert Ray; there were no nominations from the floor.

To be elected, a candidate must receive at least eight votes. The vote count for Chairman was six for Mr. Lufburrow and five for Mr. Manigault. There were 12 votes for Mr. Meyer for Vice Chairman. The vote count for Secretary was six votes for Mr. Luten and five votes for Ms. Jest. There were 12 votes for Mr. Ray for Treasurer.

Mr. Jones **motioned** that the election for Chairman and Secretary be continued to the October 4, 2005, meeting. Until a new Chairman and Secretary can be elected, Mr. Mackey will continue to serve as Chairman and Mr. Lufburrow will continue to serve as Secretary. Mr. Ray seconded the motion.

**MPC Action: The motion to continue the election for Chairman and Secretary to the October 4, 2005, meeting carried with none opposed.** Voting were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Ray, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

## VI. Adjournment

There being no further business to come before the Commission, the September 20, 2005, Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**