

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

August 1, 2006

1:30 PM

Members Present: Stephen R. Lufburrow, Chairman
Lee Meyer, Vice Chairman
Jon Todd, Secretary
Robert Ray, Treasurer
Ben Farmer
Melissa Jest
Walker McCumber
Timothy S. Mackey
Susan Myers
Shedrick Coleman

Members Not Present: Russ Abolt
Lacy Manigault
Douglas Bean
Michael Brown

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
Sarah Ward, Preservation Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Robert Sebek, Chatham County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Lufburrow called the meeting to order and asked everyone to stand for the Invocation and the Pledge of Allegiance. He explained the agenda for the benefit of those who were attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**Notice(s)**

1. MPC Finance Committee will meet Tuesday, August 15, 2006 at 10:30 A.M. in the J.P. Jones Conference Room
2. MPC By-Laws Committee will meet Tuesday, August 15, 2006 at 11:00 A.M. in the J. P. Jones Conference Room

III. CONSENT AGENDA**A. Approval of the July 18, 2006 MPC Meeting Minutes and Briefing Minutes.**

Mr. Meyer **moved** to approve the minutes from the July 18, 2006 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC ACTION: The motion carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

B. Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction

Troy & Letricia Steed, Petitioners/ Owners
310 East Park Avenue (formerly 314 East Park Avenue)
2-R Zoning District
PIN No. 2-0044 -28-004
Sarah Ward, MPC Project Planner
MPC File No. N-060713-38419-2

Nature of Request: The applicant is requesting approval for new construction of a two-story single-family residence and carriage house on the vacant parcel at 310 East Park Avenue (formerly 304 E. Park Avenue).

Staff Recommendation: **Approval** with the condition that a five foot rear yard setback be maintained at the lane and final details to be submitted to staff for approval. The applicant has agreed to the conditions of this approval

Mr. Todd **moved** to accept the staff recommendation for approval subject to the conditions. Mr. McCumber seconded the motion.

MPC ACTION: The motion for approval of staff recommendation carried with none opposed. Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

C. Zoning Petitions – Map Amendments

1. Southwest side of Quacco Road (between Regency II Mobile Home Park & Laurel Green Subdivision)
Ryan Thompson, Thomas & Hutton Engineering, Agent
Quacco Land Investments, LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-060516-56325-1

Issue: The petitioner is requesting the rezoning of property on Quacco Road from an R-A (Residential Agriculture) classification to a PUD-M-12 (Planned Unit Development-Residential, 12 units per gross acre) classification.

Policy Analysis: The proposed rezoning is not consistent with the Chatham County Future Land Use Plan. However, the proposed PUD-M-12 classification would rezone the site to a zoning district that permits single family and multi-family residential uses at a density that would not be detrimental to the existing developments along Quacco Road and would provide alternate types of housing to accommodate the future residential needs in the area.

Staff Recommendation: **Approval** to rezone the property from an R-A (Residential Agriculture) to a PUD-M-12 (Planned Unit Development Multi Family -12 units per gross acre and approval to change the Chatham County Future Land Use Plan from Single Family Residential to Single Family Semi-Attached and Multi-Family Residential.

Mr. Todd **moved** to accept staff recommendation for approval. Mr. Meyer seconded the motion.

MPC ACTION: **The motion for approval of staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

AND

Master Plan

Quacco Road Multi-Family Development
701 Quacco Road
PUD-M-12 Proposed Zoning District
PIN: 1-1007-01-002
Ryan Thompson, Thomas & Hutton, Engineer/Agent
Quacco Land Investments, LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060523-55488-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed residential development to be located on the south side of Quacco Road approximately 1 mile east of Interstate 95 and 175 feet west of laurel Green Court within a PUD-M-12 (Planned Unit Development – Multi-Family – 12 units per gross acre).

Staff recommendation: Approval of the proposed Master Plan subject to the following conditions: 1) approval by the Chatham County Engineer including all improvements that may be required on Quacco Road; 2) approval of the rezoning of this site to a PUD-M 12 by the Chatham County Commissioners. The Chatham County Health Department recommends approval subject to the following condition: all development must be served by Consolidated Utilities, Inc., water and sanitary sewer system.

Mr. Todd **moved** to accept staff recommendation for approval. Mr. Ray seconded the motion.

MPC ACTION: The motion to accept staff recommendation for approval carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

2. 1180 Bradley Boulevard
Kern-Coleman & Co, LLC, Engineer/Agent
The Villages at Vallamborsa LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-060711-59192-2

Chairman Lufburrow asked that this item be removed from the Consent Agenda and placed under Regular Business in order to allow members from the audience to speak on the issue.

D. Sign Plan

Saint Paul Clothing Ministry Sign Plan
1601 Whitaker Street
TN-2 Zoning District
Saint Paul CME Church, Rev. Henry Delaney, Petitioner/Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-060718-57630-2

Nature of Request: The petitioner is requesting approval of a fascia sign painted on one wall of a commercial building at 1601 Whitaker Street, within a TN-2 (Traditional Neighborhood-2) zoning district. Section 8-3112(i) (4) of the City of Savannah Zoning Ordinance requires that signs painted on buildings be approved by the MPC.

Staff Recommendation: Approval of 12 square feet of principal use fascia and 7.44 square feet of supplemental identification signage painted on the building.

Mr. Meyer **moved** to accept staff recommendation for approval. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

IV. REGULAR BUSINESS**A. Zoning Petitions Map Amendments**

1. 1180 Bradley Boulevard
Kern-Coleman & Co, LLC, Engineer/Agent
The Villages at Vallamborsa LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-060711-59192-2

Issue: The petitioner is requesting rezoning of property at 1180 Bradley Boulevard from a PUD-M-8 (Planned Unit Development Multi-family, 8 units per acre) classification to a PUD (Planned Unit Development) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that is compatible with the surrounding development pattern while offering a unique housing choice within the immediate area of the community.

Staff Recommendation: **Approval** of the request to rezone the subject property from a PUD-M-8 classification to a PUD classification.

Speaking on the Issue

Mr. Bill Price, resident of Ogeechee Farms, stated the rezoning request was not clear to him and asked that the zoning classification be explained. He stated Highway 17 was recently under water in the marsh area and under these conditions he is opposed to any new development in the area until Highway 17 is completed.

Chad Zittrouer, Agent for Kern-Coleman & Co. stated this particular development drains across Bradley Boulevard down to a wetland area to the Ogeechee River.

Mr. Bill Price, thanked staff for notifying him with the letter of intent. He stated the schools in the area are full to capacity. Unless there is a plan to build more schools, construction should be limited at this time.

Mr. Todd **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. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

B. Appointment of Nominating Committee

Chairman Lufburrow announced there were 3 members appointed to the Nominating Committee. The members appointed were: Mr. Coleman, Mr. Farmer and Mr. McCumber. The Board must ratify these appointments.

Mr. Todd **moved** to accept the Board's recommendation to the Nominating Committee. Mr. Meyer seconded the motion.

MPC ACTION: The motion to accept the Board's recommendation of Mr. Coleman, Mr. Farmer and Mr. Mc Cumber carried with none opposed. Voting in favor were: Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Farmer, Mr. Coleman, Ms. Jest, Mr. Mackey, Mr. McCumber, Ms. Myers, and Mr. Todd.

V. OTHER BUSINESS

Chairman Lufburrow announced Mr. Alan Bray, Land Use Planner, will be leaving the Metropolitan Planning Commission on August 11, 2006. Mr. Bray will be moving to Washington DC to embark upon a new career opportunity there as a Senior Planner. Chairman Lufburrow briefly acknowledged Alan's accomplishments.

Alan thanked everyone for the great leadership and guidance and added that it has been a pleasure to have been a part of Savannah's development.

VI. ADJOURNMENT

There being on further business to come before the Commission, the August 1, 2006 Regular Meeting was adjourned.

Respectfully submitted,

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

NOTE: Minutes not official until signed