

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**December 5, 2006**

**1:30 PM**

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**Members Present:** Stephen Lufburrow, Chairman  
Robert Ray, Vice Chairman  
Jon Todd, Secretary  
Susan Myers, Treasurer  
Lee Meyer  
Douglas Bean  
Ben Farmer  
Lacy Manigault  
Shedrick Coleman  
Michael Brown  
Timothy Mackey

**Members Not Present** Russ Abolt  
Melissa Jest  
Walker McCumber

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Harmit Bedi, AICP, Deputy Executive Director  
Jim Hansen, AICP, Director of Development Services  
Gary Plumbley, Development Services Planner  
Sarah Ward, Historic Preservation Planner  
Amanda Bunce, Development Services Planner  
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 that everyone stand for the Invocation and the Pledge of Allegiance. He explained the agenda for the benefit of those attending the meeting for the first time.

**II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notice(s)**

MPC Bylaws Committee requested its meeting be rescheduled to the Tuesday, December 19, 2006, Regular MPC Meeting.

Mr. Farmer moved to approve rescheduling the MPC Bylaws Committee Meeting to the Tuesday, December 19, 2006 Regular MPC Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the rescheduling of the MPC Bylaws Committee Meeting to the Tuesday, December 19, 2006 Regular MPC Meeting carried with none opposed.** Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken.

**B. Item(s) Requested to be Removed from the Final Agenda**

**1. Subdivision/Concept Plan**

Ashford Close at Coffee Bluff Plantation  
15 Winsford Road  
PIN 2-0770-01-004A  
15.93 Acres – Total Area  
12.26 Acres – Phase 1  
R-10 Zoning District  
EMC Engineering Company, Engineer/Surveyor  
Tim Baumgartner, P.E., Agent  
William Hugh Stephens, Jr., Owner  
Gary Plumbley, MPC Project Planner  
MPC File Number M-061106-32199-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for December 19, 2006 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to reschedule MPC File No. M-061106-32199-2 to the December 19, 2006 Regular MPC Meeting. Mr. Ray seconded the motion.

**MPC Action: The request to reschedule MPC File No. M-061106-32199-2 to the December 19, 2006 Regular MPC Meeting carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken

**III. CONSENT AGENDA**

**A. Approval of the November 21, 2006 MPC Meeting Minutes and Briefing Minutes.**

Ms. Myers **moved** for approval of the November 21, 2006 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the November 21, 2006 MPC Meeting Minutes and Briefing Minutes carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken.

**B. Zoning Petition – Map Amendment**

502-508 MLK Boulevard  
Walter O. Evans., Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z061102-41094-2

**Issue:** Rezoning of property within the 500 and 600 blocks of MLK Boulevard from B-C (Community-Business) and R-B-C-1 (Residential-Business-Conservation, extended) zoning classifications to a B-C-1 (Central-Business) classification.

**Policy Analysis:** The proposed rezoning is consistent with the land use policies of the recently adopted Tricentennial Future Land Use Plan and the unadopted MLK/Montgomery Corridor Plan.

**Staff Recommendation: Approval** of the request to rezone the subject property from B-C and R-B-C-1 zoning classifications to a B-C-1 classification.

**Speaking on the Petition** Walter O. Evans, Owner/Agent stated he was available for any questions or concerns.

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

**MPC Action: The motion to approve staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken.

**C. Subdivision/Concept Plan**

21 South 204 Subdivision  
145 Snow Green Road  
PIN 1-1034 -01-003  
111 Lots- 25.76 Acres  
R-A/ CO Zoning District  
Hussey, Gay, Bell and Deyoung, Inc., Engineer  
C.J. Chance, Agent  
21 South LLC., Owner  
Gary Plumbley, MPC Project Planner  
MPC File Number S-061128-30886-2

**Nature of Request:** The petitioner is requesting approval of a Concept Plan for a proposed single family residential development located on the north of Fort Argyle Road approximately 1060 feet east of Bush Road and 1.29 miles west of Interstate 95 within an R-A/CO (Residential Agriculture-Annexed) zoning district. No variances requested.

**Staff Recommendation: Approval** of the proposed Concept Plan subject to the following conditions: 1) identify the detention ponds and delineated wetlands as common area. All common area must be owned and maintained by a homeowners association; 2) the approval of this Concept Plan does not approve or imply the approval of any variance from the required development standards; 3) submit a traffic analysis to determine the design criteria of the intersection of the entrance road with Fort Argyle Road; 4) approval by the city review departments including approval of the submitted Traffic Study by the City Traffic Engineer; and, 5) approval of the curb cut on Fort Argyle Road by the Georgia Department of Transportation.

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. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken.

Before the adjournment of the meeting Mr. Thomas Horner Savannah Resident questioned the Chairman of the Board as to what side of the River the South Ogeechee Project would be on.

#### **D. General Development Plans**

Live Oak Public Library, Southside Branch  
Rio Road and Shawnee Street  
PUD-B-R Zoning District  
3.23 acres  
PINs: 2-0863-01-002D, -002E  
Michael Johnson/ April Mundy, BMW Architects, Agent  
Live Oak Public Libraries, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-061121-87017-2

**Nature of Request:** The applicant is requesting approval of a General Development Plan in order to construct a library within a PUD-B-R (Planned Unit Development Business, regional Center) zoning district. The applicant is requesting a parking variance.

**Staff Recommendation: Approval** of the 43 parking space variance and **Approval** of the General Development Plan with the following conditions:

1) the Type "G" Buffer along the interior property line must be shifted in order to be located on the subject property; and 2) address the following minor labeling error: a) the parking area LQP should be 192, not 144; b) the number of onsite parking spaces is 105, not 107.

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

**MPC Action: The motion to approve staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken.

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

The Residences at Wilmington Island

604 Wilmington Island Road

P-R-3-4.25 Zoning District

1.85 acres

PIN: 1-0109-01-009

Adam Ragsdale, Kennedy, Ragsdale, and Associates, Engineer/ Agent

Harvey Gary Lee and David Bruce, Owners

Gary Plumbley, MPC Project Planner

MPC File No. P-061122-42896-1

**Nature of Request:** The applicant is requesting approval of a General Development Plan/Group Development Plan for a proposed residential development located on the north side of Wilmington Island Road approximately 2, 900 feet west of Cromwell Road within a P-R-3-4.25 (Planned Residential Multi-Family – 4.25 Units Per Net Acre) zoning district. No variances are requested.

**Staff Recommendation: Approval** of the General Development Plan/Group Development Plan subject to the following conditions: 1) revise the plan to show the proposed sidewalks with a width of not less than 4 feet; 2) revise the plan to show a 50 foot corridor buffer along the Wilmington Island road right-of-way. Also, identify the vegetative buffer along the eastern and western property lines as a 10 foot enhanced vegetative buffer; 3) the utilization of the existing dock as a community dock must be approved by the Georgia Department of Natural Resources and, 4) approval by the County Engineer

Mr. Farmer **moved** to approve staff recommendation with the additional condition that there is a specific location for access for property owners to the dock area.

Mr. Ray seconded the motion.

**MPC Action: The motion to approve staff recommendation subject to additional conditions carried with none opposed.** The additional condition was that there is a specific location for access for property owners to the dock area.

Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Manigault, Mr. Mackey and Mr. Brown. Mr. Meyer was not in the room when the vote was taken

#### IV. OLD BUSINESS

None.

#### V. REGULAR BUSINESS

##### A. Zoning Petition- Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amendment to Section 8-3025(b) (47)(c) to amend the use Teaching of music, voice and dance to include Teaching of music, voice and dance; studio for music, voice and dance.

Jim Hansen, MPC Project Planner  
MPC File No. Z-061116-62656-2

**Issue:** A petition to amend Section 8-3025(b) Use (47c) of the Savannah Zoning Ordinance to allow a studio for music, voice, and dance as an allowed use in all districts where the teaching of music, voice, and dance is currently allowed.

**Policy Analysis:** Text amendment are applicable citywide. Therefore the potential impacts of proposed amendments must be considered on citywide basis. While the impact form a single property may not be deemed detrimental, it is imperative to consider all properties the amendment would affect.

No detrimental effects are expected to be associated with a studio for music, voice, or dance. Such usage should, however, be subject to development criteria that prevent possible disturbances to adjacent and adjoining neighbors. The amendment offered by the petitioner with the development criteria suggested will provide the necessary assurances.

**Staff Recommendation: Approval** of the petitioner's request to amend Section 8-3025(b) Use (47c) to permit a studio for music, voice, and dance as an allowed use in all districts where the teaching of music, voice and dance is currently allowed subject to the following development criteria; a) noise levels associated with a studio operation shall not exceed 65 decibels as measured at the property line.

##### Speaking on the Petition

Harold Yellin, Agent, stated the petitioner is asking to allow a studio where the teaching of music voice and dance is currently allowed. He is in agreement with the decimal level and will be putting in improvements to hopefully soundproof the area.

Mr. Brown **moved** to approve staff recommendation with the amendment that the 65 decibel level shall be at the immediate exterior of the structure at which the activities are conducted and that this text amendment would not be applicable in the R-B district. Ms. Myers seconded the motion.

**MPC Action: The motion to approve staff recommendation with the amendment that the 65 decibel level shall be at the immediate exterior of the structure at which the activities are conducted and that this text amendment would not be applicable in the R-B districts carried.** Voting in favor of the motion were Ms. Myers, Mr. Todd, Mr. Ray, Mr. Manigault, Mr. Meyer, Mr. Mackey and Mr. Brown. Voting against the motion were Mr. Farmer, Mr. Bean, Mr. Lufburrow and Mr. Coleman.

## **VI. OTHER BUSINESS**

### **A. Presentation of 2007 Historic Preservation Calendar**

Ms. Sarah Ward, Historic Preservation Planner, presented MPC's first Preservation Department Calendar. She stated the calendar will promote awareness of historic resources and regulatory bodies and highlight significant historic buildings and structures from various communities throughout the city and county. She informed the Committee that calendars are on sale to the public for \$5.00 at the MPC.

## **VII. ADJOURNMENT**

**There being no other business to come before the Commission the December 5, 2006 Regular MPC Meeting was adjourned.**

**Respectfully submitted,**

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

**Note: Minutes not official until signed**