

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

February 21, 2006

1:30 PM.

Members Present: Stephen R. Lufburrow, Chairman
Lee Meyer, Vice Chairman
Jon Todd, Secretary
Robert Ray, Treasurer
Lacy A. Manigault
Douglas Bean
Michael Brown
W. Shedrick Coleman
Ben Farmer
Melissa Jest
Walker McCumber
Timothy S. Mackey
Susan Myers

Members Not Present: Russ Abolt

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

Advisory Staff Present: Marlon Epps, Building Safety & Regulatory Services

I. Call to Order and Welcome

Chairman Lufburrow called the meeting to order and explained the agenda for the benefit of those who were attending the meeting for the first time.

II. Notices, Proclamations and Acknowledgments

A. Swearing in of MPC Members

Hon. John E. Morse, Jr., Judge of the Superior Court of Chatham County, administered the oath of office to the members of the MPC.

B. Proclamations

Chairman Lufburrow presented Resolutions of Appreciation to John P. Jones and Alexander S. Luten in gratitude for their service on the Planning Commission. He noted that Mr. Jones was the longest-serving member of the Commission and its first African-American chairperson. Mr. Freddie B. Patrick was not present to receive his Resolution.

C. Tricentennial Plan – Comprehensive Plan Review – Continuation of Public Input and Discussion. Time Certain 5:00 PM.

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

None.

III. Consent Agenda

A. Approval of the February 7, 2006, MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the February 7, 2006, MPC Meeting Minutes and Briefing Minutes with corrections suggested by Ms. Jest. Mr. Ray seconded the motion.

MPC Action: The motion to approve the February 7, 2006, MPC Meeting Minutes and Briefing minutes with corrections carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

B. Amended General Development Plan

Hope VI, Phase IV

Various Blocks of Waters Avenue, Graydon Street, Bolton Street & Ash Street

RIP-B Zoning District (with General Development Plan as per Section 8-3031 (D)(1)(a))

Marsha Verdree (Integral Properties, LLC), Applicant and Agent

Charlotte Moore, MPC Project Planner

MPC File No. P-051130-35638-2

(MPC File Link: P-040714-49299-2)

Ms. Moore asked that this petition be continued to the March 7, 2006, MPC Agenda as some of the documents needed for review were not received by staff.

Ms. Jest **moved** that this petition be continued to the March 7, 2006, MPC Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to continue the petition to the March 7, 2006, MPC Agenda carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

C. Victorian Planned Neighborhood Conservation District New Construction

Vernon Purcell, Petitioner
220 West Bolton Street
Beth Reiter, MPC Project Planner
MPC File No. N-051221-33339-2

Nature of Request: The applicant is requesting approval to construct a two-car one-story garage on 220 West Bolton Street. Two five-foot side yard setback variances are requested.

Staff Recommendation: Approval.

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

MPC Action: The motion to accept the staff recommendation to approve construction of a two-car one-story garage on 220 West Bolton Street with two five-foot side yard setback variances carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

D. Zoning Petition – Map Amendment and General Development Plan

National Wireless Construction, LLC
Charles E. Douglas, Owner
Jonathan Yates, Nexsen Pruet, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-060109-32729-1 and MPC File No. T-060103-59583-1

This petition has been moved to the Regular Business agenda.

E. Master Plan

The Commons at New Hampstead, Tracts R-9 & R-14
PIN 1-1047-03-002 (portion)
230.8 Acres – 679 lots
PUD-New Hampstead Zoning District
Ryan Thompson (Thomas & Hutton Engineering), Agent
Centex Homes, Developer and Future Owner
Charlotte Moore, MPC Project Planner
MPC File No. M-060202-53194-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a residential subdivision located within the New Hampstead Planned Unit Development.

Staff Recommendation: Approval of the Master Plan for The Commons with the following conditions: 1) Signage for The Commons shall not be approved until sign standards have been adopted for the New Hampstead PUD; 2) The greenspace areas located within the rights-of-way will have to be approved by the City of Savannah; 3) A typical cross-section for all buffers shall be provided to MPC and Park and Tree staff for approval; 4) The Landscape Master Plan shall be revised to show the proposed easements and submitted to MPC and Park and Tree Administration; and 5) Obtain approval from all concerned City departments.

Mr. Mackey **moved** to accept the staff recommendation for approval with conditions. Mr. McCumber seconded the motion.

MPC Action: The motion to approve the staff recommendation with the conditions outlined therein carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

F. Master Plan / General Development Plan

Saltgrass Plaza (formerly Coastal Highway Shopping Center)
5975 Ogeechee Road
P-B-C Zoning District
7.62 Acres
PIN 2-0990-01-010 and 011
Jamie Csizmadia (Kern – Coleman & Company), Agent
Hallmark Homes, Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060202-60360-1 (Reference File P-030416-61844-1)

Nature of Request: The petitioner is requesting MPC approval of an amended General Development Plan / Group Development for a proposed retail center located on the south side of Ogeechee Road approximately 500 feet east of Chevis Road within a P-B-C (Planned Community Business) zoning district. No variances are requested.

Staff Recommendation: Approval of the amended General Development Plan / Group Development subject to the following conditions: 1) Revise the General Development Plan to eliminate the curb cuts on the northern portion of the out-parcel. The justification for additional curb cuts for this site will be determined in conjunction with the future development for this parcel. 2) Approval of the internal circulation design and proposed curb cut locations on the ingress/egress easement by the County Engineer. 3) Approval of the Bank Site right-in and right-out curb cut location and design on Ogeechee Road by the Georgia Department of Transportation. 4) Revise the General Development Plan to incorporate the area of the sign easement and the ingress/egress easement as part of the Commercial Retail Site. In absence of this, either the directory sign or the principal use

sign on the Bank Site shall be eliminated. The principal use freestanding sign on the Bank Site shall be a monument style sign with a maximum height of 10 feet, including the base, and a maximum area of 100 square feet. The directory sign shall be a monument style sign with a maximum height of 15 feet, including the base, and a maximum area of 175 square feet. If the signs are to be lighted, lighting will be restricted to either indirect lighting or internal lighting with a reverse silhouette. 5) Revise the General Development Plan to show a fence not less than five feet off of the southern property line and 20 feet off the southernmost 420-foot portion of the western property line. Also provide the following note: "The fence along the southern property line shall be an opaque fence not less than eight feet in height. The fence shall be either a solid masonry fence or have masonry columns not more than 30 feet on-center (with a galvanized post centered between each column) with pressure treated wood inserts. The fence along the western property line shall be a black vinyl chain link fence not less than five feet in height." 6) Approval of the relocation of the electric easement by Savannah Electric and Power Company and the telephone easement by Southern Bell. 7) The addresses for this development are as follows: Bank Site, 5995 Ogeechee Road; Out-Parcel, 5985 Ogeechee Road, and Commercial Retail Site, 5975 Ogeechee Road. Individual suite numbers will be the responsibility of the owner. Use these addresses on all future submittals. 8) Approval by the County Engineer.

Mr. Mackey **moved** to accept the staff recommendation for approval with conditions. Mr. Meyer seconded the motion.

MPC Action: The motion to approve the staff recommendation subject to the conditions outlined therein carried with none opposed and two abstentions for possible conflict of interest. Voting: Mr. Lufburrow, Mr. Meyer, Mr. Ray, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers. Abstaining: Mr. Bean and Mr. Todd

G. General Development Plan / Group Development Plan

Louisville Road Warehouse (Mini-storage)
2305 Louisville Road
I-H Zoning District
PIN 2-0599-01-005C
Mark Crapps (Kern – Coleman & Company), Agent
Turner Enterprises of Savannah, LLC, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-060123-35616-1

Nature of Request: The petitioner is requesting approval of a General Development Plan/ Group Development Plan in order to construct a mini-warehouse storage facility within an I-H (Heavy Industrial) zoning district. No variances are requested.

Staff Recommendation: Approval of the General Development Plan / Group Development Plan. The Specific Development Plan shall be in compliance with the approved General Development Plan and 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 Water and Sewer Plan. 3) A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded. 4) 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. 5) 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. 6) A Signage Plan. MPC staff shall review the Signage Plan. 7) 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.

Mr. Mackey **moved** to accept the staff recommendation for approval subject to conditions. Mr. Brown seconded the motion.

MPC Action: The motion to approve the staff recommendation subject to the conditions outlined therein carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

H, Major Subdivision / Preliminary Plan

The Lakes at Cottonvale – Phase 3

102 Fontenot Drive

PIN 1-0991-08-004 and 1-0992-01-011

109 lots – 34.3 acres

R-A Zoning District

Steve Wohlfeil (Hussey, Gay, Bell and DeYoung Engineering), Agent

Greenway Developers, Inc., Owner

Gary Plumbley, MPC Project Planner

MPC File No. S-060120-87355-1

(Reference File: S-021025-87518-1 and S-040525-50994-1)

Nature of Request: The petitioner is requesting MPC approval of a Preliminary Plan for a proposed Major Subdivision located on both sides of Fontenot Drive, extended, south of Cottonvale Road within an R-A (Residential Agricultural) zoning district. The petitioner is also requesting a nine-foot lot width variance (from the required 60 feet) for Lot 260.

Staff Recommendation: Denial of a nine-foot lot width variance (from the required 60 feet) for Lot 260 based on the findings. **Approval** of the proposed Preliminary Plan subject to the following conditions: 1) Revise the Preliminary Plan to provide a minimum 60-foot lot width for all lots at the required 25-foot front yard building setback. 2) Approval by the County Engineer of all construction drawings including the Grading, Drainage, and Paving Plans. 3) Approval by the County Engineer of the plans for the extension of the Consolidated Utilities water and sanitary sewer system. 4) Approval by the County Arborist of the required Tree Quality Points (1,600 points per acre), including the required streetscape trees. 5) Provide justification to the County Engineer for the irregular shape of the Fontenot Drive road right-of-way adjacent to Lot 276. In absence of this, revise the Preliminary Plan to eliminate the irregular triangular portion of the right-of-way. 6) Approval by the Chatham County Engineer. The following comments shall be addressed in conjunction with the Final Plat: 1) Identify the 25-foot buffer adjacent to Cottonvale Road as a 25-foot enhanced vegetative buffer. 2) Show the addresses of all lots on the Final Plat. 3) Provide the following notes on the Final Plat: a) "All common area, including the stormwater detention ponds and the 25-foot vegetative buffer adjacent to Cottonvale Road, shall be owned and maintained by The Lakes At Cottonvale Plantation Property Owners Association." b) "All wetlands are under the jurisdiction of the Corps of Engineers and/or State of Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit applications and approval." c) "Prior to the issuance of Certificate of Occupancy Permits, the building permit applicants for all lots shall be required to install a sidewalk along their respective lots on all streets in accordance with the Chatham County Subdivision Regulations." d) "All structures must be oriented toward the most restrictive building setback line." 4) Approval by the County Arborist of the 25-foot enhanced vegetative buffer along Cottonvale Road and verification of the compliance with the Tree Quality Points (1,600 points per acre), including the required streetscape trees. If the County Arborist determines that the 25-foot enhanced vegetative buffer is not of sufficient density to provide suitable vegetative buffer along Cottonvale Road, additional plant materials, as required by the County Arborist shall be installed to provide an adequate visual buffer. The purpose of the buffer shall be to diffuse the rear yards of the residential structures and is not intended to provide a totally opaque buffer. 5) Submit an Environmental Site Assessment to the County Engineer for review and approval as a condition of Final Plat approval. 6) Show the addresses of all lots on the Final Plat (per address sheet attached to the Staff Report) 7) Show the signature of the owner and a Georgia Registered Land Surveyor (across the State of Georgia Seal) on the Final Plat. 8) The banks of the proposed stormwater detention pond shall be grassed or hydro-seeded in accordance with the Chatham County Engineering Policy. 9) Provide a non-access easement along the 25-foot enhanced vegetative buffer adjacent to Lots 210 through 223 and Lot 251. 10) Approval by the Chatham County Health Department, the County Engineer, and the Chatham County Board of Commissioners.

Mr. Todd **moved** to accept the staff recommendation for **denial** of the nine-foot lot width variance requested for Lot 260 and **approval** of the proposed Preliminary Plan subject to conditions. Mr. Meyer seconded the motion.

MPC Action: The motion to accept the staff recommendation to deny the nine-foot lot width variance requested for Lot 260 and to approve the proposed Preliminary

Plan subject to the conditions outlined in the staff recommendation carried with one opposed. Voting in Favor: Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers. Opposed: Ms. Jest.

I. Major Subdivision / Concept Plan

Autumn Place (formerly 1911 Staley Avenue Subdivision)
1911 Staley Avenue
PIN 2-0703-02-002 & 003
R-6 Zoning District
Jay Maupin (Maupin Engineering), Agent
William and Victor Jones, Owners
Amanda Bunce, MPC Project Planner
MPC File No. S-060202-55540-2

Nature of Request: The petitioner is requesting approval of a Concept Plan (Sketch Plan) for an 18-lot major subdivision located on the south side of Staley Avenue, approximately 150 feet west of Liberty Parkway within an R-6 (Single-family Residential-Six Units per Net Acre) zoning district. No variances are requested.

Staff Recommendation: Approval of the proposed Concept Plan (Sketch Plan) subject to the following conditions: 1) Approval by all City review departments. 2) Approval by the Chatham County Health Department and the City Engineer. The following comments shall be addressed in conjunction with the Final Plat: 1) Provide the following note on the Final Plat: "Prior to the issuance of Certificate of Occupancy Permits, the building permit applicants for all lots shall be required to install a sidewalk along their respective lots on all streets in accordance with the City of Savannah Subdivision Regulations." 2) Show the signature of a Georgia Registered Land Surveyor (across the State of Georgia Seal) and the owner on the Final Plat. 3) Show the address of all lots on the Final Plat as follows: Lot 1-101 Jonesburg Court, Lot 2-103 Jonesburg Court, Lot 3-105 Jonesburg Court, Lot 4-107 Jonesburg Court, Lot 5-109 Jonesburg Court, Lot 6- 111 Jonesburg Court, Lot 7- 113 Jonesburg Court, Lot 8- 115 Jonesburg Court, Lot 9-117 Jonesburg Court, Lot 10- 116 Jonesburg Court, Lot 11-114 Jonesburg Court, Lot 12-112 Jonesburg Court, Lot 13- 110 Jonesburg Court, Lot 14-108 Jonesburg Court, Lot 15-106 Jonesburg Court, Lot 16- 104 Jonesburg Court, Lot 17-102 Jonesburg Court, Lot 18-100 Jonesburg Court. 4) Approval by the Chatham County Health Department, the City Engineer and the Mayor and Aldermen.

Mr. Mackey **moved** to accept the staff recommendation for **approval** subject to conditions. Mr. Ray seconded the motion.

MPC Action: The motion to accept the staff recommendation for approval subject to the conditions outlined therein carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

IV. OLD BUSINESS

None.

V. REGULAR BUSINESS

A. Zoning Petition – Map Amendment

National Wireless Construction, LLC
Charles E. Douglas, Owner
Jonathan Yates, Nexsen Pruet, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-060109-32729-1

Issue: The rezoning of a portion of 835 Chevis Road (0.23 acres of a 5.17-acre tract) from an R-A (Residential-Agriculture) zoning classification to an R-A-WT (Residential-Agriculture-Wireless Communication/Digital Television Tower Overlay) classification and approval of a new telecommunications facility (MPC File No. T-060103-59583-1). The remainder of the property will retain the present R-A zoning classification.

Policy Analysis: The proposed rezoning is consistent with the Future Land Use Plan designation.

Staff Recommendation: Approval of the request to rezone 0.23 acres of the subject property from an R-A (Residential-Agriculture) classification to an R-A-WT (Residential-Agriculture-Wireless Communication/Digital Television Tower Overlay) classification.

General Development Plan

National Wireless Telecommunications Facility
835 Chevis Road
R-A Zoning District
Charles E. Douglas, Owner
Jonathan Yates, Nexsen Pruet, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. T-060103-59583-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a 195-foot-tall telecommunications tower within an R-A/WT (Residential-Agriculture / Wireless Telecommunication Overlay) district. The petitioner also seeks approval of an antenna collocation for Cingular Wireless on this tower. All new wireless telecommunications towers, including tower farms and stealth towers, require approval by the MPC. A 95-foot variance of the tower setback requirement from the side and rear property lines is requested.

Staff Recommendation: Approval of a variance to allow the tower to be located at least 100 feet from the rear and side property lines. **Approval** of the General Development Plan for a 195-foot tower with the following conditions: 1) Provide a recorded copy of an amended plat or a deed showing the proposed access and utility easements; 2) A

contribution to the Chatham County Tree Fund, as determined by the County Arborist, shall be made in lieu of landscaping; and 3) The County Engineer must approve the access road to the site. Staff also recommends **approval** of the Cingular Wireless collocation on the 195-foot-tall tower.

Speaking about the petition: Jonathan Yates, Agent, said National Wireless has been working on this site for nearly five years. Cingular's particular need is in the Burroughs/Georgetown area. The new subdivisions along Chevis Road and Wild Heron have insufficient coverage. The first choice for a site was the County landfill, but after two and a half years of discussion with Chatham County it was deemed impossible to locate there. Landfill acreage is in short supply and the County did not want to lose any part of this site. Petitioner then investigated property across from the landfill, but this land was found to be in the helicopter path between Fort Stewart and Hunter Army Air Base. They then worked closely with the Army's Colonel Coffman, Tom Thomson and Amanda Bunce to find a location that would serve telecommunications needs without posing a hazard to aviation. This site meets those criteria. It is somewhat isolated in that it is encompassed by a rail line, the landfill, a major drainage canal and wetlands. It will be a monopole facility and has been reviewed and approved by the State of Georgia, SHIPO, the Army and the FAA. The FAA determined it to be no hazard to air navigation and needing no lighting. The monopole is the safest of all tower designs, meeting ANSI wind speed specifications and able to withstand wind gusts to 167 miles per hour. There has been no failure of monopoles sited in Florida and North Carolina even under hurricane conditions. Damage to monopole facilities in those situations was caused by airborne debris from trees and buildings offsite hitting the equipment. The fall zone for this tower is contained well within the boundaries of the leased area.

Mr. Farmer **moved** to accept the staff recommendation to **approve** the rezoning, **approve** the requested variance and **approve** the General Development Plan subject to the conditions outlined in the staff recommendation. Mr. Todd seconded the motion.

MPC Action: The motion to accept the staff recommendation to approve rezoning the site from an R-A to an R-A-WT zoning classification, to approve a variance to allow the tower to be located at least 100 feet from the rear and side property lines, to approve the General Development Plan for a 195-foot tower subject to the conditions outlined in the staff recommendation, and to approve the Cingular Wireless collocation on the tower carried with none opposed. Voting were Mr.

Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

B. Master Plan

Commodore Point East
201 Schooner Drive
PIN 1-0139-01-001
12.68 Acres
R-1-A/EO Zoning District
Jim Woods (J. M. Woods, Inc.), Agent
Port City Enterprises, Inc., Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060131-61336-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed single-family residential development located at the southern terminus of Schooner Drive between Commodore Drive and Bradley Point Road within an R-1-A/EO (Single-Family Residential Environmental Overlay) zoning district. No variances are requested.

Staff Recommendation: Approval of the proposed Master Plan subject to approval by the County Engineer. The following comments shall be addressed in conjunction with the Preliminary Plan and Final Plat: 1) Approval of the construction plans, including the grading and drainage plan, by the County Engineer. 2) Identify the community open space adjacent to Lot 1 and Lots 6 through 9 as a 50-foot vegetative buffer/common area. 3) Provide the following notes on the Final Plat: a) "All common area, including the landscape islands within the street right-of-way, the conservation areas, and community on-site sewage management system (if applicable), shall be owned and maintained by the Commodore Point East Homeowners Association". b) All wetlands are under the jurisdiction of the Corps of Engineers and/or State of Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit applications and approval." c) "The 50-foot vegetative buffers and conservation areas shall not be cleared or encroached upon by the individual lot owners, with the exception of normal maintenance to remove weeds, undesirable vegetation such as poison ivy, vines, etc., and trash". d) "The building permit applicant shall install a sidewalk along their lot on Schooner Drive in accordance with the Chatham County Subdivision Regulations prior to the issuance of a Certificate of Occupancy Permit." e) "The subdivider shall install a sidewalk along all property other than residential lots in accordance with the Chatham County Subdivision Regulations." 4) Verification by the County Arborist of compliance with the Tree Quality Points (1,600 points per acre), including the required streetscape trees. 5) Show the address of all lots on the Final Plat as follows: Lot 1-201 Schooner Drive, Lot 2-203 Schooner Drive, Lot 3-205 Schooner Drive, Lot 4-207 Schooner Drive, Lot 5-209 Schooner Drive, Lot 6-211 Schooner Drive, Lot 7-206 Schooner Drive, Lot 8-204 Schooner Drive, Lot 9-202 Schooner Drive, Lot 10-321 Bradley Point Road, Lot 11-323 Bradley Point Road, 6) Submit an Environmental Site Assessment to the County Engineer for review and approval as a condition of Final Plat approval. 7) Approval by the Chatham County Health Department, the County Engineer, and the Chatham County Board of Commissioners.

Speaking about the petition: Jim Woods, Agent, said that Port City Enterprises has owned this land since 1972. They have gone above and beyond in trying to provide a 50-foot non-disturbed buffer between the existing lots and Port City's lots. Conserving the land necessary to do this involved considerable loss of profit for the owner but they want to do the right thing for the community. An open house was held for adjacent property owners in an effort to address concerns.

Keith Flinn owns property behind the proposed development. His concern is the low elevation of this land. The rear is designated as Federal wetlands. The water table is high, approximately six inches below the surface, and the land stays saturated pretty much year round. He submitted pictures for Commissioners to see. He is concerned about drainage from this property and the viability of a septic system.

Hugh Barnes, a nearby resident, attended the meeting held for adjacent property owners by Mr. Woods and appreciated the opportunity to talk with Mr. Woods about the development. He presented a petition signed by 83 households in the neighborhood asking for a pedestrian path along Bradley Point Road to allow people to walk or ride along the road. It is a narrow road, especially for the volume of traffic it handles. He said that he discussed this with Mr. Woods who is willing to discuss the matter further. Mr. Barnes' petition includes some individuals who own land and have driveways and mailboxes on Bradley Point Road. This is roughly a quarter mile stretch of road with no street lights and there are approximately 110 kids in the neighborhood under the age of 14. There are a lot of bikers, skateboarders and walkers using this narrow road and their safety is a serious issue. Mr. Lufburrow advised Mr. Barnes that the issue of sidewalks specific to this particular piece of property would be within MPC's jurisdiction if this development comes back for further review and consideration but the rest of Bradley Point Road is beyond our purview. He asked Gary Plumbley to accept the petition and forward to the proper agency. Mr. Plumbley pointed out that the petitioner has no obligation along Bradley Point Road, but petitioner did agree in a good faith effort at the community meeting to dedicate five feet of land for additional right-of-way, if needed, and to actually construct the sidewalk along his portion.

Mr. Farmer **moved** to accept the Staff Recommendation to **approve** the proposed Master Plan subject to conditions. Mr. Todd seconded the motion.

MPC Action: The motion to accept the Staff Recommendation to approve the proposed Master Plan subject to the conditions outlined therein carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

VI. Adjournment

There being no further business to come before the Commission, the February 21, 2006, Regular Meeting was adjourned. The Commission reconvened at 5:00 p.m. for additional Public input and discussion on the Tricentennial Plan-Comprehensive Plan Review.

Respectfully submitted,

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

Note: Minutes not official until signed