

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

January 17, 2006

1:30 PM.

Members Present: Stephen R. Lufburrow, Chairman
Michael Brown
Ben Farmer
Melissa Jest
Walker McCumber
Timothy S. Mackey
Lacy A. Manigault
Freddie B. Patrick
Jon N. Todd

Members Not Present: Lee Meyer, Vice Chairman
Alexander Luten, Secretary
Robert Ray, Treasurer
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
James Hansen, AICP, Development Services Planner
Deborah Rayman-Burke, AICP, Development Services Planner
Melony West, Financial Officer
Marilyn Gignilliat, Executive Assistant
Lynn Manrique, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Randolph Scott, City Zoning Inspector

I. Call to Order and Welcome

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

II. Notices, Proclamations and Acknowledgments

A. Notices

1. Tricentennial Plan – Comprehensive Plan Review – Continuation of Public Input and Discussion. Time Certain 4:00 PM.
2. APA Audio/Web Conference, “Introduction to the Planning Commission Part 1 or 2,” Wednesday, January 18, 2006, 4:00 PM – 6:00 PM., Jerry Surrency Conference Room, 110 East State Street
3. Telecommunications Facilities Workshop, Tuesday, February 7, 2006, 10:00 AM – 12:00 Noon, Arthur A. Mendonsa Hearing Room, 110 East State Street

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

1. Amended General Development Plan/Group Development Plan

Hancock Askew Office Complex
100 Riverview Drive
7.9 Acres Hancock Askew Office Complex
100 Riverview Drive
7.9 Acres
PIN: 1-0235-02-023
PUD-IS Zoning District
EMC Engineering Company, Engineer
Brandy Leighton, Agent
Hancock, Askew and Company, LLP
Gary Plumbley, MPC Project Planner
MPC File No. P-051129-40394-1
MPC Reference File No. P-031001-56980-1 and P-040702-39189-1

The petitioner has requested that this item be continued to the February 7, 2006 Regular Meeting.

Mr. Mackey **moved** to approve the petitioner’s request to continue MPC File No. P-051129-40394-1 to the February 7, 2006 Regular Meeting. Mr. Todd seconded the motion.

MPC ACTION: **The motion carried with none opposed.** The motion was to approve the petitioner’s request to continue MPC File No. P-051129-40394-1 to the February 7, 2006 Regular Meeting. Voting were Mr. Brown, Mr. Mackey, Ms. Jest, Mr. Manigault, Mr. Lufburrow, Mr. Todd, Mr. McCumber, Mr. Patrick, and Mr. Farmer.

2. Amended Specific Development Plan/ General Development Plan

Lawrel Hill Village- Phase I
0 Ogeechee Road
5.7 Acres Phase I (Total site 12.8 Acres)
PIN: 1-1029 -01-028
P-B-C Zoning District
CJ Chance, Hussey, Gay, Bell & Deyoung, Engineer
Henderson Property Holdings, LLC
Debbie Burke, MPC Project Planner
MPC File No. P-050506-53554-1
MPC Reference File No. M-041116-35569-1 and M-050224-61018-1

AND

Lawrel Hill Village- Phase 2
0 Ogeechee Road
7.1 Acres Phase 2 (Total site 12.8 Acres)
PIN: 1-1029 -01-028
P-B-C Zoning District
CJ Chance, Hussey, Gay, Bell & Deyoung, Engineer
Henderson Property Holdings, LLC
Debbie Burke, MPC Project Planner
MPC File No. P-051227-36735-1
MPC Reference File No. M-041116-35569-1 and M-050224-61018-1

The petitioner has requested that this item be continued to the February 7, 2006 Regular Meeting.

Mr. Patrick **moved** to approve the petitioner's request to continue MPC File No. P-050506-53554-1 and MPC File No. P-051227-36735-1 to the February 7, 2006 Regular MPC Meeting. Mr. Todd seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the petitioner's request to continue MPC File No. P-050506-53554-1 and MPC File No. P-051227-36735-1 to the February 7, 2006 Regular MPC Meeting. Voting were Mr. Brown, Mr. Mackey, Ms. Jest, Mr. Manigault, Mr. McCumber, Mr. Lufburrow, Mr. Todd, Mr. Patrick, and Mr. Farmer.

3. General Development Plan

North Point Warehouse
1325 Dean Forest Road
P-I-L Zoning District (Proposed)
39.43 Acres
PIN: 2-0990-01-010 and 011
Kern-Coleman and Company, Engineer
Mark Crapps, Agent
North Point Real Estate, Petitioner/Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060105-392960
(in association with Z-051221-42845-2)

The petitioner has requested that this item be continued to the February 7, 2006 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to continue MPC File No. P-060105-39260-2 to the February 7, 2006 Regular Meeting. Ms. Jest seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to continue MPC File No. P-060105-39260-2 to the February 7, 2006 Regular Meeting. Voting were MR. Brown, Mr. Mackey, Ms. Jest, MR. McCumber, Mr. Manigault, Mr. Lufburrow, Mr. Todd, Mr. Patrick, and Mr. Farmer.

4. Sign Plan

Bible Baptist Church
4700 Skidaway Road
PIN: 2-0120-01-004
PUD-IS Zoning District
Doug Bean Signs, Applicant
Charlotte Moore, MPC Project Planner

The petitioner has requested that this item be continued to the February 7, 2006 Regular Meeting.

Mr. Patrick **moved** to approve the petitioner's request to continue MPC File No. to the February 7, 2006 Regular Meeting. Ms. Jest seconded the motion.

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

III. Consent Agenda

- A. Approval of the January 3, 2006, MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the January 3, 2006, MPC Meeting Minutes and Briefing Minutes. Ms. Jest seconded the motion.

MPC Action: The motion to approve the January 3, 2006 MPC Meeting Minutes and Briefing minutes carried with none opposed. Voting were Mr. Brown, Ms. Jest, MR. McCumber, Mr. Manigault, Mr. Lufburrow, Mr. Todd, Mr. Patrick, and Mr. Farmer.

- B. Zoning Petition – Map Amendment

North Point Real Estate, Petitioner
Mark Crapps, Kern-Coleman & Co., Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-051221-42845-2

Issue: Rezoning from a PDR-SM (Planned Development Reclamation – Surface Mining) classification to a P-I-L (Planned Light Industrial) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will allow uses that are compatible with the existing development pattern in the general vicinity. The proposed rezoning, if approved, would not adversely impact the adjoining properties.

Staff Recommendation: **Approval** of the request to rezone the subject property from a PDR-SM classification to a P-I-L classification.

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

MPC Action: The motion to approve the staff recommendation carried. Voting in favor of the motion were Mr. Brown, Mr. Manigault, Mr. McCumber, Mr. Lufburrow, Mr. Todd, Mr. Farmer, and Mr. Patrick. Ms. Jest voted against the motion. Mr. Mackey was not in the room when the vote was taken.

C. Master Plan

Chatham Center, Lot 1A
1001 Chatham Center Drive
PIN 2-0739-01-012
14.52 Acres
PUD-B-R zoning District
Terry Coleman, Kern-Coleman
PHRM Holdings, LLC, Owner
Debbie Burke, MPC Project Planner
MPC File No. M-051012-56734-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a tract of land within a PUD-B-R (Planned Unit Development-Regional Business) zoning district. The property is located on the east side of Chatham Parkway between Southern Boulevard and Chatham Center Drive.

Staff Recommendation: **Approval** of the Master Plan with the following conditions: 1) revise the site plan to identify the .59 acre tract adjacent to Chatham Center Drive as open space; 2) the Specific Development Plan shall comply with the City's Stormwater Management Ordinance; 3) a copy of the Master Drainage plan for Chatham Center shall be submitted for review. The Master Drainage Plan shall be evaluated to ensure that the existing lake has the capacity for all undeveloped parcels, including lot 1 within the Chatham Center development; and 4) the applicant will be required to make any transportation improvements to the site per the City Traffic Engineering Department, including the elimination of the right-in, right-out only curb cut proposed for Chatham Parkway if deemed inappropriate.

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

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

D. Approval of the 2006 MPC Budget

Mr. Todd **moved** to approve the budget. Mr. McCumber seconded the motion.

Speaking about the Budget: Melony S. West, Finance Officer, responded to questions from the Board related to increased meeting costs, contractual services for consulting services, and reduction in travel and training funds.

MPC Action: The motion to approve the 2006 MPC Budget carried with none opposed. Voting were Mr. Mackey, Ms. Jest, Mr. Mc Cumber, Mr. Manigault, Mr. Lufburrow, Mr. Todd, Mr. Farmer, Mr. Patrick. Mr. Brown was not in the room when the vote was taken.

E. Approval of the 2006 Program of Work and Budget

Mr. Todd **moved** to approve the 2006 Program of Work and Budget. Mr. McCumber seconded the motion.

MPC Action: The motion to approve the 2006 Program of Work and Budget carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. McCumber, Mr. Lufburrow, Mr. Todd, Mr. Patrick, and Mr. Farmer.

IV. OLD BUSINESS

A. Zoning Petition – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8, Chapter 3, and Article B (Zoning Districts)
Jim Hansen, Project Planner
MPC File No. Z-051214-30962-6

Issue: A petition to amend Section 8-3028(d) of the City of Savannah Zoning Ordinance to add shelter for the abused and mistreated to the list of permitted uses in the 1-R, 2-R, and 3-R sub districts of the Victorian Planned Neighborhood Conservation District. The petition was continued from the January 3, 2006 meeting to allow staff an opportunity to examine appropriate State licensing requirements and to develop suggested conditions of approval. The information generated has been included in the findings and recommendation sections of the report.

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

The Victorian District was designed to promote, through rehabilitation, the consideration and revitalization of one of the premiere historic areas of the community. The retention of the architectural and historic integrity of the area, carried out in part by the rehabilitation and conservation in the area, is also a major objective of the district. Accordingly, safeguards were written into the Ordinance that requires review of all new construction, rehabilitation, and structural modification for compatibility with appropriate historic guidelines.

The above review process, coupled with the requirement for Board of Appeals approval and the limitations proposed, offer assurances that any placement of a group home facility

within the Victorian District will be assessed for compatibility with the surrounding neighborhood and the greater Victorian community.

Staff Recommendation: **Denial** of the petitioner’s request to amend Section 8-3028(d) to add Use 19 (Shelter for the abused and mistreated to the list of uses allowed by right in the Victorian District. Staff further recommends **aPPROVAL** of the request to amend Section 8-3028(d) to add Use 19 (shelter for the abused and mistreated) to the list of allowed uses in the Victorian District and the limitations thereof, subject to approval by the Zoning Board of Appeals in accordance with Section 8-3163 of the Savannah Zoning Ordinance.

ENACT

	<u>1-R</u>	<u>2-R</u>	<u>3-R</u>
(19) Reserved Shelter for the abused and mistreated	B	B	B

Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.

Provided further that the following provisions shall apply:

- a. Provided that such use is located on a collector street or greater.
- b. Provided that such use shall be limited to no more than twenty (20) beds.
- c. One off-street parking space per employee shall be provided.
- d. There shall be at least 150 square feet of space in the building for each occupant.

Speaking about the issue:

Mr. Tom Mahoney, agent for the petitioner, stated that he is in agreement with the staff recommendation. The petitioner has met all of the standards.

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

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

B. General Development Plan

Southeastern Orthopedic Center – Phase 2
210 East DeRenne Avenue
Daniel E. Gary, Jr., Thomas & Hutton Engineering, Agent
PUD-IS-B Zoning District
PIN 2-0113-21-005
Gary Plumbley, MPC Project Planner
MPC File No. P-051215-87529-2

Nature of Request: The petitioner is requesting approval of a General Development Plan for a medical office located at the northeast corner of East DeRenne Avenue and Habersham Street within a PUD-IS-B (Planned Unit Development – Institutional) zoning district. No variances are requested.

Mr. Plumbley stated that the petitioner is now in agreement to build all 371 spaces at one time. This would eliminate the request to hold 32 parking spaces in reserve.

Staff Recommendation: Approval of the proposed General Development Plan subject to the following condition: 1) approval by the City Review Departments.

Speaking about the issue: Dan Gay, agent, addressed questions from the Board related to dead or dying oak trees on the site.

Beth Kinstler, representing Preserving Savannah Neighborhoods, stated that the neighborhoods of Kensington Park, Magnolia Park, and Fairway Oaks, and others feel that this is an example of unbridled and unnecessary growth. The group is opposed to this project.

Mr. Mackey **moved** to approve the staff recommendation. Mr. Patrick 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. Lufburrow, Mr. McCumber, Mr. Patrick, Mr. Todd, Mr. Farmer. Ms. Jest voted against the motion.

C. General Development Plan/Group Development Plan

Enmark and Mayes
204 Johnny Mercer Blvd.
PIN 1-00780-01-002
1.67 acres
P-B-C/TC Zoning District
Harold Yellin, Agent
Enmark Stations, Inc. and Jerral Lee Mayes, St., Owners
Gary Plumbley, MPC Project Planner
MPC File No. P-051130-56392-1

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development for a proposed commercial development to be located on the north side of Johnny Mercer Blvd at its intersection with Wilmington Island Road within a P-B-C (Planned Community Business/Town Center) zoning district. The following variances are requested: 1) a variance to allow two freestanding principal use signs (one is permitted) on Parcel 1; and 2) a two-space off-street parking variance (from the required 12spaces) on Parcel 2.

Staff Recommendation: **Denial** of a variance to allow two freestanding principal-use signs on Parcel 1 and a two-space off-street parking variance based on the previously stated findings. Staff further recommends **approval** of the proposed General Development Plan/Group Development subject to the following conditions: 1)Revise the Plan to comply with the off-street parking requirements. One option is to reduce the size of the proposed building on Parcel 1 not less than 410 square feet. (The proposed net leasable space is 3,410 square feet. A reduction of 410 square feet would reduce the required parking spaces). Another option is to establish not less than two off-street parking spaces adjacent to the west side of the proposed structure. These spaces shall be designated as employee parking and shall not encroach into the 25-foot marsh buffer including a two-foot bumper overhang. If the employee parking is established, buffering will be required to ensure preservation of the marsh buffer; 2) revise the General Development Plan to locate the split rail fence along the common line between the marsh buffer and the off-street parking on Parcel 2. A tire stop should be used on each parking space to ensure adequate protection for the fence; 3) revise the General Development Plan to relocate the proposed building on Parcel 2 not less than five feet from the southern property line. This will provide an area for both landscaping and maintenance. This may require a minor change in the layout of the proposed building to avoid encroaching into the 25-foot marsh buffer. In absence of this, obtain a five-foot maintenance easement on the adjacent property; 4) eliminate one of the two freestanding principal-use signs on Parcel 1. An alternative would be a joint-use principal use sign. This sign is limited to a monument style with a maximum size of 101 square feet (based on the 202-foot width of Parcel 1) and a maximum height of eight feet; and, 5) approval by the County Engineer.

Speaking about the petition:

Harold Yellin, agent, stated that he is agreement with the staff recommendation except for the signage.

Jerral L. Mayes, petitioner, addressed questions from the Board regarding the size of the proposed building.

Greg Sapp, resident, stated that the proposal is an improvement to the area. He is in favor of granting the variance.

Dwight Harrison, Director of Corporate Real Estate or Enmark, stated that it is not unreasonable to have a smaller sign on one end and a sign for the auto repair business which would keep both businesses separate.

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

MPC Action: The motion to approve the staff recommendation carried. Voting in favor of the motion were Ms. Jest, Mr. Lufburrow, Mr. Manigault, Mr. Todd, and Mr. Patrick. Voting against the motion were Mr. McCumber, Mr. Mackey, and Mr. Farmer. Mr. Brown was not in the room when the vote was taken.

Mr. Mackey requested a discussion of the Sign Ordinance at the next Planning Session, which would be in March.

V. REGULAR BUSINESS

A. Zoning Petition – Map Amendment

William Coursey, Jr., Petitioner
528 Selma Street
Jim Hansen, Project Planner
MPC File No. Z-051219-55061-2

Issue: Rezoning of 0.68 acres of land from B-C (Community-Business) classification to an R-I-P-B (Residential-Medium Density) classification.

Policy Analysis: The proposed rezoning is consistent with the City's proposed MLK Corridor Plan which designates the area for mixed use development. The proposed residential development will serve as an integral step in the redevelopment of the area into a mixed use project location.

Staff Recommendation: **Approval** of the request to rezone the subject property from B-C to R-I-P-B.

Mr. Patrick **moved** to continue the petition to February 7, 2006 in order for the Board to receive more information about what is proposed for the subject property. Mr. Mackey seconded the motion.

MPC Action: **The motion to continue the petition to February 7, 2006 carried.** Voting in favor of the motion were Mr. Mackey, Mr. Manigault, Mr. Lufburrow, Mr. Todd, Mr. Farmer, and Mr. Patrick. Voting against the motion were Ms. Jest, and Mr. McCumber.

B. Specific Development Plan (Building Elevations)

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

Nature of Request: The petitioner is requesting approval of building elevations.

Staff Recommendation: **Approval** of the building elevations as proposed by the petitioner.

Mr. Mackey **moved** to continue the petition to the February 21, 2006 Regular Meeting in order for the agent or a representative to be present to answer questions from the Board regarding design issues. Mr. Patrick seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue the petition to the February 21, 2006 Regular Meeting in order for the agent or a representative to be present to answer questions from the Board regarding design issues. Voting were Mr. Mackey, Ms. Jest, Mr. Manigault, Mr. Lufburrow, Mr. Todd, Mr. Patrick, and Mr. Farmer. Mr. Brown was not in the room when the vote was taken.

VI. OTHER BUSINESS

A. Discussion: Draft Multiple Access to Subdivisions Ordinance

Chairman Lufburrow asked if this matter could be continued to the February 7, 2005 Regular Meeting. This request is due to the lateness of the hour and the Public Input and Discussion which is about to begin.

Mr. Manigault **moved** to continue the discussion to the February 7, 2006 Regular Meeting subject to the condition that the matter appear first under Old Business.

MPC Action: **The motion carried with none opposed.** The motion was to continue the discussion to the February 7, 2006 Regular Meeting subject to the condition that the matter appear first under Old Business. Voting were Mr. Mackey, Ms. Jest, Mr. McCumber, Mr. Manigault, Mr. Patrick, Mr. Farmer, and Mr. Todd. Mr. Brown was not in the room when the vote was taken.

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VII. Adjournment

There being no further business to come before the Commission, the January 17, 2005, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed