

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

November 7, 2006

1:30 PM

Members Present: Stephen R. Lufburrow, Chairman
Robert Ray, Vice Chairman
Jon Todd, Secretary
Russ Abolt
Michael Brown
Lacy A. Manigault
Lee Meyer
Douglas Bean
W. Shedrick Coleman

Members Not Present: Susan Myers, Treasurer
Melissa Jest
Ben Farmer
Walker McCumber
Timothy S. Mackey

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
James Hansen, AICP, Director, Development Services
Charlotte Moore, AICP, Director, Special Projects
Beth Reiter, AICP, Director, Historic Preservation
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

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

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 those attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

MPC By-Laws Committee will meet on Tuesday, November 21, 2006 at 11:00 A.M., in the J.P. Jones Conference Room. 10 East State Street.

Public Open House for the review of the Draft of the Chatham County Savannah Wireless Telecommunication Facility Ordinance will be held on Wednesday, November 8, 2006 at 6:00 P.M. in the Arthur Mendonsa Hearing Room.

B. Acknowledgement

Ms. Charlotte Moore acknowledged the generosity of staff's participation in the United Way (2007) Campaign. She announced staff raised \$6, 043.00 this year with 93% staff participation. This is a 16% increase from last year.

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

Southside Baptist Church
5502 Skidaway Road
R-6 Zoning District
9.6 Acres
PIN: 2-0136-06-003
Michael Johnson, BMW Architects, Architect/Agent
Southside Baptist Church, Inc., Owner
Debbie Burke, MPC Project Planner
MPC File No. P-060928-54501-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for December 5, 2006 Regular Meeting.

Mr. Todd **moved** to approve the petitioner's request to reschedule MPC File No. P-060928-54501-2. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the petitioner's request to reschedule MPC File No. P-060928-54501-2 carried with none oppose. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean, and Mr. Coleman.

IV. CONSENT AGENDA

A. Approval of the October 17, 2006 MPC Meeting Minutes and Briefing Minutes.

Mr. Ray **moved** to approve the October 17, 2006 MPC Meeting Minutes and Briefing Minutes. Mr. Meyer seconded the motion.

MPC ACTION: the motion to approve the October 17, 2006 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean, and Mr. Coleman.

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

Janet M. Lewis, Ciphers Design Co., Petitioner
Brad Baugh, Owner
101 West Park Avenue
3-R Zoning District
PIN No. 2-0044 -30-001
Beth Reiter, MPC Project Planner
MPC File No. N-061023-35170-2

Nature of Request: The applicant is requesting approval to demolish an existing non-historic structure and to construct a 3 ½ story condo building. A five foot side yard setback and a 6'-2" height variance are requested.

Staff Recommendation: Approval to demolish non-rated existing building. **Approval** to erect an eight unit condominium building and **approval** of a 5 foot side yard setback on the Drayton Street side and **approval** of a 6'2" height variance.

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

MPC ACTION: The motion to approve the staff recommendation carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean, and Mr. Coleman.

C. Zoning Petition – Map Amendment

204 Cottonvale Road
Jarrod Smith, Maupin Engineering, Agent
Chatham Commercial Group, LLC., Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-061005-63582-1

ISSUE: Rezoning of a 10 acre site from R-A (Residential Agriculture) zoning classifications to a P-R-3-10 (Planned Residential Multi-Family (Residential–10 units per net acre) classification.

Policy Analysis: The proposed P-R-3-10 classification would rezone the site to a zoning district that permits multi-family residential uses at a density that is compatible with the general development pattern along Cottonvale Road. The proposed P-R-3-10 classification is not inconsistent with the Chatham County Future Land Use Map, which calls for Planned Development. The proposed P-R-3-10 classification would also provide alternative low to medium density single family residential housing opportunities that would be compatible with the zoning pattern in the general area and would not adversely impact properties within the general area

Staff Recommendation: Approval of the request to rezone the subject property from an R-A classifications to a P-R-3-10 classification and **approval** of an amendment to the Chatham County - Savannah Comprehensive Plan Future Land Use Map from Planned Development to General Single Family Residential.

D. General Development Plans/ Group Development Plans

1. Cottonvale Townhomes
200 & 204 Cottonvale Road
P-R-3-10 Proposed Zoning District (Requested)
9.83 acres
PIN: 1-0991 -07-044
Jarrod Smith, Maupin Engineering, Agent
Chatham Commercial Group, LLC., Owner
Gary Plumbly, MPC Project Planner
MPC File No. P-060927-54479-1

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed residential townhome development located on the north side of Cottonvale Road at its intersection with Dovefield Drive in association with a rezoning from R-A (Residential Agriculture) zoning classification to a P-R-3-10 (Planned Residential Multi-Family Residential-10 units per net acre) classification (see MPC file Z-060928-33663-1). No variances are requested.

Staff Recommendation: 1) revise the General Development Plan to extend the sidewalks to provide pedestrian access on both sides of all private vehicular access easements to intersect with the sidewalks along the primary private drive, 2) revise the General Development Plan to note how the development will be provided trash pick-up and mail delivery, 3) rezoning the site to a P-R-3-10 classification by the Chatham County Board of Commissioners,4) although the General Development Plan complies with the off-street parking requirement, it is recommended that a minimum amount of surplus spaces be established throughout the development to accommodate overflow parking and parking for visitors;

5) show the name of the proposed and private vehicular access and utility easements as approved by the MPC staff. Addresses will be assigned in conjunction with the Specific Development Plan; and 6) increase the width of the private vehicular access easement (primary drive) to not less than 27 feet.

Mr. Todd **moved** to approve staff recommendation on MPC File No. Z-061005-63582-1 and MPC File No. P-060927-54479-1 Mr. Ray seconded the motion.

MPC ACTION: The motion to approve staff recommendation on MPC File No. Z-061005-63582-1 and MPC File No. P-060927-54479-1 carried with none opposed.
Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean, and Mr. Coleman.

2. Tradeport Business Center
580 Jimmy DeLoach Parkway
PUD-C Zoning District
59.89 acres
PIN: 2-1016-01-019
Chad Zittrouer, Kern-Coleman & Co, LLC, Engineer/Agent
Commonwealth Commercial Properties, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-051028-34019-2

Nature of Request: The petitioner is requesting approval of a General / Group Development Plan in order to construct warehouses and flex space within a PUD-C (Planned Unit Development-Community) zoning district. This property is designated for industrial uses on the Godley Station Master Plan. Phase 1 (Building 1) of this project was approved by the MPC on March 7, 2006. No variances are requested

Staff Recommendation: Approval of the General / Group Development Plan with the following condition: 1) the County Engineer shall approve all road improvements on Jimmy DeLoach Parkway and Benton Boulevard. 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; 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; and 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. 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, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean, and Mr. Coleman.

E. Master Plans

1. St. Andrews School Unified Campus Plan
601 Penn Waller Road
PUD-IS/EO Zoning District
PIN: 1-0062 -01-002
Hussey, Gay, Bell & DeYoung, Inc., Engineer
Steven C. Wohlfeil, P.E., Agent
St. Andrews on the Marsh, Inc., Owner/Petitioner
Gary Plumbley, MPC Project Planner
MPC File No. M-060427-48535-1

Nature of Request: The petitioner is requesting approval of an amended Master Plan/General Development Plan for an existing private school complex located on the west side of Penn Waller Road approximately 150 feet south of Port Royal Drive within PUD-IS/EO (Planned Unit Development – Institutional/Environmental Overlay), Planned Unit Development/EO (Planned Unit Development/Environmental Overlay), and R-1/EO (Single Family Residential/Environmental Overlay) zoning districts. The petitioner is requesting the following variance: 1) a 20 foot buffer variance (from the required 50 feet) along the northern property line.

Staff Recommendation: Approval of the requested 20 foot buffer variance along the northern portion of the site and the proposed amended Master Plan/General Development Plan subject to the following conditions: 1) revise the Master Plan/General Development Plan to show a 25 foot marsh buffer adjacent to both sides of the delineated wetlands (Betz Creek) located with the County 60 foot right-of-way along the entire width of the site; 2) revise the Master Plan/General Development Plan to increase the size of the planting islands in the off-street parking lots where a tree is required; 3) approval by the DNR of the permits to cross Betz Creek and wetlands to be filled; 4) approval by the County Engineer.

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, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean, and Mr. Coleman.

2. Bradley Pointe South Master Plan Revision
104 Dunnoman Drive
PUD-M-5 Zoning District
PIN: 2-1030F-01-028
Kern-Coleman & Co, LLC, Engineer
Terry Coleman, Agent
Jack Wardlaw, Owner/Petitioner
Gary Plumbley, MPC Project Planner
MPC File No. M-061016-47024-2

Nature of Request: The petitioner is requesting approval of an amendment to a Master Plan for a residential development located south of Highway 17 South (Ogeechee Road) on both sides of Bradley Boulevard within a PUD-M-5 zoning district. No variances are requested.

Staff Recommendation: Approval of the Amended Master Plan subject to the following condition; 1) approval by the City Review Departments.

Mr. Bean stated that due to a conflict of interest, he must abstain from discussing or voting on this petition. He submitted a conflict of interest form for the file. Mr. Todd stated he has a client relationship with the petitioner but did not feel it would have an impact on his decision.

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, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, and Mr. Coleman. Mr. Bean abstained from voting.

F. Subdivision/Sketch Plan

- Salt Creek Landing Phase 3
Cottonvale Road
RA Zoning District
5 Lots – 1.13 Acres
PIN: 1-0991C-01-003
Virginia Smith., Owner
Jerry Konter, Konter Development, Agent
Amanda Bunce, MPC Project Planner
MPC File No. S-061020-53921-1

Nature of Request: The petitioner is requesting approval of a five-lot Major Subdivision located on the northeast side of Cottonvale Road, within an R-A (Residential-Agriculture) zoning district. The following variances are requested:

- A 1.92 – 4.19 foot lot width variance for lots 173-176; and
- A six foot rear yard setback variance for Lot 173.

Staff Recommendation: Approval of a six foot rear yard setback variance for Lot 173 and lot width variances for Lots 173-176 as indicated below;

Lot 173: 3.88 foot lot width variance	Lot 175 1.92 foot lot width variance
Lot 174: 4.19 lot width variance	Lot 176 2.95 foot lot width variance

Approval of the proposed Major Subdivision, subject to the following conditions; 1) show the signature of the owner and a Georgia Registered Land Surveyor (across the State of Georgia seal) on the Final Plat; 2) the County Arborist shall determine if additional plant materials are required within the vegetated buffer along Cottonvale Road in order to provide an adequate visual buffer; 3) label the 20-foot easement between Lots 174 and 175 as a 20-foot sewer and pedestrian access easement; 4) sidewalks shall be required along the new street in front of all lots. A sidewalk shall also be required on the north side of Cottonvale Road upon a determination by the County Engineer that the sidewalks can be installed in a manner that will provide adequate safety to pedestrian traffic.

Mr. Bean stated that due to a conflict of interest he must abstain from discussing and voting on this petition. He submitted a conflict of interest form for the file.

Mr. Meyer **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, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, and Mr. Coleman. Mr. Bean abstain from voting.

G. Subdivision/Concept Plan

The Villages at New Hampstead (R-13), Phase 2
 401 John Carter Road
 PUD New Hampstead Zoning District
 348 Lots– 94.45 acres
 PIN: 1-1047 -03-002
 Great Southern Homes., Owner
 Cliff Kennedy, Kennedy, Ragsdale, & Associates, Inc., Agent
 Gary Plumbley, MPC Project Planner
 MPC File No. M-061024-39060-2

Nature of Request: The petitioner is requesting approval of a Concept Plan for a proposed residential development to be located on the west side of John Carter Road approximately 4,000 feet south of Little Neck Road and 1.3 miles north of Fort Argyle Road within the PUD-New Hampstead (Planned Unit Development – New Hampstead) zoning district. No variances are requested. The Concept Plan has been approved by the New Hampstead Residential Development Review Committee as required by the New Hampstead PUD.

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

Mr. Todd moved to approve staff recommendation. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve staff recommendation for MPC File No. M-061024-39060-2 carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean and Mr. Coleman.

H. Approval of the Third Quarter Report

Mr. Todd **moved** to approve the Third Quarter Report as submitted. Mr. Coleman seconded the motion.

MPC ACTION: The motion to approve the Third Quarter Report as submitted carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean and Mr. Coleman.

I. Approval of Award of Painting Contract

Mr. Meyer questioned who had prepared the bidding application and whether or not the contractor would be using the VOC Paints.

Mr. Thomson assured Board Members that the proper protocol had been followed.

Mr. Ray **moved** to approve the Approval of Award of Painting Contract. Mr. Abolt seconded the motion.

MPC ACTION: The motion to approve the Approval of Award of Painting Contract carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean and Mr. Coleman.

J. Approval of the November 14, 2006 Planning Meeting Agenda

Mr. Todd **moved** to approve the November 14, 2006 Planning Meeting Agenda as presented. Mr. Ray seconded the motion.

MPC ACTION: The motion for approval of the November 14, 2006 Planning Meeting Agenda as presented carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean and Mr. Coleman.

Mr. Thomson thanked both City and County Managers for arranging for their appropriate staff to attend the November 14, 2006 MPC Planning Meeting. The attending staff will make a brief presentation about how the MPC Board members should respond to citizens who come before the Board to express concerns regarding drainage, water/sewer, and traffic items.

Mr. Manigault took the opportunity to compliment Mr. Harmit Bedi, Deputy Executive Director, on his newly published article in the November issue of the American Planning Association Magazine. He informed Board Members that Mr. Bedi was the author of the article titled *Savannah Takes the LEED* where he describes the process involved in developing Abercorn Commons, the first retail shopping center in the United States to receive the LEED certification.

VI. OLD BUSINESS

None.

VII. REGULAR BUSINESS

A. General Development Plan / Telecommunications Facility

New Telecommunications Facility
0 Spring Hill Road
R-6 Zoning District
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Jim Hansen, MPC Project Planner
MPC File No. T-060320-57975-2

Nature of Request: The petitioner is requesting approval of a General Development Plan and a variance from the requirement that accessory facilities for a stealth tower be enclosed within a building like structure in order to construct a stealth telecommunications facility within an R-6 (One-family Residential) zoning district. All new wireless telecommunications facilities, including tower farms and stealth towers, require approval by the MPC.

Staff Recommendation: Approval of the General Plan for a 140 foot stealth tower subject to the following conditions; 1) provide a recorded copy of an amended plat or a deed showing the proposed access and utility easements; 2) provide a revised Landscape Plan that shows the Tree and Landscape Quality Points to be provided 3) approval of a variance from the requirement that accessory facilities be enclosed within a building like structure 4) approval of the Cingular Wireless collocation on the 140 foot tall stealth tower.

Speaking on the Petition Jonathan Yates, Agent reviewed the history of the project. He stated this facility will be the last facility under the old ordinance and answered concerns from Board Members.

Mr. Bean **moved** to approve staff recommendation. Mr. Coleman seconded the motion.

MPC ACTION: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Abolt, Mr. Brown, Mr. Manigault, Mr. Meyer, Mr. Bean and Mr. Coleman.

VIII. OTHER BUSINESS

Mr. Thomson gave Board Members an update on the status of the vacant Land Use Planner's position. He stated has received a signed letter of acceptance from Ms. Keia Butts who is scheduled to begin employment on December 4, 2006.

Chairman Lufburrow invited everyone to attend the Wireless Telecommunications Facility Ordinance Open House on Wednesday November 8, 2006 from 6:00 P.M. -7:30 P. M. in the Arthur Mendonsa Hearing Room located at 112 East State Street.

IX. ADJOURNMENT

There being no other business to come before the Commission the November 7, 2006 Regular MPC Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed