

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

November 21, 2006

1:30 PM

Members Present: Stephen Lufburrow, Chairman
Robert Ray, Vice Chairman
Jon Todd, Secretary
Susan Myers, Treasurer
Lee Meyer
Melissa Jest
Ben Farmer
Walker McCumber

Members Not Present Lacy Manigault
Shedrick Coleman
Douglas Bean
Russ Abolt
Michael Brown
Timothy Mackey

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
Beth Reiter, AICP, Director, Historic Preservation
Amanda Bunce, Development Services 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 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. Item(s) Requested to be Removed from the Final Agenda

1. Zoning Petition – Map Amendment

502-508 MLK Boulevard
Walter O. Evans., Owner
Amanda Bunce, MPC Project Planner
MPC File No. Z-061102-41094-2

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

2. 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-061106-32199-1

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.

Ms. Jest **moved** to approve the petitioners' request to reschedule MPC File No. Z-061102-41094-2 and MPC File No. M-061106-32199-2 to the December 5, 2006 Regular MPC Meeting. Mr. Todd seconded the motion.

MPC ACTION: The motion to approve the petitioners' request to reschedule MPC File No. Z-061102-41094-2 and MPC File No. M-061106-32199-2 to the December 5, 2006 Regular MPC Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Ms. Jest, Mr. McCumber, and Mr. Meyer.

III. CONSENT AGENDA

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

Mr. Todd **moved** to approve the November 7, 2006 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the November 7, 2006 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Ms. Jest, Mr. McCumber, and Mr. Meyer.

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

1. John Clegg, Barnard Architects, Petitioner
Stephanas Zbin, Owner
524 East Bolton Street
1-R Zoning District
PIN No. 2-0043 -06-009
Beth Reiter, MPC Project Planner
MPC File No. N-061103-50872-2

Nature of Request: The applicant is requesting approval to construct a two story duplex and one-story, two-car garage. Side yard variances are requested for the garage construction.

Staff Recommendation: Approval to construct a detached duplex with two car garage. Approval of two one foot side yard setbacks for the garage on the rear of the lot due to the lot configuration.

Mr. Meyer **moved** to approve staff recommendation. Mr. Todd 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, Ms. Jest, Mr. McCumber, and Mr. Meyer.

2. Roy Hill, Owner/ Petitioner
221 East Park Avenue
2-R Zoning District
PIN No. 2-0044 -34-001
Beth Reiter, MPC Project Planner
MPC File No. N-061103-50980-2

Nature of Request: The applicant is requesting approval to construct a new single family house.

Staff Recommendation: Approval of the construction of a two story single family residence with the condition that the curb cut approval by the City Traffic Engineer is provided to staff for the file and that screening plan for the parking be brought back to staff for approval. Approval of a 2'-2" side yard setback on Lincoln Street based on historic precedents. Approval of a 22 foot rear yard setback variance based on lot condition.

Mr. Todd **moved** to approve staff recommendation. Mr. Meyer 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, Ms. Jest, Mr. McCumber, and Mr. Meyer.

IV. OLD BUSINESS

None.

V. REGULAR BUSINESS**A. General Development Plans/ Group Development Plans**

Baymont & Super 8 Motels
387 Canebrake Road
P-B-C Zoning District
2.94 acres
PINs: 1-1029-02-023 & -013
Mark Boswell, Boswell Design Services, Inc., Agent
Mike & Pravin Patel, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-060807-40981-1

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct two hotels within a P-B-C (Planned Community Business) zoning district. No variances are requested. At the September 5, 2006 MPC meeting, the petitioner requested that the item be continued until additional traffic count information can be obtained.

Staff Recommendation: Approval of the General Development Plan/Group Development Plan with the following condition: 1) the landscape plan shall show that the existing vegetation within the utility easement along the rear property line that is four inches d.b.h. or greater is to be preserved. 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 County 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 County Engineer shall review the Drainage Plan; 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 and include a photometric plan. 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.

Speaking on the Petition: Mark Boswell, Agent, answered concerns from Board Members regarding sidewalk installation and island tree planting.

Mr. Meyer **moved** to approve staff recommendation subject to conditions. Additional conditions added were as follows; 1) MPC staff to send to the City and County Managers a letter expressing the MPC's concern over the current design and condition of Canebrake Road to safely accommodate additional commercial traffic and protect the current resident; 2) staff review the roadway and future traffic to determine what improvements should be made to alleviate the concerns of Board Members. Mr. McCumber seconded the motion.

MPC Action the motion to approve staff recommendation subject to include the following conditions; 1) MPC staff send a letter to City and County Managers expressing the MPC's concern over the current design and condition of Canebrake Road to safely accommodate additional commercial traffic and protect the current residents; and 2) to have staff review this roadway and future traffic to determine what improvements should be made to alleviate the concerns of Board Members carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Ms. Jest, Mr. McCumber, and Mr. Meyer

VI. OTHER BUSINESS

None.

VII. ADJOURNMENT

There being no other business to come before the Commission the November 21, 2006 Regular MPC Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed.