

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

October 17, 2006

1:30 PM

Members Present: Stephen R. Lufburrow, Chairman
Robert Ray, Vice Chairman
Susan Myers, Treasurer
Douglas Bean
Michael Brown
Ben Farmer
Melissa Jest
Walker McCumber
Timothy S. Mackey
Lacy A. Manigault

Members Not Present: Russ Abolt
W. Shedrick Coleman
Lee Meyer
Jon Todd, Secretary

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Deborah Rayman-Burke, AICP, Development Services Planner
Amanda Bunce, Development Services Planner
Courtland Hyser, AICP, Land Use Planner
Marilyn Gignilliat, Executive Assistant
Lynn Manrique, 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 everyone to stand for the Pledge of Allegiance and Invocation. He explained the agenda for the benefit of those who were attending the meeting for the first time.

II. Notices, Proclamations and Acknowledgments

A. Notice(s)

None.

B. Items Requested to be Removed from the Final Agenda**1. 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

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for November 7, 2006, Regular Meeting.

2. General Development Plans / Group Development Plans

- a. 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
Dennis Hutton, 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 the November 7, 2006, Regular Meeting.

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

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for November 7, 2006, Regular Meeting.

Mr. Manigault **moved** to approve the petitioners' requests to withdraw MPC File No. T-060320-57975-2, MPC File No. P-060928-54501-2, and MPC File No. P-051028-34019-2 from the Final Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to remove MPC File No. T-060320-57975-2, MPC File No. P-060928-54501-2, and MPC File No. P-051028-34019-2 from the Final Agenda carried

with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, and Mr. Manigault.

III. Consent Agenda

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

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

MPC Action: The motion to approve the October 3, 2006, MPC Meeting Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, and Mr. Manigault.

B. Zoning Petitions – Map Amendments

1. 2501, 2750, 2680 Little Neck Road
Robert B. Brannen, Jr., Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-060926-39944-2

Issue: At issue is the rezoning of approximately 202 acres of land from an existing R-A (Residential Agriculture) and PDR-SM (Planned Development Reclamation-Surface Mining) to a PUD (Planned Unit Development) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that is more compatible for the surrounding neighborhood than the zoning that presently exists. The PUD-New Hampstead classification will also encourage flexibility, diversity, and integration of uses and development standards that would not otherwise be allowed by the Zoning Ordinance.

Staff Recommendation: Approval of the request to rezone the subject property from an R-A (Residential-Agriculture) and PDR-SM (Planned Development Reclamation-Surface Mining) classification to a PUD-New Hampstead (Planned Unit Development) classification.

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

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

2. 10804 White Bluff Road
Harold Yellin, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-060928-33663-2

Issue: Rezoning from an R-6 (Single-Family Residential) classification to a PUD-IS-B (Planned Unit Development Institutional) classification.

Policy Analysis: The proposed rezoning is not consistent with the City’s Future Land Use Plan. However, the subject property is located between an institutional use on the north, a recently completed major drainage facility on the south, and a major arterial road on the west. There are several uses other than single-family residential along White Bluff Road in close proximity to the petitioned site. These factors justify the redevelopment of this property to a use other than single-family residential provided the proposed use would not adversely impact the residential properties in the immediate area. The proposed professional office in conjunction with suitable buffering will not adversely impact the adjacent residential properties.

Staff Recommendation: **Approval** of the petitioner’s request to rezone the subject property from an R-6 classification to a PUD-IS-B classification and **approval** of an amendment to the City of Savannah Future Land Use Map from Single-family Residential to Retail/Office/Commercial.

Mr. Bean **moved** to approve the staff recommendation. Mr. McCumber seconded the motion. Ms. Jest asked for and received confirmation that the 25-foot buffer along Skyline Drive is allowed under the PUD-IS-B zoning.

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

- 3. 4401 Ogeechee Road
Phillip McCorkle, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-060928-49980-1

Issue: The request is to rezone 4343, 4347, 4351, 4359, 4363, and 4401 Ogeechee Road from an R-A (Residential Agriculture) zoning classification to a P-B-C (Planned Community Business) classification.

Policy Analysis: The proposed rezoning is consistent with both the Chatham County Future Land Use Plan and the Tricentennial Plan.

Staff Recommendation: **Approval** of the request to rezone the subject property from an R-A (Residential-Agriculture) zoning classification to a P-B-C (Planned Community Business) classification.

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

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

C. General Development Plan

Southside Fire Department
10705 White Bluff Road
PUD-IS-B Zoning District
PIN: 2-0648-05-005
Mark Crapps (Kern-Coleman & Company), Engineer/Agent
Southside Fire Department, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-060928-59774-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct an office building for the Southside Fire Department within a PUD-IS-B (Planned Unit Development Institutional) zoning district. The applicant is requesting a buffer variance along the southern property line.

Staff Recommendation: **Approval** of the 35-foot buffer variance and **approval** of the General Development Plan / Group Development Plan with the following conditions: 1) combine parcel with adjacent parcel owned by the Southside Fire Department to the north prior to Specific Development Plan approval; 2) address the following minor labeling error: a) The adjacent parcel to the south is P-R-M-25, not PUD-IS-B as shown on the site plan; and 3) show the fence along the southern property line as eight feet in height.

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. 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. Brown **moved** to approve the staff recommendation. Mr. Ray seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Ms. Myers, Mr. Bean, Mr. Brown,

Mr. Farmer, Ms. Jest, Mr. McCumber, and Mr. Manigault. Mr. Mackey was not in the room when the vote was taken.

D. General Development Plan / Group Development Plan

Olde Towne at Berwick
50 Berwick Boulevard
PUD-C Zoning District
PIN 1-1008-02-070 and 065
Anna Deiters (Robertson, Loia, Roof), Engineer/Agent
The Kilburn Family Partnership, LLLP, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-061006-60848-1

Nature of Request: The petitioner is requesting approval of a General Development Plan / Group Development Plan in order to construct two commercial buildings within a PUD-C (Planned Unit Development-Community) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the General Development Plan / Group Development Plan with the condition that a Type G buffer is required along the parking spaces that face the access road.

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

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. McCumber, and Mr. Manigault. Mr. Mackey was not present for the vote.

E. Final Minor Subdivision

Sturgess Tract, Lot 2B
6069 Ogeechee Road
PIN: 1-1029-05-003A
P-I-L Zoning District
Bryan James, Owner
Amanda Bunce, MPC Project Planner
MPC File No. S-060913-51094-1

Nature of Request: The petitioner is requesting approval of a three-lot minor subdivision located on the south side of Ogeechee Road, within a P-I-L (Planned Light Industrial) zoning district. A variance of the paving requirement for the access road is requested.

Staff Recommendation: **Approval** of a variance from the paving requirement for Bamboo Lane and **approval** of the proposed minor 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) clarify on which property the access easement is located. It is currently part of the parent tract (subject property). The

property line and the size of the parcels, if necessary, shall be corrected on the Final Plat; 3) add the following notes to the Final Plat: a) "There shall be no further development on Lot 2-B, or further subdividing of lots within this subdivision until such time as the 60-foot private vehicular access easement is paved in accordance with the minimum standards as required by the County Engineer." b) "The access road shall be owned and maintained by the owner of Lot 2-B and shall not be the responsibility of Chatham County;" and 4) approval by the Chatham County Health Department and the County Engineer.

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

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

F. Subdivision/Concept Plan

New Hampstead Tracts R-9 and R-14
2401 Little Neck Road
PUD New Hampstead Zoning District
PIN: 2-1047-03-001
North Godley Developers, Inc., Owner
Jamie Csizmadia, Kern-Coleman & Company, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-061005-43110-2
MPC Reference File Number Z-050428-41936-2 and Z-050914-52629-2

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 Little Neck Road approximately 1.2 miles south of John Carter Road and 1,700 feet north of the proposed New Hampstead Parkway within the PUD-New Hampstead (Planned Unit Development-New Hampstead) zoning district. No variances are requested.

Staff Recommendation: The MPC staff recommends **approval** of the proposed Concept Plan subject to the following conditions: 1) revise the Concept Plan to show a 40-foot vegetative buffer along the perimeter of Pod 3; 2) approval by the City Review Departments; and 3) approval of the location and design of the proposed curb cuts on Little Neck Road and the stormwater outfall into properties located within unincorporated Chatham County. Special Finding: The approval of the proposed Concept Plan does not approve or imply approval of any variance from the minimum design standards.

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

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

IV. Old Business

Zoning Petition – Map Amendment

1108 East Henry Street
Steven Horner, Owner
PIN: 2-0055-01-012
Debbie Burke, MPC Project Planner
MPC File No. Z-060824-50597-2

and

General Development Plan

The Screven House Inn
Steven Horner, Owner
P-R-I-P Proposed Zoning District
PIN: 2-0055-02-012
MPC File No. P-061011-42971-2
Debbie Burke, MPC Project Planner

Issue: The petitioner is seeking to rezone a .18-acre parcel from an R-4 (Four-family Residential) classification to a P-R-I-P-B (Planned Residential, Medium Density) classification and is seeking approval of a General Development Plan concurrently.

Under the General Development Plan, the petitioner proposes to convert an existing 3,070-square-foot structure into a three-room inn. The parking as shown on the Plan does not comply with the requirements of the ordinance and will need to be redesigned to do so.

Policy Analysis: The proposed rezoning is inconsistent with the City's Future Land Use Plan and will allow for an increase in density and commercial uses that could negatively impact an established single-family residential area. However, attaching the General Development Plan to this rezoning request will essentially limit the uses to only the use requested and any subsequent changes to that use or to the site regarding the Development Plan would have to come back to the Planning Commission for review and a recommendation to the Mayor and Aldermen, which should address the concerns that staff has regarding inappropriate uses in a single-family neighborhood.

Staff Recommendation: **Approval** of the General Development Plan and **approval** of the request to rezone the subject property from an R-4 classification to a P-R-I-P-B classification with the following conditions: 1) the parking shall be redesigned to meet the requirements of the ordinance; and 2) the General Development Plan and approval for the requested rezoning are for an inn use only. Any alternative use would require approval by the Planning Commission and the Mayor and Aldermen.

Speaking about the petition: **Darrin Friend**, resides at 1108 East Henry with Mr. Horner. He said they have worked closely with the staff and will address the parking issues.

Mr. Brown **moved** to approve the staff recommendation with conditions. Mr. Bean seconded the motion.

MPC Action: The motion to approve the staff recommendation with conditions carried with one opposed. Voting in favor were Mr. Lufburrow, Mr. Ray, Ms. Myers, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. McCumber, Mr. Mackey, and Mr. Manigault. Opposed: Ms. Jest.

V. Regular Business

General Development Plan

1. Comdoc Office-Warehouse
2003 Chatham Center Drive
PUD-B-R Zoning District
PIN: 2-0739-01-010
Chad Zittrouer (Kern-Coleman & Company), Engineer / Agent
Comdoc, Owner
Courtland Hyser, MPC Project Planner
MPC File No. P-060824-53259-2

Nature of Request: The petitioner is requesting approval of a General Development Plan (General Plan) in order to construct a combination office/warehouse facility within a PUD-B-R (Planned Unit Development-Regional Center) zoning district. The petitioner is requesting a buffer variance.

Staff Recommendation: Approval of the 10-foot buffer variance and **approval** of the General Development Plan with the following condition: 1) a six-foot-high fence that meets all of the requirements of the Type "C" buffer shall be provided along the southern property line.

The Specific Development Plan shall incorporate the General Development Plan conditions of approval and 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) 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.
- 5) A Signage Plan. MPC staff shall review the Signage Plan.
- 6) 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 about the petition: Ms. Jest expressed concerns about buffering and asked if the building could be oriented differently to allow more space between the development and adjacent property. Chad Zittrouer, Agent, said that the trees planted by the Master Developer will be saved, excluding the ones that intersect the driveway. Flipping the site would not allow access around the building as the southern property line is shorter than the northern line. Northern encroachment is also prohibited by the Master Plan.

Mr. McCumber **moved** to approve the staff recommendation with conditions. Mr. Ray seconded the motion.

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

VI. Other Business

Ms. Jest thanked the Commission for sending her to the GPA Convention on St. Simons Island.

Mr. Lufburrow said that the Comprehensive Land Use Plan is currently on the Chatham County Commission Agenda for hearing and adoption on Friday, October 20.

Mr. Thomson reminded Commissioners that the invitation to the Fort Stewart-Hunter Army Airfield Collaborative Land Use Planning Workshop scheduled for December 11 and 12 is in today's meeting packet. Seats are limited, so those wishing to attend need to respond quickly. The workshop will be held in the Fort Stewart Officers Club. Mr. Farmer reminded everyone that they must have proof of insurance, driver's license and tag registration to get on post.

VII. Adjournment

There being no further business to come before the Commission, the October 17, 2006, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed