

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

September 5, 2006

1:30 PM

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

Members Not Present: Russ Abolt
Michael Brown

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

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

I. CALL TO ORDER AND WELCOME

Chairman Lufburrow called the September 5, 2006, Regular MPC Meeting to order. He asked everyone to 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

Notice(s)

MPC Bylaws Committee will meet Tuesday, September 19, 2006, at 11:00 A.M., in the J.P. Jones Conference Room, 110 East State Street.

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

General Development Plan/ Group Development Plan

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

This item has been requested to be removed from the Final Agenda until further notice at the petitioner's request.

Mr. Todd **moved** to approve petitioners request to remove MPC File No. P-060807-40981-1 from the agenda until further notice. Mr. Ray seconded the motion.

MPC Action: The motion to remove MPC File No. P-060807-40981-1 from the agenda until further notice carried with none opposed. Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Manigault, Ms. Myers, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Coleman, Mr. Bean, Mr. Farmer and Mr. Ray.

IV. CONSENT AGENDA

A. Approval of the August 15, 2006 MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the minutes from the August 15, 2006 MPC Meeting and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Manigault, Ms. Myers, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Coleman, Mr. Bean, Mr. Farmer and Mr. Ray.

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

Brannen Construction
Stephen Brannen, Petitioner
115 East Park Avenue
2-R Zoning District
PIN No. 2-0044 -33-017
Beth Reiter, MPC Project Planner
MPC File No. N-060601-35885-2

Nature of Request: The applicant is requesting approval to construct a two-story three car garage with dwelling unit above.

Staff Recommendation: Approval of the revised garage plan with the condition that the shutters be hinged and if the garage door series has a plain overhead door that it be used in lieu of the Colonial paneled door.

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

C. Master Plan

Johnson Development/Tenenbaum Tract
0 Tremont Road
I-L and I-H Zoning Districts
PIN: 2-0709-02-003
Thomas & Hutton Engineering, Inc., Engineer
Dan Gay, Agent
Tenenbaum Family, LLC, Owner/Petitioner
Jim Hansen, MPC Project Planner
MPC File No. M-051027-34728-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed industrial warehouse development located on the west side of Tremont Road, south of the CSX Transportation Railroad Yard. No variances are requested.

Staff Recommendation: Approval of the proposed Master Plan.

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

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

D. Revised General Development Plans/ Group Development Plans

1. Hampton Inn- Abercorn Street
20 Johnston Street
R-I-P Zoning District
PIN: 2-0130 -02-002 (portion of)
Kern-Coleman & Company, Engineer
Mark Crapps, Agent
NP Savannah Midtown, Owner/Petitioner
Debbie Burke, MPC Project Planner
MPC File No. P-060410-36408-2

Nature of Request: The petitioner is requesting approval of a revised General Development Plan/Group Development Plan for a portion of a previously approved General Development Plan/ Group Development Plan (MPC File No. P-050801-49313-2) in order to construct a hotel and parking garage within an R-I-P (Residential-Institutional Professional) zoning district. The petitioner is requesting a building height variance. The MPC acted to approve the original request to construct two hotels, each with a height variance, at the September 6, 2005 meeting. The Specific Development Plan for the Hotel located on the eastern portion of the site, Phase 1, has been approved by staff.

Staff Recommendation: Approval of the 25 foot height variance and **approval** of the revised General Development Plan / Group Development Plan.

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

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

E. Sign Plan

Cap's Barber Sharp Cutz
1108 W. 52nd Street
B-G Zoning District
PIN: 2-0555-03-006
Catherine Argrow-Cummings, Applicant/Agent
Kevin Wade, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-060816-49675-2

Nature of Request: The petitioner is requesting approval of a fascia sign painted on one wall of a commercial building at 1108 W. 52nd Street, within a B-G (General Business) zoning district. Section 8 3112(i) (4) of the City of Savannah Zoning Ordinance requires that signs painted on buildings be approved by the MPC.

Staff Recommendation: **Approval** of 58 square feet of principal use fascia signage painted on the building.

Mr. Farmer **moved** to approve the 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. Meyer, Mr. Todd, Mr. Manigault, Ms. Myers, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Coleman, Mr. Bean, Mr. Farmer and Mr. Ray.

F. Approval for Staff to Prepare Contract to Update the Zoning Ordinance with Code-Studio (former Duncan and Associates Staff)

Mr. Thomson stated that Lee Einsweiler, formerly of Duncan and Associates, has formed his own consulting company which is called Code Studio. Mr. Einsweiler has done a lot of work in Savannah and is familiar with our issues. Staff would like to continue working with Mr. Einsweiler on the zoning ordinance re-write.

Mr. Meyer asked whether there are any local consultants who could work on this project.

Mr. Thomson replied that the new contract will include two local consultants. This new contract should be ready for Board approval by the net Regular MPC Meeting.

Mr. Todd **moved** to approve the staff recommendation to prepare a contract with Code Studio to update the zoning ordinance. Ms. Jest seconded the motion.

MPC Action: **The motion carried with none opposed.** Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Manigault, Ms. Myers, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Coleman, Mr. Bean, Mr. Farmer and Mr. Ray.

G. Approval of the September 12, 2006 Planning Session Agenda

Mr. Mackey asked for clarification on the Gated Community Report. Mr. Bedi responded staff had been tasked with researching options of accessing gated communities during emergencies. At present there is no unified system for emergency services. Vendors will be present during the September 12, 2006 Planning Meeting to discuss their products. Representatives from gated communities have been invited along with City and County staff and emergency service providers. MPC Staff will then make a recommendation to the MPC Board.

Mr. Thomson added the objective of the scheduled meeting is to receive information on a unified system that will allow access in all gated communities. Other local city representatives will also be invited to participate and give their input.

The technology that will be presented will be the click to enter method (emergency personnel will be able to click their microphones emitting a frequency that will allow entrance) and the lock box method (which will provide the availability of a key for emergency personnel).

Mr. Todd **moved** for approval of the September 12, 2006 Planning Session Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to approve the September 12, 2006 Planning Session Agenda carried with none opposed. Voting were: Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Manigault, Ms. Myers, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Coleman, Mr. Bean, Mr. Farmer and Mr. Ray.

Chairman Lufburrow welcomed Commissioner Helen Stone, former MPC Chairman.

VI. REGULAR BUSINESS

A. Revised General Development Plans/ Group Development Plans

Rowland Office Complex
Rowland Road and Hodgson Memorial Drive
P-I-P Zoning District
2.4 acres
PIN: 2-0490-05-008 and -022A
Kevin Hayes, Kern-Coleman and Company, Agent
Savannah Land Company, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-060818-34664-2

Nature of Request: The petitioner is requesting approval of a revised General Development Plan /Group Development Plan for a previously approved General Development Plan/ Group MPC File No. P-060522-60213-2) in order to construct three office buildings within a P-I-P (Planned Institutional-Professional) zoning district. One of the proposed buildings is to be utilized as a dental office, while the uses of the others are not known at this time. However, the applicant states that they will not be utilized for medical related activities. The applicant is requesting a buffer variance for a portion of a required buffer.

Staff Recommendation: Approval of the 10 foot buffer variance and **Approval** of the General Development Plan/ Group Development Plan

Mr. Coleman and Mr. Bean recused themselves due to possible conflict and stepped down from the dais.

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

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

B. Minor Subdivision/Sketch Plan

Colonial Landings Subdivision
9963 Whitfield Avenue
3 Lots – 6.177 Acres
PIN: 1-0575-01-033
Stone and Company, Owner
Craig Roberts, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-060818-58017-1

Nature of Request: The petitioner is requesting approval of a Sketch Plan for a three lot minor subdivision located on the north side of Whitfield Avenue approximately 525 feet west of Cartwright Street within an R-1/EO (Single Family Residential-Environmental Overlay District) zoning district. The petitioner is also requesting the following variance; 1) a 382 foot variance from the maximum permitted length of 750 feet for a private vehicular access and utility easement; and 2) a variance from the requirement that a private vehicular access and utility easement serving more than 3 lots must be paved.

Staff Recommendation: Denial of a variance from the requirement that the private vehicular access and utility easement must be paved. **Staff further recommends approval** of a 318 foot variance (the increased variance is based on the requirement by the Chatham County Health Department to increase the lot area of lots 2-A and 2-B) from the maximum permitted length of 750 feet for a private vehicular access and utility easement and the proposed Minor Subdivision subject to the following conditions: 1) revise the Sketch Plan to note that the proposed 22 foot private vehicular access and utility easement shall be paved from Whitfield Avenue (through the adjacent property identified as Marador Nursery Lot 1 to the southern lot line of Lot 2-C. Because the adjacent lot will be involved in the paving of the access easement, it must be included as part of the proposed subdivision; 2) revise the Final Plat to show a 50 foot setback and a 35 foot marsh buffer (located within the 50 foot setback) adjacent to the salt marsh on Lot 2-C; 3) because of the requirement by the Chatham County Health Department that each lot must have a minimum of 1.0 acre of usable soil excluding all buffers and easements, the depth of Lot 2A shall be increased to not less than 393 feet and the depth of Lot 2B shall be increased to not less than 345 feet; and 4) approval by the Chatham County Health Department and the County Engineer.

Ms. Myers stated an agent in her office is affiliated with this petition but she has no association with this petition.

Speaking on the Petition:

Dickey Stone, property owner stated the buyers of the property and its surrounding neighbors would like to keep the property as it is. He stated he would like the staff report to reflect the change that the 25 foot dock and pavilion easement along with the 10 foot pedestrian easement pertains to lot 2 B only. The lot sizes have been changed on lots 2A and 2B.

He added the responsibility for the maintenance of the road is that of the owners of lots 2-A, 2-B, and 2-C. Beyond that the responsibility will be shared.

Ms. Helen Stone, property owner, added there were concerns regarding paving the roads. She stated by not doing so would prevent the use of the property from being used as a turn around. If the road remains as it is it will also dictate a reduction in speed and amounts of impervious surface.

Mr. Meyer **moved** to approve the petitioner's request subject to conditions. Mr. Ray seconded the motion.

MPC Action: The motion to approve the petitioner request subject to conditions carried with none opposed. The conditions were: 1) approval of the variance for the access easement shall be 425 ft; 2) approval of the variance that the road shall not be paved; and 3) the 10 ft and 25 ft dock and pavilion easement shall be for the use of and maintained by lot 2-B only. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Manigault, Ms. Myers, Mr. McCumber, Mr. Mackey, Ms. Jest, Mr. Coleman, Mr. Bean, Mr. Farmer and Mr. Ray.

C. Presentation of Examples of Wireless Telecommunication Facilities

Staff is finalizing the Wireless Telecommunication Ordinance. As part of this process, Ms. Charlotte Moore, Director of Special Projects, presented an overview of the draft ordinance. She also displayed photographs from a site visit to Jacksonville FL. Ms. Moore and Mr. Bedi toured Jacksonville to learn about the ways that community deals with cell towers.

Mr. Thomson added that the draft final of the ordinance will be presented at the next Regular MPC Meeting, scheduled September 19, 2006. This will allow the opportunity for any additional input from the Board Members prior to presenting the ordinance to a public forum.

D. Report of the Nominating Committee

Due to the absence of the Chairman of the Nominating Committee, Mr. Farmer announced the following persons were offered to fill the following positions; Stephen Lufburrow, Chairman, Robert Ray Vice Chairman, Jon Todd Secretary, and Ms. Myers Treasurer. Elections will be held at the next scheduled MPC Meeting, September 19, 2006.

VIII. ADJOURNMENT

There being no other business to come before the Commission the September 5, 2006 MPC Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed