

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

September 19, 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
Melissa Jest
Walker McCumber
Timothy S. Mackey
Lacy A. Manigault
Susan Myers

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
Dennis Hutton, AICP, Director of Comprehensive Planning
Gary Plumbley, Development Services Planner
Deborah Rayman-Burke, AICP, 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
Randolph Scott, City Zoning Inspector

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. Zoning Petition / Map Amendment**

Harold Yellin, Agent
Harry Butler, Owner
203 East Gwinnett Street
2-R Zoning District
PIN: 2-0044-14-008
Amanda Bunce, MPC Project Planner
MPC File No. Z-060801-86799-2

This item has been withdrawn by the petitioner.

Mr. Todd **moved** to approve the petitioner's request to withdraw MPC File No. Z-060801-86799-2 from the Final Agenda. Mr. Ray seconded the motion.

MPC Action: The motion to withdraw MPC File No. Z-060801-86799-2 from the Final Agenda carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

III. Public Hearing

Resolution to Recommend Approval to the Board of Commissioners – Community Agenda Report – Comprehensive Plan

Dennis Hutton advised that at the County Commission Meeting on August 25, 2006, the Commissioners asked that the Community Agenda portion of the Comprehensive Plan be returned to the MPC for two reasons: 1) The Commission requests that MPC adopt a formal resolution recommending that the County Commission adopt the Community Agenda portion of the Comprehensive Plan. 2) The Commission wanted to allow for additional public input for changes made to the Future Development Plan between the time it was submitted to the State and the time it was submitted to the City Council and the County Commission. Commissioners wanted to be certain that the public was aware of changes that might affect their property.

Today's packet contains a list of these changes which staff discussed with MPC members prior to sending to the County Commission. There are four categories of changes: 1) Changes to protect the existing residential character. Properties of particular concern to County Commissioners were those along Lincoln Street which were changed from traditional commercial to traditional residential. Sixty property owners in that area were notified. There were a couple of phone calls asking for clarification but no real objections to the changes. 2) Changes made to the map to reflect rezonings approved by MPC in the interim. No phone calls were received about these because those whose property had been rezoned were aware that the land use had changed. 3) There were 18 properties in West Savannah that are residential properties and have residences on them that were accidentally (by slip of the mouse) classified as parks and recreation. The necessary corrections were made. 4) Changes made to more accurately reflect the development that was actually on the ground. These were a) Master Plans that had been approved between 2002 and 2006 while we were working on the Comprehensive Plan, b) parcels

changed from Residential and Industrial Land Use Classifications to newly created Landfill and Surface Mine classifications according to existing zoning, and c) parcels changed from Light Industrial Classification to Heavy Industrial Classification in an area in west Savannah.

One property owner who owned property currently zoned as a surface mine raised several objections. She asserted that the surface mine land use classification did not conform to the minimum State standards and she is correct in that. Before staff did our land-use classifications, they were approved by the State. The State agreed to those classifications and the Plan has been approved with the existing land use classifications. The Plan goes beyond the minimum standards. Her second objection is that the State classifies a surface mine as an industrial use. Staff does not want to classify the surface mines in west Chatham County as Industrial land uses because of the way they are scattered all through the County. For that reason they have been reclassified as a surface mine which allows the industrial use, but when that industrial use ceases, that land must go back to either recreational or residential. The complainant noted that the Future Development Plan does not show utility easements. The map only shows rights of way because staff does not know where all of the easements are. If a utility company owns a piece of property, it is classified as a utility.

One question arose from property owners in the western part of the County. The Effingham Industrial Park has come to life, Bloomingdale and Pooler have made some land swaps to allow industrial, commercial and residential development in that area. In some of the areas around I-16 interchanges, Planned Development is shown, which only allows commercial and residential. The question was whether industrial uses would be allowed in these areas. Staff would like to have industrial uses, particularly if they fit together with Pooler, Bloomingdale and Effingham County, so staff is recommending that change.

Speaking about the Plan: **Harold Yellin, representing Hilda Whitaker**, who owns 18-1/2 acres on Bush Road zoned P-D-R-SM. The guidelines for that zoning designation have changed and she is not sure why. This is a relatively new zoning classification, established in the 1990's. Her property was rezoned to the new classification around 1993 or 1994. She wishes to go on record as objecting to any changes which may be proposed for the P-D-R-SM, and asks to meet with staff prior to the proposed Resolution going to the County Commission.

Mr. Lufburrow advised Mr. Yellin that staff will meet with Ms. Whitaker as requested prior to the Resolution going before the County Commission.

Mr. Todd **moved** to send the MPC Resolution forward to the County Commission with the change allowing Light Industrial uses within the Planned Development areas shown on the map. Mr. Meyer seconded the motion.

MPC Action: The motion to forward the MPC Resolution, amended to allow Light Industrial uses within Planned Development areas, to the County Commission carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray,

Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

IV. Consent Agenda

A. Approval of the September 5, 2006, MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the September 5, 2006, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the September 5, 2006, MPC Meeting Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

B. Zoning Petition – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: New Hampstead PUD Ordinance (Text Amendment to previously reserved sections.)

Jim Hansen, MPC Project Planner
MPC File No. Z-060901-30468-2

Issue: A proposed text amendment to the zoning ordinance established for the New Hampstead Planned Unit Development. The request addresses previously reserved sections including signage and the village core.

Policy Analysis: The PUD provides a unified, coordinated, and phased development based on available facilities. The PUD also encourages flexibility, diversity, and integration of uses and development standards that would not otherwise be allowed by the Zoning Ordinance. The proposed amendment clarifies previously approved sections and creates wholly new standards for those subjects previously reserved.

Staff Recommendation: Approval of the proposed text amendment to the Planned Unit Development ordinance for New Hampstead.

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

C. General Development Plan / Group Development Plan

Bull River Marina Townhomes
7911 Highway 80 East
P-R-3-12/EO Zoning District
PIN: 1-0046-02-004 and 005
Adam Ragsdale (Kennedy, Ragsdale & Associates, Inc.), Engineer

Focus Development, Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060901-50768-1

Speaking about the Petition: **Rebecca Rowden**, resides at 8005 Highway 80 East on property known as the Bull River Yacht Club Townhomes. Ms. Rowden had some questions and concerns. She requested that when the Specific Development Plan comes forward for approval that the Bull River Yacht Club Association and nearby highrise condo members be allowed to look at the Plan prior to approval. She submitted a copy of her comments, most of which relate to traffic issues.

Mr. Lufburrow advised that some of Ms. Rowden's concerns can be considered as part of the review process for the Specific Development Plan. Many of the traffic issues fall within the purview of the Chatham County Engineer and GDOT. He encouraged Ms. Rowden and her fellow residents to get together with staff when the Specific Development Plan comes forward for review. He also encouraged the developer to meet with adjoining property owners before the Specific Development Plan comes to MPC.

Ms. Jest **requested that this petition be moved from the Consent Agenda to Regular Business** to allow the petitioner to come forward and address some of the issues raised by Ms. Rowden.

D. General Development Plan

Alamosa PCS/Burroughs Telecommunications Facility
15010 Abercorn Street
P-B Zoning District
PIN: 1-1005-02-001A
PS&W Engineering, LLC, Applicant
Lannie Greene, Agent
Gary Plumbley, MPC Project Planner
MPC File No. T-060901-37990-1

Mr. Lufburrow said that it had come to his attention that there were people in the audience who wished to speak about this petition. He asked for a motion to move the Bull River Marina Townhomes petition (MPC File No. P-060901-50768-1) and the Alamosa PCS / Burroughs Telecommunications Facility petition (MPC File No. T-060901-37990-1) to Regular Business for a more thorough hearing.

Mr. Meyer **moved** to move Bull River Marina Townhomes (MPC File No. P-060901-50768-1) and Alamosa PCS / Burroughs Telecommunications Facility (MPC File No. T-060901-37990-1) from the Consent Agenda to Regular Business. Ms. Jest seconded the motion.

MPC Action: The motion to move these petitions from the Consent Agenda to Regular Business carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault and Ms. Myers.

E. Concept Plan

New Hampstead R-13, The Villages at New Hampstead
401 John Carter Road
PUD-New Hampstead Zoning District
PIN: 1-1047-03-002 (portion)
Cliff Kennedy (Kennedy, Ragsdale & Associates), Inc., Engineer
Great Southern Homes, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060720-57702-2

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 conditions: 1) Revise the Concept Plan to provide a sidewalk or pedestrian trail to link the amenities area with other proposed sidewalks. 2) The required front yard building setbacks were established with the assumption that all single-family residential structures would have a garage. To ensure that adequate off-street parking is provided for all front loaded lots, revise the site data to note that a 20-foot setback is required for a garage or parking pad. Also, provide the following note on the Concept Plan and Final Plat: “All single-family detached lots shall have a garage or parking pad and shall provide parking for not less than two vehicles (cars or trucks).” 3) Signage for development on each pod will not be approved until sign standards have been adopted for the New Hampstead PUD. 4) Revise the Concept Plan to show a 20-foot vegetative buffer adjacent to all proposed stormwater detention ponds. 5) Identify the future use of the sales center and off-street parking lot. 6) Revise Note 11 to identify the proposed spine road with an 80-foot right-of-way instead of a 70-foot right-of-way. 7) Revise the Concept Plan to show the 100-foot-wide panhandle portion of land adjacent to John Carter Road as a non-buildable area. A road right-of-way may be established within this area if approved by the County Engineer and the MPC staff. 8) Approval of the location and design of the proposed curb cuts on John Carter Road and the stormwater outfall into properties located within unincorporated Chatham County (if applicable) by the County Engineer. 9) Approval by the City Review Departments including all proposed curb cuts.

Special Finding. The approval of the proposed Concept Plan does not approve or imply approval of any variance from the minimum design standards.

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

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

V. Old Business

None.

VI. Regular Business**A. General Development Plan / Group Development Plan**

Bull River Marina Townhomes
7911 Highway 80 East
P-R-3-12/EO Zoning District
PIN: 1-0046-02-004 and 005
Adam Ragsdale (Kennedy, Ragsdale & Associates, Inc.), Engineer
Focus Development, Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060901-50768-1

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed residential townhome development to be located on the east side of U. S. Highway 80 East approximately 900 feet west of Bull River and 575 feet east of Johnny Mercer Boulevard within a P-R-3-12/EO Planned Multi-family Residential/Environmental Overlay – 12 units per net acre classification. No variances are requested.

Staff Recommendation: Approval of the proposed General Development Plan subject to the following conditions: 1) Approval of the proposed frontage road and curb cut location by the Georgia Department of Transportation. 2) Approval by the Chatham County Engineer.

The following conditions must be addressed in conjunction with the Specific Development Plan: 1) Approval by the County Arborist of a detailed Landscape and Tree Plan. The Plan shall include the proposed Type A buffer and Corridor Buffer. If a six-foot-high hedge is proposed, it must be of such maturity after two growing seasons to achieve a height of not less than six feet and an opacity that will provide a suitable visual buffer from the adjacent properties. 2) Approval by the County Engineer of the Grading, Paving, and Drainage Plans including the location and design of the frontage road and the proposed curb cut on the frontage road. 3) Approval by the U.S. Army Corps of Engineers of all required permits regarding the wetlands if applicable. A copy of all such permits must be submitted to the County Engineer. 4) Approval by the City Water and Sewer Planning Director of the extension of the water and sewer lines including all applicable fees. 5) Approval by the MPC staff of 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. The Lighting Plan must also include a photometric sheet. 6) Approval of the mail delivery service by the United States Postal Service. 7) Approval of the Development Identification Sign by the MPC staff, if applicable. 8) Approval of all building elevations by the MPC staff. 9) Approval by the Georgia Department of Transportation.

The following conditions shall be addressed in conjunction with the Final Subdivision Plat:
1) The fee simple individual lot lines shall be limited to the building, patio, and driveway.

All other areas shall be identified as common area. 2) Provide the following notes on the Final Plat: a) "The common area shall not be cleared or encroached upon by the property owners, with the exception of normal maintenance to remove weeds, undesirable vegetation such as poison ivy, vines, etc., and trash." b) "All common areas, including the private vehicular access easement, fencing, and development identification sign (if applicable) shall be owned and maintained by the Bull River Yacht Club Townhomes Property Owners Association and shall not become the responsibility of Chatham County." 3) Approval of an Environmental Site Assessment by the County Engineer. 4) Show the address of each unit on the Final Plat. The central address for the development will be 7911 U. S. Highway 80 East. If the proposed private drive is to be named, the name must be approved by the MPC staff. 5) Approval by the Chatham County Health Department, the County Engineer, and the Chatham County Board of Commissioners.

Speaking about the petition: Adam Ragsdale, Agent, said that he had spoken with Ms. Rowden earlier and tried to address her concerns. The developer has worked very closely with Mr. Plumbley and other staff members on the best way to access this property and is committed to doing this the safest way possible. He asked that the language used in the decision reflect the fact that review and approval by GDOT and Chatham County Engineering is required.

The consensus among the Commissioners was for Mr. Plumbley to use language in the decision to reflect that if GDOT approves a frontage road for this development, one will be required by MPC.

Mr. Meyer **moved** to accept the staff recommendation for approval subject to conditions. The first condition shall be revised to read, "Approval of the proposed frontage road and curb cut location by the Georgia Department of Transportation. The frontage road shall not be a condition of approval if it is not approved by the Georgia Department of Transportation". Mr. Ray seconded the motion.

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

B. General Development Plan

Alamosa PCS/Burroughs Telecommunications Facility
15010 Abercorn Street
P-B Zoning District
PIN: 1-1005-02-001A
PS&W Engineering, LLC, Applicant
Lannie Greene, Agent
Gary Plumbley, MPC Project Planner
MPC File No. T-060901-37990-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a 140-foot-tall telecommunications tower within a P-B (Planned Business) zoning district. All new wireless telecommunications towers, including tower

farms and stealth towers, require approval by the MPC. The petitioner is also requesting the following variances: 1) A four-foot tower setback variance (from the required 30 feet) from Grove Point Road and the proposed access easement. 2) A 35-foot height variance (from the required 180 feet) for the proposed tower.

Staff Recommendation: Denial of a four-foot tower setback variance (from the required 30 feet) from Grove Point Road. Staff further recommends **approval** of a four-foot tower setback variance (from the required 30 feet) from the access easement along the western portion of the tower site, an eight-foot tower setback variance (from the required 30 feet) from the access easement along the northern portion of the tower site, a 35-foot height variance (from the required 180 feet), and the proposed telecommunications tower subject to the following conditions: 1) Relocate the tower not less than 30 feet from Grove Point Road. 2) Relocate the proposed and future equipment pads not less than 20 feet from Grove Point Road. 3) Revise the General Development Plan to show the proposed tower as a flagless flagpole (internal antennas). The proposed tower can be increased to a maximum height of 180 feet if the RF engineer certifies that the additional height is needed to provide suitable coverage. A change in the height of the tower height must also be approved by the FAA. 4) Revise the fence details to show a solid opaque fence (either treated wood or masonry), including the gate(s), instead of a chain link fence with barbed wire. The height of the fence shall be equal to or greater than the height of all ground equipment but not less than six feet. 5) Submit a report from a professional engineer for the foundation design and monopole tower. The design must be approved by the County Engineer. 6) Revise the application and supporting documents to identify the address of the tower site as 1720-T Grove Point Road. 7) Approval of the Landscape Plan including the required Tree Quality Points by the County Arborist. 8) Approval by the County Engineer.

Speaking about the petition: **Lannie Greene, Agent**, said that Alamosa is in agreement with the staff recommendation. He addressed several concerns raised by Commissioners: 1) There will be no antenna mounted outside the pole and it will be designed for collocation by at least three other carriers. 2) The ground equipment will be housed within an opaque fence; with the fence and proposed landscaping, it will not be visible from the roadway. 3) There will be no noise generated by this facility.

Billy Holloway, owns Trentstone, 3-1/2 acres located across from and just east of this site. He is opposed to the tower and fears it may decrease property values in the area.

Drew Ambose, owns property to the west and to the south of the proposed site. He is on the west side of Mr. Holloway and agrees with his assessment of this plan.

Mr. Plumbley commented that the vacant, filled marsh land along the north side of Abercorn Street which Mr. Holloway and Mr. Ambose suggested would be a better tower site is within 300 feet of a protected roadway. He stressed the fact that MPC has worked diligently to persuade providers to use flagless flagpole installations rather than subject neighbors to large towers with unsightly antennas in full view.

Mr. Farmer **moved** to accept the staff recommendation to **deny** a four-foot tower setback variance (from the required 30 feet) from Grove Point Road and to **approve** a four-foot tower setback variance (from the required 30 feet) from the access easement along the western portion of the tower site, an eight-foot tower setback variance (from the required 30 feet) from the access easement along the northern portion of the tower site, a 35-foot height variance (from the required 180 feet), and the proposed telecommunications tower subject to conditions. Mr. Ray seconded the motion.

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

C. 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

Issue: The petitioner is seeking to rezone a .18-acre parcel from an R-4 (Four-family Residential) classification to an R-I-P-A (Residential, Medium Density) classification.

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.

Staff Recommendation: Denial of the request to rezone the subject property from an R-4 classification to an R-I-P-A classification.

Speaking about the petition: **Steven Horner, Owner**, wants to convert this property to a bed and breakfast. There will only be three rooms and there is currently parking for three cars in the rear, three cars offstreet in the front, as well as on-street parking. The school to their rear is vacant and is used for parking school buses. Three homes behind the site are also vacant and most of the businesses in that area are vacant. The home was built for John Screven, Jr., an early mayor of the City of Savannah. They have no intentions of changing the structure.

Darrin Friend, resides at 1108 East Henry with Mr. Horner. He said they are doing this in an effort to try to improve the neighborhood. Commissioners questioned Mr. Friend as to whether he and Mr. Horner had communicated with their neighbors regarding their plans. Mr. Friend said they have not met with the Benjamin Van Clark Neighborhood Association. He tried several times to reach Association President Barbara Oglesby but did

not get a return phone call. They have met some of the local block captains, have the support of the Asbury United Methodist Church located at Waters Avenue and Henry Street and have gotten the verbal consent of several neighbors. They are in the process of circulating a petition to their neighbors and would be willing to accept a continuance in order to allow more time to communicate with neighborhood leaders, if MPC so desires.

Rosemary Banks, lives at 1110 East Henry Street, next door to the house in question. She is the founder of the Waters Avenue Business Association, which is presently inactive. Ms. Banks has no objections to a bed and breakfast in this location and believes that more businesses in the area would help revitalize the neighborhood.

Mr. Farmer **moved** to continue the petition until the October 3, 2006, MPC Regular Meeting to allow the petitioner additional time to communicate with members of the community. Mr. Meyer seconded the motion.

MPC Action: The motion to continue the petition until the October 3, 2006, MPC Regular Meeting carried with four opposed. Voting in favor: Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Bean, Mr. Farmer, Mr. McCumber, and Ms. Myers. Opposed: Mr. Coleman, Ms. Jest, Mr. Mackey, and Mr. Manigault.

D. General Development Plan / Group Development Plan

The Residence of Sun River
227 West Montgomery Cross Road
PUD-M-15 Zoning District
PIN: 2-0644-01-005, 011, 011B, 011C, 011D and 2-0645-01-019
Kevin Krick (Genesis Consulting Group), Engineer
Ben Tingle, Agent
Heirs of Beatrice Wilylis Sheffield, Owner/Petitioner
Debbie Burke, MPC Project Planner
MPC File No. P-060410-36408-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/ Group Development Plan in order to construct a 288-unit apartment complex as an independent senior (55 years of age or older) retirement facility within a PUD-M-25 (Planned Unit Development-Multi-family, 25 units per net acre) zoning district. No variances are requested. The Commission acted to approve a rezoning request for the subject property on April 4, 2006, (MPC File No. Z-060215-41535-2) in order to allow for the increase in density.

Staff Recommendation: Approval of the General Development Plan / Group Development Plan with the following conditions: 1) The City of Savannah Land Clearing and Tree Protection Ordinance states that there shall not be more than 12 parking spaces in a row. There is one row of parking spaces that has 14 spaces without a tree island.

The site plan must be revised to address this issue. 2) Staff recommends that the 48 parking spaces along the access road from Montgomery Cross Road and 15 of the spaces adjacent to the pool area be designated for future parking and the following language be added to the site plan, "Paving of 63 additional parking spaces required in accordance with the Zoning Ordinance is deferred until such time as the Zoning Administrator, the owner or MPC staff determines that all or a portion of the deferred parking spaces are necessary." 3) The required Parking Tree Quality Points are incorrect on page LL-2, however, are correct on page LL-4. The site plan must be revised to correct page LL-2. 4) The site plan does not include the required Landscape Quality Points. The site plan must be revised to indicate that 6,936 Landscape Quality Points will be provided for this site. 5) The approved Specific Development Plan must be recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in order to provide notice that any future changes to the current use of the property must be approved by the Metropolitan Planning Commission. 6) The Traffic Study shall be approved by MPC staff prior to the Specific Development Plan approval or go before the MPC for review.

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.

Speaking about the Petition: **Harold Yellin, Agent,** said that this General Development Plan asks for no variances and meets all density, setback, height, buffer and parking requirements. This project incorporates 50 percent greenspace and preserves 142 trees. In deference to safety concerns expressed by Ms. Jest, Mr. Yellin said his client would provide marked, designated crosswalks to encourage walkers to safely cross drives and parking areas.

Mr. Meyer **moved** to approve the staff recommendation subject to conditions.
Mr. McCumber seconded the motion.

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

E. Election of Officers

The Nominating Committee presented the following slate of candidates: Susan Myers for Treasurer, John Todd for Secretary, Robert Ray for Vice Chairman and Stephen Lufburrow for Chairman. Mr. Lufburrow opened the floor for nominations, but none were forthcoming.

Mr. Mackey cast his vote for each office for the designee selected by the Nominating Committee for that office.

Mr. Manigault **moved** that there being no nominations from the floor, nominations be closed. Mr. Meyer seconded the motion.

Mr. Lufburrow called for a vote on the slate of nominees put forward by the Nominating Committee.

MPC Action: There being no nominations from the floor, the slate of officers recommended by the Nominating Committee was elected unanimously. The new officers are Susan Myers, Treasurer; John Todd, Secretary; Robert Ray, Vice Chairman; and Stephen Lufburrow, Chairman.

VII. Other Business

None

VIII. Adjournment

There being no further business to come before the Commission, the September 19, 2006, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed