

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**June 19, 2007**

**1:30 PM**

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**Members Present:** Stephen R. Lufburrow, Chairman  
Robert Ray, Vice Chairman  
Jon Todd, Secretary  
Susan Myers, Treasurer  
Russ Abolt  
Douglas Bean  
Michael Brown  
W. Shedrick Coleman  
Ben Farmer  
David Hoover  
Lacy Manigault  
Adam Ragsdale

**Members Not Present:** Freddie Gilyard  
Timothy S. Mackey

**Staff Present:** Harmit Bedi, AICP, Deputy Executive Director  
Jim Hansen, AICP, Director, Development Services  
Gary Plumbley, Development Services Planner  
Amanda Bunce, Development Services Planner  
Marilyn Gignilliat, Executive Assistant  
Constance Morgan, Administrative Assistant  
Latoya Bynum, Recorder

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

Chairman Lufburrow called the June 19, 2007 meeting to order and asked that everyone 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 and welcomed Alderman Tony Thomas who was attending today's meeting.

**II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notices (s)**

1. Next regularly scheduled MPC Meeting will be held on July 17, 2007 at 1:30 in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. The next MPC Planning Session Meeting will be held on July 10, 2007 at 1:00 in the MPC Arthur A. Mendonsa Hearing Room.
3. The MPC Finance committee will meet on July 17, 2007 at 11:00 in the J.P. Jones conference room.

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

**Zoning Petition – Map Amendment**

301 West Jones Street  
Harold Yellin, Agent  
Crystal Beer Parlor, LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070316-41185-2

The petitioner has requested that this item be removed from the Final Agenda and continued to the July 17, 2007, Regular Meeting.

Chairman Lufburrow noted that staff will send out notices informing adjacent property owners when this petition will be heard.

Mr. Todd **moved** to remove 301 West Jones Street, MPC File No. Z-070316-41185-2, from the Final Agenda and continue it to the July 17, 2007, Regular Meeting.  
Mr. Ray seconded the motion.

**MPC Action: The motion to remove MPC File No. Z-070316-41185-2 from the Final Agenda and continue it to the July 17, 2007, MPC Regular Meeting carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. Hoover, Mr. Manigault, and Mr. Ragsdale.

**III. CONSENT AGENDA**

**A. Approval of June 5, 2007 MPC Meeting Minutes and Briefing Minutes**

Mr. Jon Todd **moved** to approve the June 5, 2007, MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the June 5, 2007 MPC Meeting Minutes and Briefing Minutes carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Bean, Mr. Coleman, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Ragsdale, and Mr. Brown.

**B. Victorian Planned Neighborhood Conservation District Certificate of Compatibility**

205 West Duffy Street  
2-B Zoning District  
Petitioner: Kingway Custom Homes  
PIN 2-0052-27-025  
MPC File No. N-070525-54498-2

**Nature of Request:** The petitioner is requesting approval to construct an auto garage with storage loft at the rear of 205 West Duffy Street.

**Staff Recommendation: Approval** of two five foot yard variances, due to narrowness of lot and precedent that a full width garage previously existed on the lot. **Approval** to construct the garage with the conditions that the siding would be a wood-like siding such as Hardiplank (not vinyl); that the garage door be plain rather than Colonial raised panels and that the garage be set back three feet from the lane per request of the City Traffic Engineer. The applicant has agreed to the conditions.

Mr. Brown **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. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Bean, Mr. Coleman, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Ragsdale, and Mr. Brown.

**C. Subdivision/Concept Plan**

New Hampstead Tract R-15  
2680 & 2750 Little Neck Road  
PUD-New Hampstead Zoning District  
222 Lots – 108.39 Acres  
PIN 1-1047 -02-003  
Konter Development, Inc. & Ernest Communities, LLC, Property Owners  
Steve Wohlfeil, HGBD, Inc., Engineer/Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. S-070531-58700-2

**Nature of Request:** The petitioner is requesting approval of a Concept Plan for a proposed residential development to be located on the east side of Little Neck Road, approximately one mile south of Interstate-16 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) 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, add the following notes to the Concept Plan and Final Plat: a) a 20-foot setback is required for a garage or parking pad; b) 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); 2) approval by the City Review Departments.

Mr. Farmer **moved** to approve the staff recommendation. Mr. Brown 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. Abolt, Mr. Coleman, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Brown, and Mr. Ragsdale. Mr. Bean did not vote on the motion.

**D. Approval of Chairman to Execute Savannah Area Geographic Information Systems (SAGIS) Agreement**

Mr. Todd **moved** for approval of the Chairman to Execute Savannah Area Geographic Information Systems (SAGIS) Agreement. Mr. Abolt seconded the motion.

**MPC Action: The motion for approval of Chairman to Execute Savannah Area Geographic Information Systems (SAGIS) Agreement carried with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Coleman, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Brown, Mr. Bean, and Mr. Adam Ragsdale.

**E. Approval of the July 10, 2007 Planning Session Agenda.**

Chairman Lufburrow noted that the July 10, 2007 scheduled Planning Session will not be held in the Arthur A. Mendonsa Hearing Room. The MPC Board Members will tour a few of the developments that have been previously approved by the MPC.

Mr. Todd **moved** for approval of the July 10, 2007 Planning Session Agenda. Mr. Ray seconded the motion.

**MPC Action: The motion for approval of the July 10, 2007 Planning Session Agenda with none opposed.** Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Abolt, Mr. Coleman, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Brown, Mr. Bean and Mr. Adam Ragsdale.

**VI. OLD BUSINESS**

- A.** Update on Downtown Master Plan  
Lise Sundrla, Executive Director, SDRA  
Christian Sottile, Sottile, & Sottile

Lisa Sundrla presented a brief update on the Downtown Master Plan which highlighted the reasons for the Master Plan and listed the components of a successful downtown. Ms. Sundrla also noted the challenges impacting the Downtown growth.

Mr. Brown commented that some of the biggest issues were height and lot coverage, parking is still a great concern and that residential should not be adjacent to commercial. He added that affordability is also increasingly difficult and he questioned how these issues can be forced in order to obtain a better community consensus.

**B. Zoning Petition – Map Amendment**

14915 Coffee Bluff Road  
Rosso Corsa Enterprises / J.B. Javetz, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z- 070517-54579-2

**Policy Analysis:** The proposed rezoning is consistent with the City of Savannah's Comprehensive Future Land Use Plan. Rezoning the site to an R-10 classification would allow the site to be redeveloped as single family detached residential which would be consistent with the development pattern of the surrounding properties and the entire Coffee Bluff area.

**Nature of Request:** The petitioner is requesting rezoning of property at 14915 Coffee Bluff Road from a P-D-M (Planned Development Marina) zoning classification to an R-10 (Single Family Residential) classification.

**Staff Recommendation:** **Approval** of the petitioner's request to rezone the property known as 14915 Coffee Bluff Road (PIN-2-0767-06-009 and 2-0767-07-002) from a P-D-M (Planned Development Marina) classification to an R-10 (Single Family Residential) classification.

**Speaking on the Petition** Mr. Terry Coleman, agent stated that Mr. Javetz (owner) has made the decision to close the marina. Mr. Javetz proposes to develop subject property as single family residential consistent with the R-10 zoning.

Aldermen Tony Thomas presented a prepared statement regarding the Coffee Bluff Marina and requested that the petition be denied.

Mr. Clete Bergen, 140 Schley Avenue voiced his concerns regarding neighborhood compatibility, what is needed in this area. He asked that the marina be kept open for public use. He added that if the subject property is sold that it would remain as a P-D-M (Planned Development Marina) zoning classification.

Mr. Bill Stephen, Coffee Bluff Resident stated that this property has been uniquely zoned as a marina and feels that Mr. Javetz should sell the property to someone that will maintain it as a marina or have the City of Savannah purchase it and maintain it as it does its' golf courses.

Mr. Tony Strozso, 12802 White Bluff Road, stated that Alderman Tony Thomas had voiced his concerns.

Carolyn Williamson, 128 East Back Street, stated that the subject property should remain P-D-M. She requested if the subject property is rezoned to an R-10 that the rezoning is contingent upon 1) the gas tanks and the pumps are removed from the property and 2) that the community park and access to the MRS not be disturbed.

Lee Javetz, 12 Wylly Island Drive, stated that the small marinas are closing all over Chatham County because it is not economically feasible to keep them open. There are restrictions placed on the marina that make it impossible for a modern day marina to operate profitably. He concluded that the best use for this property is as an R-10 zoning classification.

Terry Coleman, agent stated Mr. Javetz will not continue to operate the marina. He requested that the petitioner's request to rezone the subject property be approved.

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

Mr. Brown stated that the Comprehensive Plan calls for all property in this area to be residential and R-10 zoning classification. He added that he would support research into public access along the public right of way.

**MPC Action: The motion for approval staff recommendation carried.** Voting in favor of the motion were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Coleman, Mr. Brown, Mr. Bean, and Mr. Ragsdale. Mr. Farmer, Mr. Abolt, Mr. Manigault, Mr. Hoover and Ms. Myers voted against the motion.

**C. Major Subdivision / Amended Concept Plan**

Coffee Bluff Marina Subdivision  
14915 Coffee Bluff Road  
R-10 (proposed) Zoning District  
3.34 Acres - 6 Dwelling Units  
PIN 2-0767 -06-005 and -07-002  
Rosso Corsa Enterprises / J.B. Javetz, Owner  
Kern-Coleman & Co., Engineer  
Gary Plumbley, MPC Project Planner  
MPC File No. S-070517-54579-2  
MPC Reference File Nos. Z-070522-86999-2 and S-040408-52103-2

**Nature of Request:** The petitioner is requesting approval of an Amended Concept Plan for a proposed residential development located on the south side of Back Street at its intersection with Coffee Bluff Road within an R-10 (One-Family Residential) zoning district. The petitioner is also requesting the following variances: 1) an 11 foot front yard building setback variance (from the required 16 feet) for Lots 1 and 5; 2) a 25 foot rear yard variance (from the required 35 feet) for Lots 2, 4, and 5; 3) a 5 foot front yard building setback variance (from the required 25 feet) for Lots 3 and 6; 4) a 5 foot side yard variance (from the required 10 feet) along the eastern portion of Lot 6; 5) a 20 foot public street right-of-way variance (from the required 60 feet) for Coffee Bluff Road extended; and, 7) a seven foot pavement width variance (from the required 27 feet, including curb and gutter).

**Staff Recommendation: Denial** of a five foot front yard building setback variance (from the required 25 feet) on Lots 3 and 6 along Back Street. Staff further recommends **approval** of an 11 foot front yard building setback variance (from the required 16 feet) for Lots 1 and 5, a 25 foot rear yard variance (from the required 35 feet) for Lots 2, 4, and 5, a five foot side yard variance (from the required 10 feet) along the eastern portion of Lot 6, a 20 foot public street right-of-way variance (from the required 60 feet) for Coffee Bluff Road extended, a seven foot pavement width variance (from the required 27 feet including curb and gutter), and the proposed Concept Plan subject to the following conditions: 1) revise the Concept Plan to include sidewalks along Lots 3 and 6 on Back Street; 2) revise the front yard setback on Lots 3 and 6 on Back Street to not less than 25 feet; 3) revise the Concept Plan to show the entire turnaround as part of the Coffee Bluff Road right-of-way; 4) the residential structures on all residential lots (Lots 1 through 6) shall be oriented with the typical front/rear (including front and rear doors and garage openings) toward Forest River and Back Street; 5) approval of the existing commercial docking as community docking for the proposed subdivision by the Department of Natural Resources; 6) approval of the existing fuel tank for use by the owners of lots within the proposed subdivision by the City of Savannah Inspections Department; 7) a property owners association shall be created in conjunction with the proposed development. The association shall be responsible for the maintenance of the unpaved portion of the Coffee Bluff Road right-of-way, the existing docks and boat hoist, the existing fuel tank (if applicable), the sidewalks located within the access easements, Park Place East and Park Place West, and the 20 foot private vehicular access and utility easements; 8) approval by the City review departments; and

9) approval of the rezoning of the entire site to an R-10 zoning classification by the Mayor and Aldermen.

Mr. Abolt stated his concerns regarding the Department of Natural Resources and the role they may have on the subject property. He said that a significant part of this project may be interrupted because of the role DNR may have.

Mr. Brown commented that a stipulation should be added that there should be no fuel storage unless it is limited to residential type facilities. The Falligant Ward could use this as a community based facility and the site plan can adapt to that to allow for boat repair or boat storage or commercial alcohol sales.

Mr. Ragsdale asked if the lots/driveways were in the easements. The two center lots he stated were not accessing the public right of way as they are designed. They would have to cross an easement of lots one and three and lots four and six. Lots two and five do not have access.

**Speaking on the Petition:**

Terry Coleman, agent stated that Park and Tree will be involved in this project to help ensure that tree protection will be provided. There will also be an association established for this subdivision. Water line setbacks and water quality issues will have to go through a specific permitting process as will site plan approval. As requested by Mr. Brown, there will be no marine activity on this property or any commercial fuel storage.

Mr. Brown proposed that in the site plan eliminate commercial fuel and eliminate a commercial marina but allow the subdivision owners and Falligant Ward owners to make use of the boat launching. There will be no boat storage or repair or commercial sales of goods or products.

Ms. Myers questioned what would happen to the tanks if they were no longer used.

Mr. Coleman replied they would have to be properly closed by the EPD (Environmental Protection Division) process and the EPD would monitor this process.

**Speaking on the Petition**

Aldermen Tony Thomas stated that he would find it unlikely that the purchasers of these new homes would like to have a lot of outside traffic and the using of the boat hoist. He stated if the petition is passed as a residential community it should have no commercial qualities whatsoever. He touched on the parking rights, liability, and the parks in the area designated for the residents. He agreed the gas tanks should be removed and any contamination corrected at the site. He also asked that the residents of Falligant Ward east and west are not going to loose any of their rights to use any of these parks.

Dennis Robertson, adjoining property owner stated as the most affected property owner should there be some other protection also crafted

Catherine Campbell Miles, 190 Sallett Road, asked that consideration is given on the setbacks variances. She also voiced her concerns regarding outdoor lighting and the shadowing this causes on neighboring houses.

Carolyn Williamson, 128 E. Back Street asked for clarification of the location of the hoist.

Terry Coleman, agent stated the trees on the site plan can be removed and that the Falligant Homeowners Group will not be impeded.

Mr. Brown **moved** to approve the staff recommendation with the following alterations as follows on item #7 unopened right of way the proposed would be altered to say: 1) the proposed roadway improvement will consist of an approximately 20-22 or 18-20 foot pavement width including the possibility of a mountable curb; 2) item #4; (approval by the existing commercial) would state as follows: approval of a non commercial residential community dock; 4b there will be no commercial sales or activity whatsoever at the site; item #5 would be deleted in its entirety and replaced with: there shall be no fuel storage or sales on the site. Mr. Farmer seconded the motion.

Mr. Ragsdale offered an amendment to the motion. He stated that the Board should not recommend design guidelines, but rather leave that to the City's Engineer Department.

**MPC Action: The motion for approval of the staff recommendation with amendments carried none opposed. The amendments were as follows 1) item #4; (approval by the existing commercial) would state as follows: approval of a non commercial residential community dock; 2) 4b there will be no commercial sales or activity whatsoever at the site; 3) item #5 would be deleted in its entirety and replaced with: there shall be no fuel storage or sales on the site. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Brown, Mr. Bean, and Mr. Ragsdale. Mr. Coleman and Mr. Abolt were not in the room when the vote was taken.**

**VII. REGULAR BUSINESS**

**A. Zoning Petition – Map Amendment**

400 Buckhalter Road  
Daniel Falligant, Petitioner  
Jim Woods, Agent  
Mackey Smith Family, Et Al, Martins Red Gate,  
and Luje Dev., LLC, Owners  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070302-28867-1

**Nature of Request:** The petitioner is requesting rezoning of property at 400 Buckhalter Road from an R-A (Residential - Agriculture) zoning classification to a PUD-M-6 (Planned Unit Development-Multi-Family Residential – 6 units per net acre) classification.

**Policy Analysis:** The proposed rezoning is consistent with Chatham County's Future Land Use Plan. The proposed PUD-M-6 classification would allow the development of a church/school campus to include the housing needs for church members and/or the general public by providing a diversity of residential units including single family detached, single family attached, multi-family, and assisted living. The church village concept would be compatible with the zoning pattern in the general area and would not adversely impact properties within the general area.

**Staff Recommendation: Approval** to rezone the property from an R-A (Residential Agriculture) classification to a PUD-M-6 (Planned Unit Development Multi Family - 6 units per net acre) classification.

**Speaking on the Petition:**

Daniel Falligant, agent stated the petitioner is now in the due diligence phase of this project. Hussey Gay Bell and Deyoung have been employed to handle all the engineering issues and Mr. Wohfiel and Jim Woods are addressing the issues on surveys, wetlands, flood planes, and traffic studies.

Audian B. Taylor, 355 Buckhalter Road, asked questions regarding the existing and the proposed zoning and the commercial use mentioned in the site plan. She also listed a number of questions related to tall buildings versus trees, noise versus quiet, traffic and congestion versus rural settings. She further questioned road and drainage problems and whether or not the large buildings will devalue the property on Buckhalter Road.

Mr. Farmer **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, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Manigault, Mr. Brown, and Mr. Adam Ragsdale. Mr. Coleman and Mr. Abolt were not in the room when the vote was taken.

**B. MASTER PLAN**

The Calvary Campus Master Plan  
400 Buckhalter Road  
PUD-D-M-6 Zoning District (Proposed)  
PIN 1-0838-01-001, 1-0839-01-001, and 1-0870-01-001  
Daniel Falligant, Petitioner  
Jim Woods, Agent  
Mackey Smith Family, Et Al, Martins Red Gate,  
and Luje Dev., LLC, Owners  
Gary Plumbley, MPC Project Planner  
MPC File No. M-070524-48696-1  
MPC Reference File Number Z-070302-28867-1

**Nature of Request:** The petitioner is requesting approval of a Master Plan for a proposed church, school, and mixed use residential development. The site is located on both sides of the Southwest By-Pass between Chatham Parkway and Buckhalter Road approximately 1,150 feet west of Garrard Avenue within a PUD-M-6 (Planned Unit Development – Multi-Family – 6 units per net acre) zoning district (proposed). No variances are requested.

**Staff Recommendation:** **Approval** to rezone the property from an R-A (Residential Agriculture) classification to a PUD-M-6 (Planned Unit Development Multi Family - 6 units per net acre) classification.

**Policy Analysis:** The proposed rezoning is consistent with Chatham County's Future Land Use Plan. The proposed PUD-M-6 classification would allow the development of a church/school campus to include the housing needs for church members and/or the general public by providing a diversity of residential units including single family detached, single family attached, multi-family, and assisted living. The church village concept would be compatible with the zoning pattern in the general area and would not adversely impact properties within the general area.

**Speaking on the Petition:** Pastor John Connell, gave a brief history on Calvary Church and shared a view for the future.

Ms. Donna Anderson, Pooler Ga., asked the location of the entrances to this site. She also voiced her concerns regarding the Louis Mill Canal drainage project and whether or not it will tie into Calvary.

Marie Lewis, 2301 Louis Mills Blvd stated her concerns regarding traffic increase and drainage. She asked that a buffer is placed on Buckhalter and that consideration is given to the lost of public right of way.

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 was Mr. Lufburrow, Mr. Ray, Mr. Todd, Ms. Myers, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Brown Mr. Manigault and Mr. Ragsdale. Mr. Coleman and Mr. Abolt were not in the room when the vote was taken.

**VIII. OTHER BUSINESS**

None

**IX. ADJOURNMENT**

There being no other business to come before the Commission the June 19, 2007 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**