

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**November 20, 2007**

**11:00 AM**

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**Members Present:** Jon Todd, Chairman  
Shedrick Coleman, Secretary  
Susan Myers, Treasurer  
Stephen R. Lufburrow  
Michael Brown  
Ben Farmer  
David Hoover  
Adam Ragsdale  
Freddie Gilyard  
Timothy S. Mackey

**Members Not Present:** Russ Abolt  
Robert Ray, Vice Chairman  
Douglas Bean  
Lacy Manigault

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Jim Hansen, AICP, Director, Development Services  
Debbie Burke, AICP, Development Services Planner  
Gary Plumbley, Development Services Planner  
Amanda Bunce, Development Services Planner  
Beth Reiter, AICP, Director, Historic Preservation  
Sarah Ward, Preservation Planner  
Marilyn Gignilliat, Executive Assistant  
Constance Morgan, Administrative Assistant  
LaToya Bynum, Administrative Assistant

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the November 20, 2007 meeting to order and asked that everyone stand for the Pledge of Allegiance and the Invocation. He explained the agenda for the benefit of those attending the meeting for the first time.

## II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

### A. Notice (s)

1. The next Regular MPC Meeting will be on December 4, 2007 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. A Special Planning Session Meeting is scheduled for December 11, 2007 at 11:00 AM in the MPC Arthur Mendonsa Hearing Room, 112 East State Street.
3. The next Planning Academy Session will be November 27, 2007 in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

### B. Item(s) Requested to be removed from the Final Agenda

None.

## III. Consent Agenda

### A. Approval of the November 6, 2007 MPC Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the November 6, 2007 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Coleman seconded the motion.

**MPC Action: The motion to approve the November 6, 2007 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed.** Voting were:

Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

### B. Specific Development Plan

Villa Marie Spiritual Center  
6 Dolan Drive  
R-1-C/EO Zoning District  
PIN 1-0245-01-001 and 1-0267 -03-006  
Catholic Diocese of Savannah, Property Owner  
Jay Maupin, Maupin Engineering, Engineer  
Debbie Burke, MPC Project Planner  
MPC File No. P-071109-34096-1

**Nature of Request:** The petitioner is requesting approval of a Specific Development Plan in order to construct three new structures for a church summer day camp within an R-1-C-EO (One –Family Residential/Environmental Overlay) zoning district.

The MPC acted to approve the General Development Plan on February 20, 2007 with the condition that the Specific Development Plan be reviewed and approved by the Commission. At the February 2007 meeting, two adjacent property owners spoke of concerns regarding traffic and noise associated with the proposed use.

**Staff Recommendation: Approval** of the Specific Development Plan subject to the following conditions: 1) provide one additional parking space; and, 2) revise the parking lot layout so that no more than 12 parking spaces are in a row without a tree island.

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

**MPC Action: The motion to approve staff recommendation carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

### C. Revised Master Plan

Parker's Market – Wilmington Island Center  
318 Johnny Mercer Blvd  
P-B-C/TC Zoning District  
PIN 1-0078-01-008B  
Wilmington island Shopping Center Partnership, Property Owner  
Theresa Wexel, Clemmons Engineering, Engineer  
Gary Plumbley, MPC Project Planner  
MPC File No. P-071024-0058-1

**Nature of Request:** The petitioner is requesting approval of an Amended Master Plan and General Development Plan for an existing retail shopping center. The site of the proposed development is located on the north side of Johnny Mercer Boulevard approximately 800 feet east of Wilmington Island Road within a P-B-C/TC (Planned Community Business/Town Center) zoning district. No variances are requested.

**Staff Recommendation: Approval** of the proposed Amended Master Plan/General Development Plan subject to the following conditions: 1) revise the Amended Master Plan/General Development Plan to eliminate the specific reference to 23 off-street parking spaces for Parker's Market. All off-street parking spaces will be common for the entire commercial center; 2) revise the amended Master Plan/General Development Plan to identify the required green space, Tree Quality Points, and Landscape Quality Points for the entire commercial center; 3) freestanding signage shall be restricted to directory sign(s). Such signs shall be limited to a monument style sign with a maximum height of 8 feet and a maximum area of 125 square feet. If the signs are to be lighted, lighting shall be either indirect or internally illuminated with a reverse silhouette. Fascia signage and gasoline canopy signage shall be permitted in accordance with the standards of the B-C zoning district; and, 4) approval by the County Engineer.

Mr. Lufburrow asked that the following condition be added to the motion: "if any request for a signage variance is requested that this petition would come before the MPC Board and not the Zoning Board of Appeals".

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

**MPC Action: The motion to approve staff recommendation with the condition that if any request for a signage variance is requested this petition would come back before the MPC Board instead of the Zoning Board of Appeals carried with none opposed.** Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

**D. Master Plan / General Development Plan**

Parkway Crossing  
1980 Chatham Parkway  
PUD-B-C Zoning District  
PIN 1-0837 -01-002  
Jerry Konter, Agent  
Steve Wohlfeil, Hussey, Gaye, Bell, and DeYoung Engineer  
Jack Butler, MPC Project Planner  
MPC File No. P-071101-00062-1

**Nature of Request:** The petitioner is requesting approval of a Master Plan and General Development Plan for a proposed office/commercial, development to be located in the northeast quadrant of the intersection of Veterans Parkway and Chatham Parkway with the entrance approximately 600 feet north of the centerline of Veterans Parkway. The property is within a PUD-BC (Planned Unit Development-Business-Community Center) zoning district.

**Staff Recommendation: Approval** of the proposed Master Plan and General Development Plan subject to the following conditions: 1) approval by the County Engineer of a Traffic Impact Analysis. The primary purpose of the traffic projections is to make sure the intersection of the entrance road with Chatham Parkway will function at an acceptable level as determined by the County Engineer at build-out of the development; 2) approval of the plans by the Chatham County Health Department and the County Engineer; and, 3) approval by the City of Savannah of the extension of the water and sewer services.

Mr. Coleman requested that a stipulation be added to staff recommendation stating that an access easement is added to the recorded plat to show cross access across lot B that would give access to lot C.

Mr. Lufburrow **moved** to approve staff recommendation including the condition as expressed by Mr. Coleman. Mr. Coleman seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve the staff recommendation with an additional condition that the petitioner designate an access easement or dedicated right-of-way to parcel C at the rear of the property. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

#### IV. Old Business

##### A. Further Recommendation Re: City of Savannah Zoning Ordinance Section 8-3030- Reconvening Historic District Ordinance Revisions Committee

**Background:** At the request of City Council, the MPC reviewed the previously adopted 2003 text amendments on November 6, 2007. The MPC recommended approval of the text as previously adopted by Council including language **Maximum heights on the Height Map shall be permitted.** City Council held a Public Hearing and First Reading for the text amendment on November 8, 2007. No action was taken at the time; however, the Mayor stated that he and the Mayor Pro-Tem and others would meet with and listen to interested parties. The text amendment as recommended by the MPC is on the November 20, 2007 City Council agenda for a Second Reading.

**Staff Recommendation:** City Council direct the MPC to reconvene the Historic District Ordinance Revisions Committee to help prepare comprehensive recommendations to amend the Historic District Ordinance and that draft revisions be presented to council within 180 days.

Mr. Brown asked that before a motion is made that the Board consider wording which indicates that staff is working with the SDRA through the Master Planning process which is already underway to address this issue. He outlined the four issues before the Mayor and Aldermen, which are: 1) do the Mayor and Aldermen have the authority to accept, reject, modify or send back a recommendation to the MPC; 2) shall the Mayor and Aldermen adopt the recommendation given to them to go back to the Ordinance that has been followed for the past four years; 3) shall the rules change regarding height and other design criteria; and, 4) what happens to the petitioner at the Tattnall/Jefferson Street site.

Ms. Myers **moved** to approve staff recommendation subject to including wording that Mr. Brown suggested. Mr. Brown seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was that City Council direct the MPC, working with the SDRA through the Master Planning process that is currently underway, to reconvene the Historic Ordinance Revisions Committee to help prepare comprehensive recommendations to amend the Historic District Ordinance and that draft revisions be presented to council within 180 days. Voting were: Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

**V. Regular Business**

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

Paul Bush, Petitioner  
Melisse Brown, Owner  
309 West Duffy Street  
3-R Zoning District  
PIN No. 2-0052 – 26-004  
Sarah P. Ward, MPC Project Planner  
MPC File No. N-071108-58219-2

**Nature of Request:** The applicant is requesting approval of a new construction of a two-story single-family residence on the vacant lot at 309 West Duffy Street. The property is in a 3-R zoning district. Side yard setback variances are being requested.

**Staff Recommendation:** **Approval** of the 2' side yard setback variances. **Approval** of new construction with the condition that the porch roof overhang not extend past the sides of the building.

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

**MPC Action:** **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Todd, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Dr. Gilyard, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, and Mr. Ragsdale.

**VI. Other Business**

None.

**VII. Adjournment**

There being no further business to come before the Commission, the November 20, 2007 Regular Meeting was adjourned.

Respectfully Submitted,

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

**Note: Minutes not official until signed**