

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

April 1, 2008

1:30 PM

Members Present: Jon Todd, Chairman
Robert Ray, Vice Chairman
Susan Myers, Treasurer
Russ Abolt
Stephen R. Lufburrow
Michael Brown
Lacy Manigault
Douglas Bean
Adam Ragsdale

Members Not Present: Freddie Gilyard
David Hoover
Shedrick Coleman, Secretary
Ben Farmer
Timothy S. Mackey

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Jim Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
Jack Butler, Development Services Planner
Constance Morgan, Administrative Assistant
LaToya Bynum, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff Present: Bob Sebek, County Zoning Administrator
Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the April 1, 2008 Regular MPC Meeting to order at 1:43 P.M. 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. An MPC Planning Session Meeting is scheduled for April 8, 2008 at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. The next Planning Academy Session will be on April 8, 2008 at 6:00 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

3. The next Regular MPC Meeting will be on April 15, 2008 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

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

Memorandum of Understanding (MOU) between the Metropolitan Planning Commission and the Chatham Area Transit Authority (CAT) for Program Administration Associated with Section 5316 Job Access Reverse Commute and Section 5317 New Freedom.

The staff has requested that the MOU between the MPC and CAT be removed from the Agenda and continued to the April 15, 2008 Regular MPC Meeting.

Ms. Myers **moved** to approve the request to remove the MOU between the MPC and CAT from the Agenda and continue it to the April 15, 2008 Regular MPC Meeting. Mr. Manigault seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to remove the MOU between the MPC and CAT from the Agenda and continue it to the April 15, 2008 Regular Meeting. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

IV. CONSENT AGENDA

A. Approval of March 18, 2008 MPC Meeting Minutes and Briefing Minutes.

Ms. Myers **moved** to approve the March 18, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve March 18, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

B. Approval of April 8, 2008 MPC Preliminary Planning Meeting Agenda.

Mr. Lufburrow **moved** to approve the April 8, 2008 MPC Preliminary Planning Session Agenda as submitted. Mr. Bean seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the April 8, 2008 MPC Preliminary Planning Meeting Agenda as submitted. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

C. Request Authorization for the Executive Director to Execute the Contract for extension of 2008 Congestion Management Process Grant Between the Department of Transportation and the Metropolitan Planning Commission.

Ms. Myers **moved** to approve the Authorization for the Executive Director to Execute the Contract for extension of 2008 Congestion Management Process Grant Between the Department of Transportation and the Metropolitan Planning Commission as submitted. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to Execute the Contract for extension of 2008 Congestion Management Process Grant Between the Department of Transportation and the Metropolitan Planning Commission. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

D. Request Authorization for the Executive Director to Execute the Contract for the Long Range Transportation Plan Update (Part 1) L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission.

Mr. Lufburrow **moved** to approve the Authorization for the Executive Director to Execute the Contract for the Long Range Transportation Plan Update (Part 1) L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission as submitted. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to Execute the Contract for the Long Range Transportation Plan Update (Part 1) L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

E. Request Authorization for the Executive Director to Execute the Contract for the Long Range Transportation Plan Update (Part 2) L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission.

Mr. Brown **moved** to approve Authorization for the Executive Director to Execute the Contract for the Long Range Transportation Plan Update (Part 2) L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission as submitted. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to Execute the Contract for the Long Range Transportation Plan Update (Part 2) L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

F. Request Authorization for the Executive Director to Execute the Contract for the Strategic Planning Studies L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission.

Ms. Myers **moved** to approve the Authorization for the Executive Director to Execute the Contract for the Strategic Planning Studies L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission as submitted. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to authorize the Executive Director to Execute the Contract for the Strategic Planning Studies L230 Grant Between the Department of Transportation and the Metropolitan Planning Commission. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

G. Zoning Petition - Map Amendments / Master Plan

6709 & 6711 LaRoche Avenue
Dana Braun, Agent
Riverview Health and Rehabilitation Center, Inc, Owner
Gary Plumbley, MPC Project Planner
MPC File No Z-080312-00048-1

Issue: Rezoning from an R-1/EO (Single Family Residential/Environmental Overlay) zoning classification to a PUD-M-15/EO (Planned Unit Development-Residential – 15 units per net acre/Environmental Overlay) classification. The petitioner has also submitted a proposed Master Plan for this site for the purpose of redeveloping the existing nursing home (MPC File Number M-080312-00048-1).

Policy Analysis: The proposed rezoning is consistent with Chatham County's Future Land Use Plan. The proposed PUD-M-15 classification would allow the redevelopment of the existing nursing home that would significantly update the facility in terms of aesthetics and services and would also allow the expansion of assisted and limited assisted housing that would better serve the community at large. However, the requested PUD-M-15/EO zoning classification permits a much greater density than is needed and should be denied in favor of to a PUD-M-10/EO classification. The alternate zoning district would allow the redevelopment of the nursing home facility as planned and would maintain a density that would be more in keeping with the surrounding single family neighborhoods.

Staff Recommendation: **Denial** of the petitioner's request to rezone the property from an R-1/EO (Single Family Residential – Environmental Overlay) classification to a PUD-M-15/EO (Planned Unit Development Multi Family - 15 units per net acre – Environmental Overlay) classification. **Approval** to rezone the property to an alternate PUD-M-10/EO (PUD-M-10 – 10 units per net acre – Environmental Overlay) classification.

Ms. Myers **moved** to approve staff recommendation for MPC File No Z-080312-00048-1. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No Z-080312-00048-1. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

H. General Development Plan

Grocery/Retail Center
2208 DeRenne Avenue
P-B-N Zoning District
PIN: Z-0137-03-021 & -020
Kern-Coleman & Co., LLC, Agent
JDH Capital, Property Owner
Jack Butler, MPC Project Planner
MPC File No. P-080131-58062-2

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed grocery/retail center development to be located at the intersection of Skidaway Road and DeRenne Avenue. The property was recently rezoned to a P-B-N (Planned Neighborhood Business) zoning district.

Staff Recommendation: The MPC staff recommends **approval** of the proposed General Development Plan subject to the following conditions: 1) approval of the plans by the Chatham County Health Department and the City Engineer, 2) Specific Development Plans must be submitted to The Planning Commission for approval after staff review, 3) the signage for the property should be specified as the 11'4" version of Prototype B as submitted, 4) trucks serving the project will enter (only) on Germain Drive and will exit onto DeRenne Avenue, and 5) plans should be revised to indicated correct zoning (P-B-N) on site.

Mr. Lufburrow **moved** to approve staff recommendation for MPC File No. P-080131-58062-2. Mr. Abolt seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No. P-080131-58062-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

I. Master Plans

1. Riverview Health and Rehabilitation Center
6709 and 6711 LaRoche Avenue
PUD-M-15 Proposed Zoning District
PINs: 1-0363-01-001,-002
Dana Braun, Agent
Riverview Health and Rehabilitation Center, Inc, Property Owner
Gary Plumbley, MPC Project Planner
MPC File No: M-080312-00049-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed congregate care and nursing home facility located at 6709-6711 LaRoche Avenue (the west side of LaRoche Avenue approximately 225 feet south of Nottingham Drive) within a PUD-M-15 (Planned Unit Development – Multi-Family – 15 units per net acre) zoning district (proposed MPC File No. Z-080312-00048-1). The petitioner is also requesting the following variances: 1) a 9 foot height variance (from the maximum permitted height of 36 feet) for six buildings, and 2) a 30 foot buffer variance (from the required 50 feet) along the southeast portion of the site.

Staff Recommendation: The MPC staff recommends approval of a 9 foot height variance (from the maximum permitted height of 36 feet) for six buildings and a 30 foot buffer variance (from the required 50 feet) along the southeast portion of the site based on the previously stated findings. Staff further recommends approval of the proposed Master Plan subject to the following conditions: 1) approval of the removal of the trees within the corridor buffer by the County Arborist, 2) approval of the relocated curb cut location and design by the County Engineer, 3) the 20 foot portion of the buffer on the southern portion of the site between the private drive and the adjacent properties shall be enhanced in such a manner as to provide an adequate screen to diffuse the site from the adjacent residential properties. This will be a requirement of the Specific Development Plan, 4) approval by the County Engineer including any improvements to LaRoche Avenue that may be required. Such improvements, if any, will be required in conjunction with the approval of a General and/or Specific Development Plan; and, 5) approval of the rezoning of this site to a PUD-M-10 district by the Chatham County Board of Commissioners.

Mr. Abolt **moved** to approve staff recommendation for MPC File No: M-080312-00049-1 with the condition that the Specific Development Plan come before the MPC Board for review. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No: M-080312-00049-1 with the additional condition that the Specific Development Plan come before the MPC Board for review.

Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

2. Staley Avenue Subdivision 17 Lots
Staley Avenue
R-6 Zoning District
PINs: 2-0702-01-001, 2-0643-01-028,
-029, -030, -031, -023, -024, -025, -026
Kern-Coleman & Co., LLC, Agent
Eady Construction, Property Owner
Geoff Goins, MPC Project Planner
MPC File No: M-080311-57721-2

Nature of Request: The petitioner is requesting approval of a Concept (Sketch) Plan for a 17-lot Major Subdivision located on the south side of Staley Avenue, approximately 1000 feet east of Liberty Parkway within an R-6 (Single-Family Residential – Six Units Per Net Acre) zoning district. A 10 foot public right-of-way width variance from the 60 foot requirement is being requested.

Staff Recommendation: Approval of the proposed Concept Plan (Sketch Plan) and 10 foot public right-of-way width variance with the following conditions: 1) approval by all City review departments, and 2) approval by the Chatham County Health Department and the City Engineer.

Mr. Bean **moved** to approve the request to remove MPC File No: M-080311-57721-2 from the Consent Agenda and place it as the first item under Regular Business. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to remove MPC File No: M-080311-57721-2 from the Consent Agenda and place it as the first item under Regular Business. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

V. OLD BUSINESS

None.

VI. REGULAR BUSINESS

A. Master Plan

Staley Avenue Subdivision 17 Lots
Staley Avenue, R-6 Zoning District
PINs: 2-0702-01-001, 2-0643-01-028,
-029, -030, -031, -023, -024, -025, -026
Kern-Coleman & Co., LLC, Agent
Eady Construction, Property Owner
Geoff Goins, MPC Project Planner
MPC File No. M-080311-57721-2

Nature of Request: The petitioner is requesting approval of a Concept (Sketch) Plan for a 17-lot Major Subdivision located on the south side of Staley Avenue, approximately 1000 feet east of Liberty Parkway within an R-6 (Single-Family Residential – Six Units Per Net Acre) zoning district. A 10 foot public right-of-way width variance from the 60 foot requirement is being requested.

Staff Recommendation: Approval of the proposed Concept Plan (Sketch Plan) and 10 foot public right-of-way width variance with the following conditions: 1) approval by all City review departments, and 2) approval by the Chatham County Health Department and the City Engineer.

Speaking on the Petition

Terry Coleman, agent for the Petitioner, agreed to meet with the neighbors and discuss the proposed project.

Rosalyn Ferguson, 1702 Staley Avenue, stated that she would like to meet with the developer.

Mr. Lufburrow **moved** to approve staff recommendation for MPC File No. M-080311-57721-2. Mr. Manigault seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No: M-080311-57721-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale.

B. Zoning Petitions - Map Amendments / Master Plan

1025 West Gwinnett Street
Christian Sottile, Agent
Tomas Paxton, Owner
Jim Hansen, MPC Project Planner
MPC File No, Z-080313-31585-2

Issue: At issue is a request to rezone approximately 22.36 acres of land currently zoned a P-B-C (Planned Community Business) classification to a P-RIP-B (Planned Residential-Institutional-Professional) classification. The request is made in conjunction with a Master Plan prepared and submitted in accordance with the provisions of Section 8-3031(D) (1) of the City Zoning Ordinance.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan. The rezoning will establish a district that is compatible with development in the surrounding area and, coupled with the approved Master Plan, will establish the historic street grid and open space network characteristic of the greater downtown area. The rezoning will also provide an opportunity for a mix of uses including residential development at a density higher than that presently allowed.

Staff Recommendation: Approval of the request to rezone the subject property from a P-B-C zoning classification to a P-RIP-B zoning classification in conjunction with a Master Plan prepared in accordance with the provisions of Ordinance Section 8-3031(D)(1), subject to the following condition: 1) obtain all necessary approvals from the City of Savannah infrastructure departments.

Speaking on the Petition

Christian Sottile, agent for the Petitioner, gave a brief overview of the Master Plan. He pointed out the positive points regarding this proposed plan.

Mr. Brown **moved** to approve staff recommendation for MPC File No, Z-080313-31585-2. Mr. Abolt seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No, Z-080313-31585-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, and Mr. Manigault. Mr. Ragsdale abstained from the vote and submitted a Conflict of Interest form to be placed in the file.

AND

General Development Plan

SCAD West Gwinnett Village
1025 West Gwinnett Street
PIN: 2-0046-08-001L, -002, and -003
Christian Sottile, Agent
Tom Paxton, Property Owner
Jim Hansen, MPC Project Planner
MPC File No. P-080317-39694-2

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development in conjunction with a rezoning request (MPC File No. Z-080313-31585-2) for property located at 1025 West Gwinnett Street. A request to rezone the property from its present P-B-C (Planned Community Business) classification to a P-RIP-B (Planned Residential-Institutional-Professional) classification has been made and will be considered under separate action. The petitioner intends to develop a mixed use project that includes retail and residential uses as well as a private health club. This report concerns Phase One of the proposed development – an apartment complex and associated health club. No variances are requested.

Staff Recommendation: Approval of the General Development Plan/Group Development subject to the following conditions: 1) approval of the associated rezoning of this site to a P-RIP-B classification by the Mayor and Aldermen of the City of Savannah, 2) obtain all necessary approvals from the City of Savannah infrastructure departments, 3) revise the plan to correctly show the size of the health club to be 17,000 square feet, and 4) the petitioner shall, at a minimum, construct the streets abutting the proposed site as well as one connector to Gwinnett Street as approved by the City of Savannah.

Ms. Myers **moved** to approve staff recommendation for MPC File No. P-080317-39694-2. Mr. Bean seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No. P-080317-39694-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, and Mr. Manigault. Mr. Ragsdale abstained from the vote and submitted a Conflict of Interest form to be placed in the file.

C. General Development Plan

New Office/Residential Center
6620 Johnny Mercer Blvd.
PUD-IS-B/TC Zoning District
PIN: 1-0059-01-003A,-043
Mark Boswell, Boswell Design, Agent
Barry Brown, Property Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-080311-00047-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a mixed use building (office and residential townhomes) within a PUD-IS-B/TC (Planned Unit Development – Institutional / Town Center Overlay) zoning district. The petitioner is requesting setback and buffer variances.

Staff Recommendation: Approval of a 5 foot variance from the 35 ft development setback along Johnny Mercer Blvd, a 35 ft variance from the 50 ft buffer requirement along the side and rear property lines, a variance to not provide the required fence within the buffer along the rear property line, and of the General Development Plan subject to the following conditions: 1) obtain all necessary easements required to access the sanitary sewer and storm systems, 2) obtain approval from the County Engineering Department, 3) the subject properties shall be recombined prior to Specific Development Plan approval, and 4) the additional plantings within the buffers along the side and rear property lines shall be approved by MPC staff with assistance from the County Arborist.

Speaking on the Petition

Mark Boswell, agent for the Petitioner, addressed the concerns that were raised regarding the trees on the property.

Helen Solomon, 1350 James Rock Road, voiced her concerns regarding the tree canopy along Johnny Mercer.

Marianne Heimes, 53 Shipwatch Road, stated her opposition to the changes that were made to the General Development Plan. She asked that the trees be preserved and protected.

Ardis Wood, resident, questioned the likelihood of the removal of more trees for the placement of a deceleration lane.

Mr. Lufburrow **moved** to continue MPC File No. P-080311-00047-1 to the May 6, 2008 Regular MPC Meeting to allow time for a Traffic Analysis Study and subsequent County Engineering Report, as well as time for the petitioner to address some of the issues with the buffers. Mr. Ray seconded the motion.

MPC Action: The motion carried with one opposed. The motion was to continue MPC File No. P-080311-00047-1 to the May 6, 2008 Regular MPC Meeting. Voting in favor of the motion were: Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Lufburrow, Mr. Bean, Mr. Manigault, and Mr. Ragsdale. Ms. Myers voted against the motion.

Discussion

Amanda Bunce summarized the MPC Discussion of the issues that needed to be addressed during the thirty day delay as follows: 1) the landscaping within the buffers that are proposed, 2) the tree protection and enhancement within the proposed buffers; and 3) the traffic impact analysis submitted and reviewed by the County Engineer.

VII. OTHER BUSINESS

None.

VIII. ADJOURNMENT

There being no other business to come before the Commission the April 1, 2008 Regular Meeting was adjourned at 3:33 P.M.

Respectfully Submitted,

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

Note: Minutes not official until signed

