

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC REGULAR MEETING MINUTES

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

December 16, 2008

1:30 PM

Members Present: Jon Todd, Chairman
Susan Myers, Treasurer
Douglas Bean
David Hoover
Stephen Lufburrow
Timothy S. Mackey
Lacy Manigault
Robert Ray

Members Not Present: Shedrick Coleman, Vice-Chairman
Adam Ragsdale, Secretary
Russ Abolt
Michael Brown
Ben Farmer

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Beth Reiter, AICP, Director, Historic Preservation
Sarah Ward, Historic Preservation Planner
Melony West, CPA, Director, Finance & Systems
Marilyn Gignilliat, Executive Assistant
Bri Finau, Administrative Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the December 16, 2008 Regular MPC Meeting to order at 1:43 PM. He requested everyone to stand for the Invocation and the Pledge of Allegiance. He explained the agenda and asked all in attendance to be sure to record their attendance on the sign-in sheet. All who wished to speak on a petition before the Board were encouraged to fill out the blue speaker cards provided.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. The dedication of the Public Information Center in honor of the late Lee Meyer, architect and former MPC Commissioner was held at 1:00 PM.

Chairman Todd thanked all that attended: the family of Mr. Meyer, Commissioner Pete Liakakis and Commissioner Helen Stone.

2. The Finance Committee will meet on Tuesday, January 6, 2009 at 11:30 AM in the West Conference Room.
3. The next Regular MPC Meeting will be Tuesday, January 6, 2009 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room.

B. Acknowledgement(s)

The family of the late Lee J. Meyer was present for the dedication of the Lee J. Meyer Public Information area at the MPC. They expressed appreciation for the honor bestowed upon Mr. Meyer through the dedication.

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

A. Demolition

City of Savannah
 Virginia Hardy
 518 East Park Avenue
 Aldermanic District 2
 County Commission District 2
 Zoning District R-1 (*Victorian District*)
 PIN: 2-0043-14-012
 Kelvin R. Mason, Owner
 MPC File No. N-081104-68929-2

 Beth Reiter, MPC Project Planner

Property Maintenance has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

Ms. Myers **moved** to the approve petitioner's request to reschedule MPC File No. N-081104-68929-2 to the January 6, 2009 Regular Meeting. Mr. Manigault seconded the motion.

MPC Action: The motion carried with none opposed. The motion was reschedule MPC File No. N-081104-68929-2 to the January 6, 2009 Regular Meeting. Voting were: Mr. Todd, Ms. Myers, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, and Mr. Ray. Mr. Mackey was not in the room when the vote was taken.

B. Zoning Petition Map Amendment/Text Amendment

931 Chevis Road (Vallambrosa Plantation PUD)
 Aldermanic District: 6
 County Commission District: 6
 Proposed PUD Zoning District
 PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
 1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
 Vallambrosa Development Co, LLC, Owner
 Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
 MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

The petitioner is requesting rezoning of property on Chevis Road from an R-A-CO (Residential-Agriculture, annexed) zoning classification to a PUD (Planned Unit Development) classification.

AND

Master Plan/PUD Ordinance

Vallambrosa Plantation PUD
931 Chevis Road
Aldermanic District: 6
County Commission District: 6
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
MPC File No. Z-071219-39397-2
Amanda Bunce, MPC Project Planner.

The petitioner has requested that this item be removed from the Final Agenda and postponed until further notice.

Ms. Myers **moved** to the approve petitioner’s request to postpone MPC File No. Z-071219-39397-2 and MPC File No. Z-071219-39397-2 until further notice. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to postpone MPC File No. Z-071219-39397-2 and MPC File No. Z-071219-39397-2 until further notice. Voting were: Mr. Todd, Ms. Myers, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, and Mr. Ray. Mr. Mackey was not in the room when the vote was taken.

C. Rezoning Petition – Map Amendment

Nicholas C. Hale, Owner
5419 LaRoche Avenue
Aldermanic District 4
County Commission District 3
Zoning District R-6 to P-RM-12
Acres 1.95
PIN: 2-0138-01-044
Phillip McCorkle, Attorney
MPC File No. Z-080826-28558-2

Gary Plumbley, MPC Project Planner

(Two separate actions)

1. Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request.

2. The petitioner is requesting rezoning of property at 5419 LaRoche Avenue of a 1.95 acre site from an R-6 (Single Family Residential – 6 Units Per Net Acre) classification to a P-RM-12 (Planned Residential Multi-Family Residential, 12 units per net acre) classification.

AND

General Development Plan / Group Development

The Residences on LaRoche Avenue
5419 LaRoche Avenue
Aldermanic District 4
County Commission District 3
Zoning District P-RM-12 (Proposed)
Acres 1.95
PIN: 2-0138-01-044
Phillip McCorkle, Attorney
MPC File No. P-080918-55791-2

Gary Plumbley, MPC Project Planner

Variances are requested.

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

Ms. Myers **moved** to the approve petitioner’s request to reschedule MPC File No. Z-080826-28558-2 and MPC File No. P-080918-55791-2 to the January 6, 2009 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was reschedule MPC File No. Z-080826-28558-2 and MPC File No. P-080918-55791-2 to the January 6, 2009 Regular Meeting. Voting were: Mr. Todd, Ms. Myers, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, and Mr. Ray. Mr. Mackey was not in the room when the vote was taken.

D. General Development Plan

Village at Isle of Hope
7360 Skidaway Road
County Commission District 3
Zoning District P-B-N / TC
Acres 7.3
PIN: 1-0377-10-002, -002A, -002B, -004
Landmark 24, Owner
Jamie Csizmadia, Agent
MPC File No. P-081117-43021-2

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

Ms. Myers **moved** to the approve petitioner's request to reschedule MPC File No. P-081117-43021-2 to the January 6, 2009 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was reschedule MPC File No. P-081117-43021-2 to the January 6, 2009 Regular Meeting. Voting were: Mr. Todd, Ms. Myers, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, and Mr. Ray. Mr. Mackey was not in the room when the vote was taken.

E. Minor Subdivision

Lands of John B. Demere
2120 Turner's Road (Whitmarsh Island)
County Commission District 4
Zoning District R-1-A/EO
Acres 169
PIN: 1-0112-01-001Y and 001Z
John B. Demere, Owner
Phillip McCorkle, Agent
MPC File No.: S-081125-60016-1

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

Ms. Myers **moved** to the approve petitioner's request to reschedule MPC File No. S-081125-60016-1 to the January 6, 2009 Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was reschedule MPC File No. S-081125-60016-1 to the January 6, 2009 Regular Meeting. Voting were: Mr. Todd, Ms. Myers, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, and Mr. Ray. Mr. Mackey was not in the room when the vote was taken.

IV. CONSENT AGENDA

A. Approval of December 2, 2008 MPC Regular Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the December 2, 2008 MPC Regular 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 the December 2, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Ms. Myers, Mr. Bean, Mr. Hoover, Mr. Lufburrow, Mr. Manigault, and Mr. Ray. Mr. Mackey was not in the room when the vote was taken.

V. OLD BUSINESS

None.

VI. REGULAR BUSINESS**A. General Development Plan**

Edgewater Apartments, Phase 3
259 Croatan Street
Aldermanic District 4
County Commission District 5
Zoning District RM-25
Acres 0.41
PINs: 2-0562-09-30A and 30B
Randall Davis, Owner
Randall Davis, Agent
Davis Engineering, Inc.
MPC File No.: P-081106-54470-2

Marcus Lotson, MPC Project Planner

Mr. Bean state that Mr. Davis is a customer. He stepped down from the dais and did not participate in the discussion or the vote on this petition..

Request: The petitioner is requesting approval of a General Development Plan in order to construct a six unit multi-family apartment building within an RM-25 (multifamily residential) zoning district. The petitioner is requesting a 10-foot rear yard setback variance.

Staff Recommendation: The MPC staff recommends **approval** of the General Development Plan for Edgewater Apartments Phase 3 and **approval** of a ten-foot rear yard setback variance subject to the following conditions:

The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following:

- a. *A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan.*
- b. *A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan.*
- c. *A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded.*
- d. *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. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened form the structures within the residential property.*
- e. *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*

- f. *of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees.*
- g. *A Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan.*
- h. *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.*

Mr. Lufburrow **moved** to approve the staff recommendation as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve staff recommendation carried with none opposed.

Voting were: Mr. Todd, Ms. Myers, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Ray. Mr. Bean abstained from voting on this petition due to a conflict of interest. Chairman Todd stated that the vote on this petition would be ratified at the January 6, 2009 Regular MPC Meeting. He noted that there was not a quorum present.

B. Minor Subdivision

Householder Tract Subdivision
 5745 Ogeechee Road
 County Commission District 7
 Zoning District PD-R-SM
 Acres 177.92
 PIN: 1-0992-01-004
 J.S. & H. Enterprises, LLC, Owner
 Wright Powers, Agent
 MPC File No.: S-081208-60309-1

Gary Plumbley, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a Final Plat for a Minor two lot subdivision for a site located on the south side of Ogeechee Road approximately 1,850 feet northeast of Burton Road within a PD-R-SM (Planned Development Reclamation – Surface Mine) zoning districts. The petitioner is also requesting a variance of 1,340 foot maximum length of an access easement variance from the maximum permitted length of 750 feet.

Recommendation: The MPC staff recommends **approval** of a 1,340 foot maximum length of an access easement variance from the maximum permitted length of 750 feet based on the previously stated findings. Staff further recommends **approval** of the proposed Minor Subdivision subject to the following conditions:

- a. *Approval of an Environmental Site Assessment by the County Engineer.*
- b. *Provide the following note on the Final Plat:*
“The 60’ private vehicular access easement shall be for the use of and maintained by the owners of all lots within this subdivision.”

- c. *Show the address of Lot 2 as 5747 Ogeechee Road and Lot 3 as 5745 Ogeechee Road.*
- d. *Show the signature of Georgia Registered Land Surveyor (across the State of Georgia Seal) and the signature of the owner on the Final Plat.*
- e. *Approval by the Chatham County Engineer.*

Speaking on the petition:

Pat Monahan, Assistant County Manager, stated the County will acquire lots 1 and 3. He stated it is a salt marsh mitigation bank, contrary to its listing as ‘fresh’ in the Staff report. He added that there would be restrictive covenants to ensure no future developments will take place on the subject property.

Mr. Lufburrow thanked the County for their foresight in this project.

Mr. Lufburrow **moved** to approve the staff recommendation as submitted. Mr. Ray seconded the motion.

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

VII. OTHER BUSINESS

Rochelle Small-Toney, Assistant City Manager, presented information on the City’s demolition process and blight ordinances.

VIII. ADJOURNMENT

Being no further business to come before the Commission, the December 16, 2008 Regular Meeting adjourned at 2:57 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed.

/bf