

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

July 1, 2008

1:30 PM

Members Present: Jon Todd, Chairman
Robert Ray Vice Chairman
Shedrick Coleman, Secretary
Susan Myers, Treasurer
Michael Brown
Douglas Bean
Ben Farmer
David Hoover
Stephen Lufburrow
Timothy S. Mackey
Lacy Manigault
Adam Ragsdale

Members Not Present: Russ Abolt

Staff Present: Tom Thomson, P.E. AICP Executive Director
Jim Hansen, AICP, Director, Development Services
Amanda Bunce, Development Services Planner
Gary Plumbley, Development Services Planner
Geoff Goins, Development Services Planner
Sabrina Thomas Administrative Assistant
Constance Morgan, 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 July 1, 2008 Regular MPC Meeting to order at 1:35 P.M. and asked that everyone stand for the Invocation and the Pledge of Allegiance. 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 July 1, 2008 Personnel Committee Meeting was held 11:30 AM in the J.P. Jones Conference Room, 110 East State Street.
2. The July 1, 2008 Vallambrosa Plantation PUD, Development Meeting will be held at 6:00 PM at the Bamboo Farms Administration Building, located at 2 Canebrake Road.
3. The July 15, 2008 Regular MPC Meeting will be held at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

B. Acknowledgements(s)

Staff Introductions

Mr. Thomson introduced Ms. Mary Mitchell, who has joined the MPC Administrative Staff. Ms. Mitchell recently retired from the City of Savannah's Clerk of Council's office where she was employed for over 25 years.

III. CONSENT AGENDA

A. Approval of June 17, 2008 MPC Planning Meeting Minutes and Briefing Minutes as submitted.

Mr. Coleman **moved** to approve the June 17, 2008 MPC Planning Meeting Minutes and Briefing Minutes as submitted. Mr. Mackey seconded the motion.

MPC Action: The motion to approve the June 17, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Hoover, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

B. Authorization for Executive Director to execute MPC Lease Agreement.

Ms. Myers **moved** to approve the Authorization for the Executive Director to execute MPC Lease Agreement. Mr. Ray seconded the motion.

MPC Action: The motion to approve carried with none opposed. The motion was to Authorize the Executive Director to execute the MPC Lease Agreement. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Hoover, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

C. Zoning Petition-Map Amendment

Fresh Fire from Heaven Ministries, Property Owner
1508 Mills B. Lane
Aldermanic District 1
County Commission District 8
PIN: 2-0638-06-014B
Tim Baumgartner, EMC Engineering Co., Agent
MPC File No. Z-080528-70076-2

Geoff Goins, MPC Project Planner

Issue: At issue is a request to rezone approximately 2.92 acres of land from an existing M-CO (Manufacturing-County) classification to the B-N-1 (Neighborhood-Business) classification.

Policy Analysis: The proposed rezoning is not consistent with the Tri-centennial Comprehensive Plan Future Land Use Map. However, the rezoning will provide more protection for the Single Family Residences located to the south from the negative effects of potential manufacturing and industrial uses. The Future Land Use Map designates all adjacent properties, except one, west of this property to US Highway 17 as Commercial-Suburban. An amendment to the Tri-centennial Comprehensive Plan Future Land Use Map has been filed to accompany the rezoning request.

Staff Recommendation: Approval of the request to rezone the subject property from the M-CO zoning classification to the B-N-1 classification.

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

MPC Action: The motion carried with none opposed. The motion was to approve the request for an amendment to the Tri-centennial Comprehensive Plan Future Land Use Plan. In order to address the rezoning request, the Board needs to recommend a change in land use from a Light Industrial classification to a Commercial-Neighborhood classification. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

Mr. Coleman **moved** to approve staff recommendation requesting a rezoning of the subject property. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the request for a rezoning of the property located at 1508 Mills B. Lane from an M-CO (Manufacturing County) zoning classification to a BN-1 (Neighborhood-Business-Limited) classification. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

D. General Development Plan/ Group Development

Southside Fire Department
2606 East President Street
Aldermanic District 3
County Commission District 3
I-L Zoning District
PIN 2-0007-03-001
Mark Crapps, Kern-Coleman & Co., Engineering, Agent
MPC File No. P-080602-58026-2

Gary Plumbley, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a General Development Plan for a proposed fire station to be located on the north side of East President Street at its intersection with Kerr-McGee Road within an I-L (Light Industrial) zoning district. The petitioner is also requesting approval of the following variance: an eight (8) foot building setback variance (from the required 15 feet) for the proposed entrance drive and a portion of the proposed structure.

Staff Recommendation: Approval of an eight (8) foot building setback variance (from the required 15 feet) for the proposed entrance drive and a portion of the proposed structure based on the previously stated findings. Staff further recommends approval of the proposed General Development Plan subject to the following conditions: 1) verify that the area of the proposed entrance drive is an existing unopened City of Savannah road right-of-way. If the right-of-way does exist, an encroachment permit must be approved by the City Traffic Engineer or the area designated as an unopened right-of-way must be quit claimed to the petitioner by the Mayor and Aldermen; 2) revise the General Development Plan to show the required Tree Quality Points, Landscape Quality Points, and greenspace based on the total acreage of the site and not the disturbed area; 3) approval by Georgia Power to locate the proposed off-street parking spaces within the Savannah Electric and Power Company 30 foot utility easement; and 4) approval by the City of Savannah review departments including the City Engineer.

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

E. Revised Master Plan

The Highlands Tracts K and M
555 Highlands Boulevard
Aldermanic District 1
County Commission District 7
Jimmy DeLoach Parkway
PUD-C Zoning District
PIN: 2-1016-02-021, 2-1016 -01-005
Godley Station Enterprises, LLC, Owner
Kern-Coleman & Co., LLC, Agent
MPC File No. M-080602 53647-2

Gary Plumbley, MPC Project Planner

Nature of Request: The petitioner is requesting MPC approval of a Master Plan amendment for a residential development located on the south side of Highlands Boulevard approximately 1.35 miles (7,125 feet) west of Benton Boulevard within a PUD-C (Planned Unit Development-Community) zoning district. The petitioner is also requesting approval of the following variances: 1) a 10 foot lot width variance (from the required 60 feet) for 154 single-family detached lots; and 2) a 1,600-square foot lot area variance (from the required 6,000 square feet) for 154 single-family detached lots.

Staff Recommendation: Approval of a 10 foot lot width variance (from the required 60 feet) for a total of 359 (154 lots, this amendment) single-family detached lots; a 1,600 square-foot lot area variance (from the required 6,000 square feet) for a total of 332 (154 lots, this amendment) single-family detached lots; and a continuation of previous project approved variances including a 20 foot lot width variance (from the required 6,000 square feet) for 359 single-family attached and semi-attached townhome lots; and a 1.0 foot lot width variance from the required 18 feet based on the previously stated findings. The MPC staff further recommends **approval** of the proposed amended Master Plan subject to the following conditions: 1) revise the Master Plan to show a maximum of 634 residential units in Tract M-2; and 2) approval by the City review departments including the City Engineer.

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

Mr. Lufburrow **moved** to rename the MPC Public Information Room in remembrance of Mr. Lee Myers' service to the Metropolitan Planning Commission. Mr. Coleman seconded the motion.

MPC Action: The motion carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Hoover, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

V. OLD BUSINESS

A. General Development Plan/Group Development

New Office/Residential Center
6620 Johnny Mercer Boulevard
County Commission District 4
PUD-IS-B/TC Zoning District
PIN: 1-0059-01-003A,-043
Mark Boswell, Boswell Design, Agent
Barry Brown, Property Owner
MPC File No. P-080311-00047-1

Amanda Bunce, MPC Project Planner

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 the following variances: 1) a five foot variance from the 35 foot development setback along Johnny Mercer Boulevard; 2) a 35 foot variance from the 50 foot buffer requirement along the side and rear property lines; and 3) a variance to not provide the required fence within the buffer along the rear property line. Staff further recommends **Approval** 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 and all easements recorded prior to Specific Development Plan approval.

Ms. Bunce read into the record an email from Ms. Maryanne Heimes. She also provided staff response to the requests that were conveyed in the e-mail.

Speaking on the Petition

Ms. Dianne Houston, Savannah Tree Foundation stated that Foundation's concerns regarding the reduction of the buffer from 50 feet to 15 feet. This does not allow sufficient planting area or planting space for a healthy vegetative buffer that will include canopy trees. She also requested enforcement of the established setbacks for Johnny Mercer Boulevard right-of-way.

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

Mr. Brown **moved** to amend the motion to include an upper and middle story growth and canopy cover that will provide opaque vegetation between two properties. Ms. Myers seconded the motion.

MPC Action: The motion to approve staff recommendation subject to conditions carried. The conditions were that additional plantings shall be provided within the buffers along the side and rear property lines and shall include understory, middle story and upper story plantings. Such plantings shall be approved by MPC staff with assistance from the County Arborist. Voting in favor of the motion were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Hoover, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale. Mr. Coleman voted against the motion.

VI. OTHER BUSINESS

At the request of Mr. Farmer, Mr. Thomson explained the handout in MPC packages regarding staff Telecommuting/Flex-Time.

VII. Executive Session

Mr. Lufburrow **moved** to adjourn to Executive Session at 2:00 PM in order to discuss personnel matters. Mr. Ray seconded the motion.

Mr. Lufburrow **moved** to reconvene from Executive Session at 3:00 PM where only personnel matters were discussed. He stated that no motions were made and that no votes were taken. Mr. Ray seconded the motion.

MPC Action: The motion to reconvene from Executive Session carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Hoover, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Manigault, Mr. Mackey, and Mr. Ragsdale.

IX. ADJOURNMENT

There being no other business to come before the Commission the July 1, 2008 Regular Meeting was adjourned at 3:02 P.M.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed