

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

June 17, 2008

1:30 PM

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

Members Not Present: David Hoover

Staff Present: Melony West, Finance and Systems Director
Jim Hansen, AICP, Director, Development Services
Mark Wilkes, P.E. AICP Director Transportation Planning
Geoff Goins, Development Services Planner
Jack Butler, Development Services Planner
Sabrina Thomas Administrative Assistant
Shanale Booker, Administrative Assistant
Constance Morgan, Administrative Assistant
Marilyn Gignilliat, Executive Assistant

Advisory Staff Present: Bob Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the June 17, 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)

July 1, 2008 at 1:30 P.M. the next Regular Meeting will be held in the Arthur Mendonsa Hearing Conference Room, located at 110 East State Street.

B. Acknowledgements(s)

None.

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

A. General Development Plan

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

Amanda Bunce, Project Planner

The petitioner has requested that this item be removed from the Agenda and rescheduled to the July 1, 2008 Regular Meeting.

Mr. Lufburrow **moved** to approve the request to remove MPC File No. Z-080312-00048-2 from the Agenda and reschedule it for the July 1, 2008 Regular Meeting. Mr. Manigault seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the request to remove MPC File No. P-080311-00047-1 from the Agenda and reschedule it for the July 1, 2008 Regular MPC Meeting. 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.

IV. CONSENT AGENDA**A. Approval of April 8, 2008 MPC Planning Meeting Minutes and Briefing Minutes as submitted.**

Mr. Coleman **moved** to approve the April 8, 2008 MPC Planning Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

MPC Action: The motion to approve the April 8, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. 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.

B. Approval of June 3, 2008 MPC Meeting Minutes and Briefing Minutes

Mr. Coleman **moved** to approve the June 3, 2008 MPC Meeting Minutes and Briefing Minutes as submitted Mr. Ray seconded the motion.

MPC Action: The motion to approve the June 3, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed. 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.

C. Zoning Petition-Map Amendment

1508 Mills B. Lane
PIN: 2-0638-06-014B
Fresh Fire, from Heaven Ministries, Property Owner
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. Coleman **moved** to approve the staff recommendation for an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map. Mr. Mackey seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the request for an amendment to the Tricentennial 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 annexed) 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

Rockingham Farm Montessori School
Buckhalter Road
R-A and M Zoning Districts
PIN: 1-0943-01-001
David Lerch, Owner
Chip Butts, Kern-Coleman & Co., LLC, Agent
MPC File No. P—080408-00055-1

Geoff Goins, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development for a proposed charter school located on Buckhalter Road within the R-A (Residential Agricultural) and M (Manufacturing) zoning districts.

On June 3, 2008, the MPC approved the General Development Plan for the Rockingham Farms Montessori School. At that time, the proposal included the construction of one school building. The petitioner has since modified the proposal and is now intending to construct 10 modular buildings, thus making the request a group development. Accordingly, the plan is being resubmitted to the MPC for action on the group development nature of the request.

Staff Recommendation: The MPC Staff recommends **approval** of the General Development Plan/Group Development subject to the following conditions: 1) approval by the appropriate County review departments; 2) a Traffic Impact Analysis for the development area that includes the industrial area, the Calvary Baptist Church Complex and the Rockingham Farms Montessori School shall be completed before Specific Development Plans are approved for the industrial site or for the Calvary Baptist Church Complex; and 3) the County Engineer shall approve the access road design for the Rockingham Farms Montessori School.

The following comments must be addressed in conjunction with a Specific Development Plan; 1) submit a detailed Landscape Plan; 2) the Landscape Plan must include the required and proposed green space calculations and the required Tree Quality Points and Landscape Quality Points, and the Type G buffer along the off-street parking lot. The Landscape Plan must be approved by the County Landscape Architect; 3) approval of the dumpster pad enclosures by the MPC staff. The enclosures must be screened with materials that complement the principal buildings. With the exception of the gate, wood fencing is not an acceptable screening material. A six-foot by twelve-foot apron consisting of heavy-duty paving must be constructed in front of the dumpster pads in order to support the weight of the trucks. Metal bollards to protect the screening wall of the dumpsters must also be provided; 4) submit detailed scaled elevations of the proposed structure including the type of materials to be used on the exterior and the desired color scheme; 5) approval by the MPC staff of a 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 of the fixture. The Lighting Plan must also include a photometric plan; and, 6) submit details of all new signs that are proposed.

Mr. Coleman **moved** to approve staff recommendation as outlined above. Mr. Mackey seconded the motion.

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

E. Revised Master Plan

The Highlands at Godley Station
100 Highlands Boulevard
Jimmy DeLoach Parkway
PUD-C Zoning District
PIN: 2-1016-02-042
Godley Station Enterprises, LLC, Owner
Kern-Coleman & Co., LLC, Agent
MPC File No. M-080602 52265-2

Gary Plumbley, MPC Project Planner

Nature of Request: The petitioner is requesting MPC approval of an amendment to the Master Plan for The Highlands, a planned residential and office development located west of Interstate 95 at its intersection with Jimmy DeLoach Parkway within a PUD-C (Planned Unit Development–Community) zoning district. No variances are requested.

Staff Recommendation: The MPC staff recommends **approval** of the proposed amended Highlands Master Plan to include the elimination of a connector road extending from Crystal Lake Drive through the southern portion of Tract K to Jimmy DeLoach Boulevard in Pooler and amending the completion date for the extension of Highlands Boulevard to Jimmy DeLoach Parkway subject to the following conditions; 1) revise the Master Plan to include the following notes; 1) “no building permits shall be issued for any portion of Tracts M1, M2, or N until such time as Highlands Boulevard is extended to intersect with Jimmy DeLoach Parkway west of Benton Boulevard;” 2) “the portion of Highlands Boulevard located within the City of Savannah shall be a controlled* access roadway with no curb cuts for individual building sites. It is also recommended that the portion of Highlands Boulevard within the City of Pooler continue as a controlled access roadway” and, 3) approval by the City Traffic Engineer and all appropriate City review departments including the City Engineer. *Controlled access roads do not allow driveway access, only cross street connections.

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

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

F. Amended Specific Development Plan

Hollow Oak Borrow Pit/Landfill
2841 Fort Argyle Road
P-D-R Zoning District
PIN: 1-1048-01-001A
James H. Wrenn, Property Owner
Thomas J. Mahoney, Jr., Agent
MPC File No.: P-080310-00045-1

Jim Hansen Project Planner

Nature of Request: The petitioner is requesting approval of an Amended Specific Development Plan in order to continue utilizing the property as a borrow pit / inert landfill within a P-D-R (Planned Development-Reclamation) zoning district.

Staff Recommendation: Approval of the Amended Specific Development Plan with the following conditions: 1) the revised Amended Specific Development Plan shall be recorded in accordance with the requirements of the P-D-R requirements; 2) relevant conditions of the MPC Decisions of December 6, 1988 (1, 3, 4, 5, and 10), December 18, 1990 (1 and 2), and March 7, 2006 (6, 7, and 8) shall continue to be enforced (See Attached Decisions); 3) the landfill operations shall be completed and the landfill area closed out with all necessary state and local approvals by June 17, 2009; and 4) the applicant shall be responsible for maintaining Fort Argyle Road in regards to any impacts associated with the borrow pit or landfill activities. The petitioner shall, on the date the revised plan is submitted for recording, submit a photographic record of the condition of Fort Argyle Road. Said photographic record shall be used to identify impacts to the roadway caused as a result of the landfill activities; 5) the applicant shall disclose the fact that the subject property was utilized as a landfill on any recorded subdivision plat or deed associated with the property or part thereof; and, 6) the approval is subject to approval of the County Engineer.

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

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

V. OLD BUSINESS

None.

VI. REGULAR BUSINESS

A. Zoning Petition-Map Amendment

931 Chevis Road (Vallambrosa Plantation PUD)
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, 013, 014, 055, -56, 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

Issue: Rezoning of 1215.95 acres from an R-A-CO (Residential-Agriculture, Annexed) classification to a PUD (Planned Unit Development) classification, which includes a Master Plan and an ordinance to establish uses, development standards and procedures for the Vallambrosa Plantation Planned Unit Development.

Policy Analysis: The proposed rezoning is consistent with the Tri-centennial Comprehensive Plan-Future Land Use Map. Zoning to a PUD will allow the development of 1215.95 acres to be unified, coordinated and phased based on available facilities. A PUD classification will also encourage flexibility, diversity and integration of uses and development standards that would not otherwise be allowed by the Zoning Ordinance.

Staff Recommendation: Approval of the request to rezone the subject property from an R-A-CO (Residential-Agriculture, Annexed) zoning classification to a PUD (Planned Unit Development) classification in conjunction with approval of the Master Plan and an ordinance to establish uses development standards and procedures subject to the following conditions: 1)the initial traffic study shall be approved by MPC staff and the County Department of Engineering prior to the issuance of the first site development permit. The County Department of Engineering requires that the traffic study demonstrate the geometric adequacy of the impacted roadway network by demonstrating the impacted roads meet the minimum requirements of AASHTO's A Policy on Geometric Design of Highways and Streets, Fourth Edition or provide an alternative acceptable to the County Department of Engineering. In the case that the developer chooses to construct the connector road to Hwy 17 prior to any connection to a County road, the traffic study shall only be required to receive MPC approval until such time as a connection to a County road is proposed; 2) site development permits shall be issued according to the trip threshold table in Finding #5; 3) all off-site road improvements shall be determined by the County Engineering Department and Georgia DOT as appropriate; and, 4) a revised traffic study that includes updated traffic data and projections shall be submitted at each phase of development and shall be approved prior to Master Plan approval of each phase.

Mr. Abolt clarified that the County staff recommends approval of the Master Plan contingent upon the Chatham County Department of Engineering approval of the traffic analysis and any recommended road improvements. It must be clear at the time of approval that access to Chevis Road or Grove Point Road for more than one single-family residential structure is **not** guaranteed. The Department of Engineering will not recommend issuance of the right-of-way encroachment permits for access until such time as the local roads are demonstrated to meet appropriate AASHTO (American Association of State Highway and Transportation Officials) standards and design criteria.

Speaking on the petition:

Betty Davis, neighborhood resident stated that her concern was the increase in traffic and the impact it will have in the community.

Ed Zipper, area resident, stated that the Grove Point residents have not had the privilege of having a public hearing. Neighborhood residents have signed a petition in opposition of the considerable increase in traffic that this development will bring to the community. He asked that the Board review this petition very carefully before making its decision.

Ashley Davis, neighborhood resident, raised concerns regarding the potential increase in crime this new development may bring to the area.

Joseph Dillon, neighborhood resident, stated that Grove Point Road will not be able to accommodate a large increase in traffic.

Eric Schweistris area resident, stated that it will be difficult to widen Grove Point Road without causing destruction to the historic nature and natural beauty of the road. He would like to preserve the nature of the environment in this area.

Mr. Tuten, neighborhood resident, stated that his concern was safety. There has been a large increase in traffic in the past thirty years with considerable traffic accidents therefore he would not like to see Grove Point Road widened to accommodate more traffic. He asked that an alternate entrance be considered.

Debbie deBrauweve, area resident stated that her concerns were about the widening of Grove Point Road. To widen this road would destroy its canopy and the historic property that she would like to protect. She added that this historic property was an old abandoned grave yard which held the remains of the descendants of slaves. She requested that this property be protected.

Brenda Thomas, neighborhood resident questioned what type of road would accommodate this generation of traffic. She asked the Board to allow residents to communicate with developers. She stated that she was not opposed to new development, but would like to have a compromise.

Chad Zittrouer, agent for the petitioner, explained his rezoning request. He asked that the Board approve the rezoning petition.

Mr. Brown **moved** to continue MPC File No. Z-071219-39397-2 for 30 days in order to allow staff facilitation of a workshop with developers and neighborhood residents.

Mr. Rob Lee, land use developer stated that he agreed with Mr. Brown's statement and he would be willing to work with MPC staff. He stated that he would like to have a vote of approval on the rezoning, but if it would make a difference to residents in that area he would be willing to participate in a workshop.

Mr. Brown **moved** to continue MPC File No. Z-071219-39397-2 for 30 days to allow the developer to meet with the neighborhoods in a structured workshop setting to allow everyone to understand the nature of the development proposed, the land use, and density therefore a traffic count and a sense of timing. Mr. Ray seconded the motion.

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

MPC Action: The motion to approve the amended motion failed.

Voting in favor of the motion were: Mr. Lufburrow, Mr. Bean, Mr. Mackey, Mr. Coleman, and Mr. Ragsdale. Voting against the motion were: Ms. Myers, Mr. Abolt, Mr. Farmer, Mr. Todd, Mr. Ray, Mr. Brown, and Mr. Manigault.

Mr. Brown **moved** to continue MPC File No. Z-071219-39397-2 for 30 days to allow the developer to meet with the neighborhoods in a structured workshop setting to allow everyone to understand the nature of the development proposed, the land use, and density therefore a traffic count and a sense of timing. Ms. Myers seconded the motion.

MPC Action: The motion to continue MPC File No. Z-071219-39397-2 for 30 days subject to conditions carried. Voting in favor of the motion were Mr. Abolt, Mr. Manigault, Mr. Mackey, Mr. Todd, Mr. Ray, Ms. Myer, Mr. Brown, and Mr. Bean. Voting against the motion were Mr. Ragsdale, Mr. Lufburrow, Mr. Coleman, and Mr. Farmer.

**B. General Development Plan/ Group Development
SCAD Gwinnett Village
1025 West Gwinnett Village
P-B-C Zoning District
PIN: 2-0046-08-002
Thomas Paxton, Owner
Tanya Mandel, KRI Engineering, Agent
MPC File No. P080528-56292-2**

Nature of Request: The petitioner is requesting approval of a General Development Plan/Group Development for a proposed apartment facility to be used by a college. The proposed project will consist of five buildings, four dormitory style structures and one athletic facility/health club. Variances are requested.

Staff Recommendation: Approval of the General Development Plan and **Approval** of a 30 foot front yard setback variance and a 13 foot height limit variance subject to the following condition: 1) approval by the appropriate City review departments.

The following comments must be addressed in conjunction with a Specific Development Plan; 1) submit a detailed Landscape Plan. The Landscape Plan must include the required and proposed green space calculations and the required Tree Quality Points and Landscape Quality Points. The Landscape Plan must be approved by the City Arborist; 2) approval by the MPC staff of a 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 of the fixture. The Lighting Plan must also include a photometric plan; 3) Submit details of all new signs that are proposed; 4) submit a detailed drainage plan to be approved by the City Engineer; 5) approval by the MPC staff of building exterior elevations; and, 6) submit a Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternative materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A 6-foot by 12-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 also be provided.

Speaking on the Petition:

Harold Yellin, agent for the petitioner, outlined concerns of City Council which were drainage, traffic; and density. He assured Ms. Dorothy Pelote that the petitioner was not attempting to circumvent the Master Plan.

Dorothy Barnes Pelote, president of Carver Heights Community Organization stated that her concerns have been addressed by Mr. Yellin and that she was in favor of the petition.

Mr. Mackey **moved** to approve staff recommendation. Mr. Farmer 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. Abolt, Mr. Brown, Mr. Bean, Mr. Farmer, Mr. Lufburrow, Mr. Mackey Mr. Ray and Mr. Manigault were not in the room when the vote was taken. Mr. Ragsdale did not vote on the motion. He submitted a Conflict of Interest form to be placed in the file.

VII. OTHER BUSINESS

None.

IX. ADJOURNMENT

There being no other business to come before the Commission the June 17, 2008 Regular Meeting was adjourned at 3:55 P.M.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

Note: Minutes not official until signed