

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**March 4, 2008**

**1:30 PM**

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

**Members Not Present:** Freddie Gilyard  
David Hoover  
Lacy Manigault  
Douglas Bean  
Stephen R. Lufburrow

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Jim Hansen, AICP, Director, Development Services  
Noel Perkins, SAGIS Director  
Constance Morgan, Administrative Assistant  
LaToya Bynum, Administrative Assistant

**Advisory Staff Present:** Bob Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the March 4, 2008 Regular MPC Meeting to order at 1:39 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. The next Regular MPC Meeting will be on March 18, 2008 at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.
2. The 2008 session of the MPC Planning Academy will begin on Tuesday, March 11, 2008 at 6:00 PM in this room. There are still seats available for those who are interested.

**B. Acknowledgements(s)**

Mr. Todd congratulated Mr. Abolt for his 20 years of service as Chatham County Manager.

**III. Item(s) Requested to be Removed from the Final Agenda****A. Zoning Petitions - Map Amendments / Text Amendments**

1. Text Amendment to the City of Savannah Zoning Ordinance  
Re: Text Amendment to Article K  
Dennis Hutton, MPC Project Planner  
MPC File No. Z-080107-41909-2

The staff has requested MPC File No. Z-080107-41909-2 be removed from the Agenda and rescheduled to the March 18, 2008 Regular Meeting.

Mr. Coleman **moved** to approve the request to remove MPC File No. Z-080107-41909-2 from the Final Agenda and reschedule it for the March 18, 2008 Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the request to remove MPC File No. Z-080107-41909-2 from the Final Agenda and reschedule it for the March 18, 2008 Regular Meeting.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

2. 2909 and 2913 Bull Street  
Interesting Distinction, LLC, Agent  
Stella Moore, Owner  
Jack Butler MPC Project Planner  
MPC File No. Z-080130-57799-2

The petitioner has requested that MPC File No. Z-080130-57799-2 be withdrawn.

Ms. Myers **moved** to approve the petitioner's request to withdraw MPC File No. Z-080130-57799-2. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to withdraw MPC File No. Z-080130-57799-2.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

3. Northwest corner of Augusta Road and Bonnybridge Road  
Kern-Coleman & Co., Agent  
Martin Marietta Materials Inc, Owner  
Jim Hansen MPC Project Planner  
MPC File No Z-080213-32654-2

The petitioner has requested that MPC File No Z-080213-32654-2 be removed from the Agenda indefinitely pending further study.

Mr. Coleman **moved** to approve the petitioner's request to remove MPC File No Z-080213-32654-2 from the Agenda indefinitely pending further study. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the request to remove MPC File No Z-080213-32654-2 from the Agenda indefinitely pending further study.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

**B. General Development Plan / Group Development Plan**

1. Hancock Askew Office Complex  
100 Riverview Drive  
PUD-IS Zoning District  
PIN 1-0235 -02-023  
Phillip McCorkle, Agent  
Blue Heron Savannah, LLC, Owners  
Gary Plumbley, MPC Project Planner  
MPC File No. P-070926-00042-1

The petitioner has requested that MPC File No. P-070926-00042-1 be removed from the Agenda and rescheduled to the March 18, 2008 Regular Meeting.

Mr. Coleman **moved** to approve the petitioner's request to remove MPC File No. P-070926-00042-1 from the Final Agenda and reschedule it for the March 18, 2008 Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to remove MPC File No. P-070926-00042-1 from the Final Agenda and reschedule it for the March 18, 2008 Regular Meeting.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

2. Wakely Office Building  
10509 Abercorn Street  
PUD-IS-B Zoning District  
PIN: 2-0648-02-035  
Wakely Properties, LLC, Owner  
EMC Engineering Services, Inc, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. P-071210-48355-2

The petitioner has requested that MPC File No. P-071210-48355-2 be removed from the Agenda.

Ms. Myers **moved** to approve the petitioner's request to remove MPC File No. P-071210-48355-2 from the Agenda. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the petitioner's request to remove MPC File No. P-071210-48355-2 from the Agenda.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

#### IV. CONSENT AGENDA

##### A. Approval of February 19, 2008 MPC Meeting Minutes and Briefing Minutes as submitted.

Ms. Myers **moved** to approve the February 19, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the February 19, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

##### B. STEP-UP Poverty Initiative Collaboration Agreement – Tom Thomson, Executive Director

Ms. Myers **moved** to approve the **STEP-UP Poverty Initiative Collaboration Agreement** as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the STEP-UP Poverty Initiative Collaboration Agreement as submitted carried with none opposed.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

#### V. OLD BUSINESS

None.

#### VI. REGULAR BUSINESS

##### A. Zoning Petitions - Map Amendments

1. 5657 Ogeechee Road  
Hunter, Maclean, Exley, & Dunn, Agent  
Bashlor Properties, LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-080116-00017-1

**Issue:** At issue is a request to rezone approximately 11.4 acres of land from an existing R-A (Residential-Agriculture) classification to a P-B-2 (Planned-Business-General) classification.

**Policy Analysis:** Although the requested rezoning is not consistent with the designation depicted on the Future Land Use Map (FLUM) of the Comprehensive Plan, the requested district is ideally suited for the proposed use. To that end, a Comprehensive Plan amendment has also been filed seeking a change to the FLUM, since the Plan is also inconsistent with the zoning pattern that exists along the east side of Ogeechee Road.

The rezoning proposed will be placed on a specific area of a larger tract of land, and is intended for a specific use. That use, radio towers, will have no impact on traffic and, with screening and buffering will have minimal impact on existing or proposed future development in the area. Ample land is available to provide buffers and screening to mitigate possible visual impacts, and the proposed site area is setback from Ogeechee Road approximately 800 feet.

**Staff Recommendation: Approval** of the request to rezone the subject property from an R-A classification to a P-B-2 classification.

**Speaking on the Petition:**

Mr. Tim Wamsley, Agent for the petitioner, answered questions regarding the lighting and height of the towers. He stated that the towers are less than 200 feet and will not be lit. He asked that the petition be approved.

**Board Discussion**

Mr. Abolt expressed his concerns with the towers not being lit. He stated that the helicopters that have to fly for various reasons, including during rescue missions, should have a clear view of these towers at all times.

- (1) Consideration of Comprehensive Plan Amendment relating to zoning case.

Mr. Farmer **moved** to approve the staff recommendation for the Comprehensive Plan Amendment relating to zoning case for 5657 Ogeechee Road, MPC File No. Z-080116-00017-1. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the staff recommendation for 5657 Ogeechee Road, MPC File No. Z-080116-00017-1 carried with none opposed.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

- (2) The petitioner is requesting rezoning of property at 5657 Ogeechee Road from an R-A (Residential-Agriculture) zoning classification to a P-B-2 (Planned Business General) classification.

Mr. Abolt **moved** to approve the staff recommendation for the request for rezoning of 5657 Ogeechee Road, MPC File No. Z-080116-00017-1, subject to the condition that a Lighting Plan be submitted with the Site Plan. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation subject to the condition that a Lighting Plan be submitted with the Site Plan** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

2. 500 John Carter Road (Approximately 1½ miles east of Highway 204)  
Thomas & Hutton Engineering, Co, Agent  
Harry Kitchen, The Foxfield Company, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-080117-38608-2

**Issue:** At issue is a request to rezone 53.9 acres of presently undeveloped land from an existing R-A/CO (Residential-Agriculture/County) zoning classification to an P-R-M-8 (Multi-family Residential-8 units per net acre) zoning classification.

**Policy Analysis:** The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that can be compatible with existing and anticipated development. The opportunity for expanded housing choices for area residents will likewise be enhanced.

**Staff Recommendation: Approval** of the request to rezone the subject property from an R-A/CO zoning classification to a P-R-M-8 zoning classification.

**Speaking on the Petition:** Ralph Forbes and Craig Zuck, Agents for Petitioner, were available for any questions that the board may have had regarding the petition. Mr. Forbes also stated that he would be in favor of speaking with any of the residents in attendance of today's meeting regarding the proposed developments.

Cheryl Sanderlin, 91 Ted Newton Avenue, had questions regarding the entranceway and the drainage of the area.

### **Board Discussion**

Mr. Brown voiced his concerns regarding the petition and various changes that will be taking place in the area, including affordable housing, that may positively affect the value of the surrounding properties.

Ms. Myers asked if a neighborhood meeting was held regarding this petition.

Mr. Abolt suggested that the residents in attendance of today's meeting give their contact information to the agent so that they can be notified of any meetings and discussions that will take place regarding this petition.

Mr. Farmer **moved** to approve the staff recommendation for MPC File No. Z-080117-38608-2. Mr. Ragsdale seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the staff recommendation for MPC File No. Z-080117-38608-2.** Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Abolt, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale.

3. 550 John Carter Road  
Thomas & Hutton Engineering, Co, Agent  
Harry Kitchen, The Foxfield Company, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-080118-54383-2

**Issue:** At issue is a request to rezone 631.51 acres of presently undeveloped land from an existing R-A/CO (Residential-Agriculture/County) zoning classification to a P-I-L (Planned Light Industrial) zoning classification.

**Policy Analysis:** The proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that can be compatible with existing and anticipated development. Space exists on site to assure that adequate buffering can be developed to protect and shield neighboring properties.

**Staff Recommendation: Approval** of the request to rezone the subject property from an R-A/CO zoning classification to a P-I-L zoning classification.

**Speaking on the Petition:**

Ralph Forbes, Agent for the Petitioner, spoke briefly on the issues that were raised regarding this petition. He addressed the concerns with the proposed road and access ways.

Walter Sparks, 744 Old River Road, voiced his concerns regarding the past use of the property and the access ways.

John New and Lewis New, Lot 22 Old River Road and 704 Old River Road, stated their concerns regarding the roadways that are proposed to be placed in the middle of the property.

Scott Sparks, Resident, had a suggestion regarding the proposed roadway that would involve the developer working with the county to develop one entrance and exit.

Cheryl Sanderlin, 91 Ted Newton Avenue, pointed out her property in conjunction to the property in question. She stated her opposition to the rezoning of the property.

Harry Kitchen, Consultant for Petitioner, stated that every effort will be made during the planning to minimize the impact that the access road will have on the surrounding properties and residents.

Mr. Brown **moved** to approve the staff recommendation for MPC File No. Z-080118-54383-2. Mr. Mackey seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve the staff recommendation for MPC File No. Z-080118-54383-2. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale. Mr. Abolt was not present for the vote.

**C. Zoning Petition**

The Mayor and Aldermen of the City of Savannah have requested that the MPC examine the uses currently allowed to be conducted on a property located at 11508 Abercorn Street. The request also directed the MPC to recommend a possible change to said uses if, after review and analysis, such change is deemed warranted. Staff will review the options under consideration for the Planning Commission's input.

## Board Discussion

Mr. Brown asked that staff return in two weeks with a memo that can suggest other options regarding this request. He also stated that a new zone or classification should be considered for this area that will allow full commercial uses, including alcohol and excluding lounges.

Mr. Hansen asked that there be a two meeting delay, to allow time do a proper analysis and prepare the recommendation for the Board to review.

Mr. Todd agreed that there needs to be more research done on this request and that more time will be needed.

Mr. Farmer **moved** to report to City Council that their request has been received and will be acted upon as soon as is possible. Mr. Coleman seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to report to City Council that their request has been received and will be acted upon as soon as is possible. Voting were: Mr. Todd, Mr. Ray, Mr. Farmer, Ms. Myers, Mr. Mackey, Mr. Brown, Mr. Coleman, and Mr. Ragsdale. Mr. Abolt was not present for the vote.

## VII. OTHER BUSINESS

1. SAGIS Report, Re: Property Appraisers Data – Noel Perkins, SAGIS Director

Noel Perkins gave the Board a brief update regarding the Property Appraisers Data. He stated that the Board of Assessors will be turning over the 2007 sales data to post on the SAGIS website. He added that there will be monthly updates of the data to post on the SAGIS website.

## VIII. ADJOURNMENT

There being no other business to come before the Commission the March 4, 2008 Regular Meeting was adjourned at 3:45 P.M.

Respectfully Submitted,

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

**Note: Minutes not official until signed**

