

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC REGULAR MEETING MINUTES

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

April 21, 2009

1:30 PM

Members Present:

Jon Todd, Chairman
Shedrick Coleman, Vice-Chairman
Adam Ragsdale, Secretary
Susan Myers, Treasurer
Michael Brown
Ellis Cook
Ben Farmer
David Hoover
Stephen Lufburrow
Timothy S. Mackey
Tanya Milton
Jonathan Pannell
Lacy Manigault

Members Not Present:

Russ Abolt

Staff Present:

Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Marilyn Gignilliat, Executive Assistant
James Hansen, AICP, Director, Development Services
Marcus Lotson, Development Services Planner
Dennis Hutton, AICP, LEED, Director, Comprehensive Planning
Jackie Teel, LEED, AP, Comprehensive Planner
Bethany Jewell, LEED, AP, Comprehensive Planner
JoAnna Bounds, Historic Review Planner
Charlotte Moore, AICP, Director of Special Projects
Jane Love, Transportation Planner
Sabrina Finau, Administrative Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present:

Keith Shipman, City Zoning Administrator
Robert Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the April 21, 2009 Regular MPC Meeting to order at 1:25 PM. He requested everyone to stand for the Invocation and to remain standing for the Pledge of Allegiance. He explained the agenda and asked those present to record their attendance on the sign-in sheet. All who wished to speak on a petition before the Board were asked to fill out a blue speaker card.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. Chairman Todd announced this meeting as the first paperless MPC meeting.
2. The next Regular MPC Meeting will be Tuesday, May 5, 2009 at 1:30 PM in the Arthur A. Mendonsa Hearing Room, 112 East State Street.

B. Acknowledgement(s)

1. Thatcher Young, of the Georgia Department of Natural Resources, presented the Savannah-Chatham County MPC the Silver Award from Partnership for Sustainable Georgia. This area was the first to attain the Silver Award in Georgia. Jackie Teel, Bethany Jewell, Dennis Hutton, Jane Love, and Lara Hall were all recognized for their effort in the project.
2. Christian Sottile presented the Award Recognition from Congress for New Urbanism regarding the new East Riverfront Extension (Savannah River Landing). Charlotte Moore of the MPC and Ryan Bourque, a private developer, were also recognized.
3. Mary Ellen Sprague, Alderwoman, was acknowledged.
4. Charles Odinwe, Executive Director of Chatham Area Transit, was acknowledged.

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

- A.** 800 Habersham Street
(Former Rite Aid)
Aldermanic District: 2
Commissioner District: 2
Zoning District: 2B (Victorian) to 3R (Victorian)
Acres: 0.61
PIN: 2-0044 -16-001
Rite Aid of Georgia, Inc., Owner
Attorney Harold Yellin, Agent
MPC File No. Z-090403-32760-2

Jim Hansen, MPC Project Planner

The petitioner has requested this item be removed from the April 21, 2009 Regular MPC Meeting agenda and moved to the May 5, 2009 Regular MPC Meeting agenda.

Chairman Todd asked if anyone was present to speak on this petition. There were none.

B. Zoning Petitions - Map Amendment

Patrick O'Connor, Owner
1206 East Madrid Avenue
Aldermanic District: 4
County Commission District: 3
Zoning District R-6 to RBC1
Acres: .21
J. Scott Vaughn, Attorney
PIN: 2-0494-08-040
MPC File No.: Z-090305-59556-2

Gary Plumbley, MPC Project Planner

The petitioner has requested this petition to be withdrawn.

Chairman Todd asked if anyone was present to speak on this petition. Ms. Sprague asked if the petition could be presented again before the Board and how soon. Mr. Hansen informed it could be presented at any time with no time consideration; time constraints would be enforced only if there had been a denial from the MPC Board or if City Council acted on the petition. The entire application process will need to be adhered to again.

C. Victorian District – New Construction

800 Habersham Street
Go Long Win, LLC, Owner
Aldermanic District: 2
Commissioner District: 2
Zoning District: 2-B
Acres: N/A
PIN: 2-0044-16-001
Jim Lewellyn, Agent
MPC File No.: N-090324-61210-2

Beth Reiter, MPC Project Planner

New Construction three – story condominium building.

The petitioner has requested this item be removed from the April 21, 2009 Regular MPC Final Agenda and rescheduled to the May 5, 2009 Regular Meeting.

Ms. Myers **moved** to approve the following: petitioner's request to **remove MPC File No. Z-090403-32760-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting; petitioner's request to **withdraw MPC File No. Z-090305-59556-2** petition indefinitely; petitioner's request to **remove MPC File No. N-090324-61210-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting. Mr. Ragsdale seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to **remove MPC File No. Z-090403-32760-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting; **withdraw MPC File No. Z-090305-59556-2** petition indefinitely; **remove MPC File No. N-090324-61210-2** from the April 21, 2009 Final Agenda and reschedule to the May 5, 2009 Regular Meeting. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

Mr. Mackey expressed his concern regarding the public being able to see and hear how the individual board members voted using the paperless E-Agenda system. After the vote was taken, Chairman Todd explained the camera staff will record and display the screen to the public.

IV. CONSENT AGENDA

A. Approval of April 7, 2009 MPC Meeting Minutes and Briefing Minutes.

Mr. Lufburrow **moved** to approve the April 7, 2009 MPC Regular Meeting Minutes and Briefing Minutes as submitted. Mr. Ragsdale seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the April 7, 2009 MPC Meeting Minutes and Briefing Minutes as submitted. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

B. Zoning Petition – Map Amendment

3609 Ogeechee Road
Formerly Sams Club
Aldermanic District: Unincorporated
County Commission District: 5
Zoning Districts: BC & M
Acres: 19.39
PIN:1-0706-01-013 AND 014
Ogeechee Investors LLC., Owner
Harold B. Yellin, Agent
MPC File No.: Z-090331-00020-1

Marcus Lotson, MPC Project Planner

Existing Zoning: B-C (Commercial Business) and M (Manufacturing)

Requested Zoning: B (Business)

Policy Analysis: The proposed zoning is consistent with the Tri-centennial Comprehensive Plan Future Land Use Map. The building on site is designed and constructed for a commercial use.

Recommendation: The MPC staff recommends **approval** of the request to rezone the the property located at 3609 Ogeechee Road (PINs 1-0706-01-013 and 014) from BC & M classifications to a B classification.

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

Mr. Brown requested the site plan of intended use for storage of the new or used air conditioning units.

MPC Action: The motion carried with none opposed. The motion was to approve the request to rezone the the property located at 3609 Ogeechee Road (PINs 1-0706-01-013 and 014) from BC & M classifications to a B classification. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

V. Old Business

There was no Old Business to discuss.

VI. REGULAR BUSINESS

A. Specific Development Plan/Group Development Plan

639 East Park Avenue
Continental Self Storage
Aldermanic District: 2
County Commission District: 2
Zoning District: P-B-G-2
Acres: 1.95
PIN: 2-0054-02-005
Continental Self Storage Inc., Owner
Downer Davis, Davis Engineering, Agent
MPC File No.: P-090127-50245-2

Marcus Lotson, MPC Project Planner

Nature of Request: The petitioner is requesting approval of a Specific Development Plan / Group Development in order to develop a self storage facility within a P-B-G-2 (General Business-Transition) zoning district. A total of five new buildings are proposed on the site.

Recommendation: MPC Staff recommends **approval** of the Specific Development Plan / Group Development Plan with the following conditions:

1. A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan;.
2. A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan;
3. A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded;

4. 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 from the structures within the residential property;
5. 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 of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy tree;
6. A Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan;
7. 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. Brown asked if a vegetative cover on the wall is possible.

Mr. Lotson stated he spoke with petitioner and he is agreeable to the option of a vegetative wall.

Downer Davis, representing the petitioner, stated the vegetative wall is an option.

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

MPC Action: The motion carried with none opposed. The motion was to approve the Specific Development Plan / Group Development for MPC File No. P-090127-50245-2 to develop a self storage facility within a P-B-G-2 (General Business-Transition) zoning district with stated conditions. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

B. Zoning Petition – Map Amendment

0 Normandy Road
Aldermanic District: 2
County Commission District: 2
Zoning District: IL to PUD-LU
Acres: 21.61
PIN: 2-0006 -04-001A, -001, and 2-0013 -01-002
Coastal Towers, Inc. and Madison Retail LLC, Owners
Attorney Harold Yellin, Agent
MPC File No. Z-090403-36937-2

Jim Hansen, MPC Project Planner

Issue: Request to zone an approximate 21.61 acre site from an I-L (Light Industrial) classification to a PUD-LU (Planned Unit Development-Limited Use) classification.

Recommendation: The MPC staff recommends of the request to rezone 0 Normandy Road (PINs 2-0006 -04-001, -001A, and 2-0013 -01-002) from an I-L classification to a PUD classification if a Master Plan (Civic Master Plan) is prepared in accordance with established format and content requirements (see the *Riverfront Civic Master Plan*) and approved by the Planning Commission prior to this zoning action being forwarded to the Mayor and Aldermen.

Mr. Thomson explained that the Master Plan is to assure that the standards and components of the forthcoming Savannah River Landing are encompassed.

Harold Yellin, representative of the petitioner, stated he and his client would like to accept the staff recommendation and highlighted it is PUD only, no suffix included. He stated they will gladly submit a master plan that shows everything but request the exact specifications needed to curtail redundant visits before the Board. He stated Mr. Hansen assured him the continuance would be granted.

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

MPC Action: The motion carried with none opposed. The motion was to approve the request to rezone 0 Normandy Road (PINs 2-0006 -04-001, -001A, and 2-0013 -01-002) from an I-L classification to a PUD classification if a Master Plan (Civic Master Plan) is prepared in accordance with established format and content requirements (see the *Riverfront Civic Master Plan*) and approved by the Planning Commission prior to this zoning action being forwarded to the Mayor and Aldermen. Voting were: Mr. Todd, Mr. Coleman, Mr. Ragsdale, Ms. Myers, Mr. Brown, Mr. Cook, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Ms. Milton, Mr. Pannell, and Mr. Manigault.

VI. ADJOURNMENT

There being no further business to come before the Commission, the April 21, 2009 Regular MPC Meeting adjourned at 2:44 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

/sf

Note: Minutes not official until signed.