



Arthur A. Mendonsa Hearing Room
June 29, 2010 1:30 p.m.
MINUTES

June 29, 2010 Regular MPC Board Meeting

Members Present: Jon Pannell, Secretary
Lacy Manigault, Treasurer
Russ Abolt
Ellis Cook
Ben Farmer
Timothy Mackey
Tanya Milton
Susan Myers
Rochelle Small-Toney
Joseph Welch

Members Not Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Stephen Lufburrow
Jon Todd

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Development Services Planner
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, Administrative Assistant/IT Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [July 20, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Proclamation(s)

2. [Resolution of Appreciation for Sidney Nutting](#)

Mr. Pannell read the expression of appreciation submitted by Mary Ann Heimes. Her words were:

"Sid Nutting was an outstanding gentleman. After a successful business career he had every right to enjoy a quiet retirement. Instead, he stayed involved in his community in an effort to make his community better. I had the pleasure and honor of working with Sid on the Southeast Land Use Plan among other endeavors. He was always well informed, courteous, and enthusiastic in his endeavors. In spite of many disappointments he was still willing to move forward. He will be missed.

Thank you.

Marianne Heimes"

County Commissioner Helen Stone read and presented the MPC Resolution of Appreciation to Mrs. Sid Nutting.

Mrs. Nutting, his sister Bonnie and her husband Earl Gilbreath thanked the MPC for their appreciation.

V. PRESENTATIONS

VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.

VII. CONSENT AGENDA

Approval of MPC Meeting Minutes and Briefing Minutes

3. [Approval of June 8, 2010 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [06.08.10 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.08.10 MINUTES.pdf](#)

Board Action:

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Lacy Manigault

Second: Russ Abolt

Russ Abolt - Aye

Ellis Cook - Not Present

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

Authorization(s)

4. [Authorize the Executive Director to execute three American Recovery and Reinvestment Act of 2009 \(ARRA\) supplemental contracts for three transportation studies with the Georgia Department of Transportation \(GDOT\).](#)

Attachment: [Thomson Planning Commission, Re; Supplemental Contract Approvals for CORE MPO ARRA Funded Studies 062910.pdf](#)

Board Action:

Authorize the Executive Director to execute the stated contracts with GDOT. - PASS

Vote Results

Motion: Ben Farmer

Second: Russ Abolt

Russ Abolt - Aye

Ellis Cook - Not Present

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

Amended Master Plan

5. Bradley Pointe South

Attachment: [TAX MAP.pdf](#)
Attachment: [DETAILS OF MEETING WITH PROPERTY OWNERS.pdf](#)
Attachment: [SIGN IN SHEET FOR MEETING WITH PROPERTY OWNERS.pdf](#)
Attachment: [EXISTING BRADLEY POINTE SOUTH MASTER PLAN.pdf](#)
Attachment: [PROPOSED BRADLEY POINTE SOUTH MASTER PLAN.pdf](#)
Attachment: [06-29-10 STAFF REPORT M-100610-32828-2 Bradley Pointe South Master Plan Amendment.pdf](#)

Bradley Point South Boulevard - 150 Dunnoman Drive
Total Site Area: 277.15
Subject Site Area: 11.25 Acres
Owner: HRTW Development LLC
Agent: Travis Burke, PE
Engineer: Kern - Coleman and Company
Aldermanic District: 5
County Commission District: 6
Zoning District: PUD-M-5
MPC File Number: M-100610-32828-2

MPC Project Planner: Gary Plumbley

The MPC staff recommends **approval** of the amended Master Plan.

Board Action:

The MPC staff recommends **approval** of the amended Master Plan. - PASS

Vote Results

Motion: Russ Abolt
Second: Lacy Manigault
Russ Abolt - Aye
Ellis Cook - Not Present
Ben Farmer - Aye
Timothy Mackey - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
Susan Myers - Aye
Jon Pannell - Aye

Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Map Amendment

6. Fort Argyle Road and Bush Road - RA to P-BN

Attachment: [AERIAL_MAP.pdf](#)
Attachment: [TAX_MAP.pdf](#)
Attachment: [ZONING_MAP.pdf](#)
Attachment: [FLUM Designation.pdf](#)
Attachment: [EXISTING R-A USE TABLE.pdf](#)
Attachment: [PROPOSED B -N USE TABLE.pdf](#)
Attachment: [Correspondence.pdf](#)
Attachment: [STAFF REPORT.pdf](#)

597 & 599 Bush Road, 684 Fort Argyle Road and one unaddressed parcel on Fort Argyle Road.

Aldermanic District # 5 (684 Fort Argyle Road)
Commissioner District # 7
PIN(s) 1-1036-01-021 & 022; 2-1035-01-001 & 002
Redmond and Morgan Properties LLC., Owner
Zoning District: RA to P-BN
Acres: 9.5

The petitioner is requesting rezoning of properties at 597 & 599 Bush Road, 684 Fort Argyle Road, and one unaddressed parcel on Fort Argyle Road. The petitioner requests rezoning from the RA (residential-agriculture) classification to a proposed P-BN (Planned Business) classification.

MPC File No. Z-100607-40033-2

Marcus Lotson, MPC Project Planner

Mr. Lotson presented the petition to the Commission. The subject area is currently a commercial neighborhood with the intent to provide for nodule and strip opportunities for areas within close proximity to residential uses. The petitioner was granted approval of a subdivision by the Commission in 2004 in order to build 8 single-family residential properties in a 60-foot paved public right-of-way in a portion of the subject property. That concept was never developed and the subject property currently consists of some single-family residential that faces Bush Road, but it is primarily vacant undeveloped land.

The petitioner is seeking to rezone the property to a business classification and requested B-N zoning. Staff looks to work closely with the property owner if the petition is approved so that the site development is compatible with current and future developments in the area. Staff recommends approval of the petition.

Bart Ridman, petitioner, stated he agreed with Staff recommendation.

Mr. Manigault asked Mr. Ridman if he received any feedback from any of the neighbors.

Ms. Tamara Samples, citizen and area resident, stated she does not believe this would be a good change for the area. She stated she has a large rural area and the proposed petition would not improve the area. She said many others in the area are not supportive of the change also. The Savannah Historical Ogeechee Canal is across the street from the subject property and Ms. Samples believes it will harm the canal. She also believes the infrastructure would not support the change and there is no stop light. The property values would be adversely affected.

Mr. Manigault asked Ms. Samples if she has any idea as to what the petitioner wants to do in the area.

Ms. Samples stated no one has informed the area residents of the plan(s) for the petitioned property and does not see any improvements could be made due to limited space.

Mr. Mackey asked Mr. Lotson what was the petition and Commission action in 2004 regarding the subject property.

Mr. Lotson stated the petition was to subdivide the 9.5 acre property. The intent at that time was to create single-family housing.

Mr. Mackey asked if the current property owner was the same as previously.

Mr. Lotson stated it was the same owner.

Mr. Mackey asked if the time frame ran out for the use approval for the petitioner.

Mr. Lotson stated it appears that it was just not done.

Mr. Mackey asked of the approval goes away.

Mr. Lotson stated the subdivision was platted and currently stands.

Mr. Thomson stated the current approval would stand until another approval overrides it.

Mr. Ridman stated the larger lot adjoins to the petitioned property to the back

section. He stated it is still approved and in the works. He said they are waiting on the water department and the City after being annexed into the City four or five years ago. He stated they just received water three months ago; that is why the project has been on hold.

Mr. Lotson stated part of the property overlaps with the larger lot, however, the petitioner is requesting a zoning action outside of what has already been subdivided.

Board Action:

Approval - PASS

Vote Results

Motion: Ben Farmer

Second: Tanya Milton

Russ Abolt - Aye

Ellis Cook - Not Present

Ben Farmer - Aye

Timothy Mackey - Nay

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

7. [55 East Deerwood Road - PUD/EO to P-R-3-13.5/EO](#)

Attachment: [VICINITY MAP.pdf](#)

Attachment: [LAND USE MAP.pdf](#)

Attachment: [ISLANDWOOD, WILMINGON PARK, AND DIAMOND TRACT PUD'S.pdf](#)

Attachment: [AERIAL MAP.pdf](#)

Attachment: [EXISTING MULTIFAMILY DEVELOPMENTS.pdf](#)

Attachment: [Existing Buffer - Pic 1 - View of buffer from outside of tennis courts at the northeast corner of tennis court.pdf](#)

Attachment: [Existing Buffer - Pic 2 - View of buffer from inside of tennis courts approximate halfway down fence line.pdf](#)

Attachment: [Building Location Map.pdf](#)

Attachment: [Existing Buffer - Pic 5 - View of buffer from outside of tennis courts end of existing privacy fence.pdf](#)

Attachment: [LETTER FROM CONCERNED CITIZENS.pdf](#)

Attachment: [PETITIONERS RESPONSE TO CONCERNS OF NEIGHBORS.pdf](#)

Attachment: [STAFF REPORT FOR BUCCANEER TRACE.pdf](#)

55 East Deerwood Road
Site Area: 22.021 Acres
PIN 1-0075-01-003A
Owner: Everest Properties, Inc.
Petitioner: Ryan Thompson
Agent: David Lesser, VP Lesser Properties, Inc.
County Commission District: 4
Zoning District: PUD/EO to P-R-3-13.5/EO

MPC Project Planner: Gary Plumbley

Petitioner is requesting a zoning map amendment to rezone a 22.021 acre site located at 55 East Deerwood Road from its current PUD/EO to a P-R-3-13.5/EO classification. The petitioner would like to add 20 one-bedroom units to the current 208 unit complex. This is not a rezoning request in conjunction with the site plan. It is designated on the Future Land Use Map as General Residential, which does allow the multi-family development. The existing buffers are established and the proposed units will be located where the tennis courts are currently exist. The nearest adjacent residential property will be 100 feet from the proposed units. The MPC staff recommends approval of the petitioner's request.

Mr. Manigault asked if the neighboring property owners have been consulted with regarding the plans of the petitioner. A letter received regarding the petition states there is currently no fence and they would like low-impact street lights and concerns regarding intrusion from the existing property.

Mr. Plumbley stated the lighting is typical of the lighting in single-family residential subdivision. The adjoining subdivision has the same lighting, known as Cobra lighting, which is a standard feature of lighting from Georgia Power. The difference is that the lighting at Buccaneer Trace is mounted on a wooden pole and the adjoining subdivision, Olde Towne, has lighting mounted on a bronze-colored metal pole. The buffering is thick.

Ms. Myers asked where the tennis courts a part of the original plan when it was built in the 1970's.

Mr. Plumbley stated no; the tennis were developed in 1986 with Buccaneer Trace. It was not required, just added.

Mr. Ryan Thompson, architect with Thomas & Hutton Engineering. He stated he is a consultant for Buccaneer Trace, LLP. He stated they have been studying this since August 2008. The new units are planned to keep the same character and scale of the existing building with additional parking. The goal is to keep all changes and improvements inside the existing tennis court foot print to have minimal impact to the existing buffer. Also included in the plan is to have the buildings as far back from the adjacent properties as possible; putting the parking between the two. The parking is to be turned toward the units to minimize headlight impact to the adjacent properties. A large impervious area may contribute to additional green space.

Mr. Thompson stated he has met with some of the property owners on Brompton Road on April 1, 2010 and left conceptual site plans with three of the five owners. A later meeting addressed some of the concerns of the adjacent property owners, which were non-continuous privacy fencing, the tennis court lighting, and buffering. The owners have proposed to fill in the areas that do not have owner-privacy fencing, which would also help with the buffering concerns, to satisfy the requests of the property owners. The existing tennis court lighting would be removed.

Mr. Manigault asked these propositions have been explained to all of the adjacent neighbors.

Mr. Thompson stated he and the client are in agreement with providing a better situation than what currently exists with minimal intrusion.

Mr. Manigault asked if there was any objection from Georgia Power.

Mr. Thompson stated they have not yet spoken with them. It would be a continuation of the existing lease agreement and additional appropriate lighting would be installed.

Ms. Lisa Gober, area resident of Wilmington Park, stated the sign was not up the entire time. The individuals living in Wilmington Park and surrounding areas are concerned about the infrastructure being able to support this petitioned project. The additional runoff and the flood zone need to be considered. She stated the additional traffic will cause greater traffic problems during peak traffic time. Ms. Gober stated the surrounding residents are not happy with this. She stated there are many places on Wilmington Island to live without crowding this area. The island was created as a bird sanctuary; there has been so much building that it is taking away the purpose.

Mr. Manigault asked Ms. Gober what does she suggest.

Ms. Gober responded build only one two-building. She continued that there was never a memo sent to the Wilmington Park Homeowner's Association. The area is not neatly kept complex; it is not maintained now and cannot see how or why it would be maintained any better with additional buildings. Deerwood Road is a 25 mile per hour road that connects with Cromwell and Penn Waller. There is a lot of traffic in that area and additional traffic will make it worse. Even though they are one-bedroom apartments, there could be two or more cars per unit. Currently the water runs off of the tennis courts into the surrounding grass.

Mr. Farmer stated all of the avenues of concern have been explored by the County based on their requirement standards. The parameters have been met. Enforcement is not the purview of the MPC. The purpose of the engineers is to plan for the appropriate measures and staff is to be certain the zoning and design criteria are met before approval. The property owner has rights as well;

it is zoned for his request. He asked if notices were sent to the adjacent property owners as required.

Mr. Plumbley stated the abutting property owners as well as Copperfield Plantation Homeowners Association, Olde Town Homeowners Association; Wilmington Park, for the most part, is not near the petitioned property.

Ms. Gober stated Wilmington Park goes along Cromwell. The petitioner is only trying to make more money by having additional units. The buffers are not in place as presented.

Mr. Farmer stated enforcement is not the jurisdiction of the MPC. If the infrastructure cannot support the buildings, it will not be approved by the County engineers. If the petition meets the guidelines, that is all the MPC can do.

Mr. Thompson presented some of the engineering plans for the project.

Board Action:

The MPC staff is recommending **approval** of the petitioner's request. - PASS

Vote Results

Motion: Ben Farmer

Second: Timothy Mackey

Russ Abolt - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Nay

Tanya Milton - Aye

Susan Myers - Aye

Jon Pannell - Aye

Rochelle Small-Toney - Aye

Joseph Welch - Aye

XI. OTHER BUSINESS

8. [Patrick Shay - Urban Ecology Presentation](#)

Attachment: [Thomson Planning Commission, Re; Urban Ecology Presentation 062410.pdf](#)

Pat Shay, local architect, provided a presentation on the 'urban ecology' of downtown Savannah.

The purpose was to demonstrate how Geographic Information Systems (GIS) can be used to identify whether an area is healthy from an economic, environmental and social equity perspective. Mr. Shay said that an urban ecology consists of these three elements.

Mr. Shay examined the number of vacant lots, population density, the diversity of land uses, access to transportation and tree canopy as way to examine the health of downtown. This is not an exhaustive list of variables. Because GIS graphically represents a variety of data, it can be used to ‘tell a story’ and assist planners and other decision makers in developing policies and ordinances (including the proposed Unified Zoning Ordinance) to improve Savannah’s urban ecology.

With the assistance of Frederique Turnier, Mr. Shay has been developing this tool for the last four months at his own expense. As a work in progress, Mr. Shay emphasized that his intent was to demonstrate to the Planning Commission how it can be useful.

Mr. Shay also spoke of a ‘wave ecology’ study to address access issues to and from Tybee Island. By understanding a variety of factors, such as age distribution of residents, evacuation routes, and even the times for high and low tides, we may be in a better position to develop transportation policies to improve access and traffic flow.

Mr. Shay closed by offering some thoughts on downtown development. Mr. Shay showed how mixed use buildings could provide more diversity and density downtown and be sustainable at the same time. He would like to follow up on this by presenting a “theoretical zoning district” at another meeting with the Planning Commission.

XII. ADJOURNMENT

9. [Submittal](#)

There being no further business to come before the Commission, the June 29, 2010 Regular MPC Meeting adjourned at 3:30 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

/bf

Note: Minutes not official until signed.

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.