

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

August 3, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Patricia McIntosh, Vice Chairman
Lacy A. Manigault, Secretary
Robert L. Ray, Treasurer
Russ Abolt
Melissa Jest
J. P. Jones
Stephen R. Lufburrow
Alexander S. Luten
Walker McCumber
Lee Meyer
Freddie B. Patrick
Helen L. Stone

Members Not Present: Michael Brown

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde M. Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Gary Plumbley, Development Services Planner
John Howell, Development Services Planner
Wanda Dixon, Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Bob Sebeck, County Zoning Administrator
Tiras Petrea, City Zoning Inspector

I. Call to Order

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of citizens attending the meeting for the first time. He stated that citizens wishing to speak on an item should so note on the sign-in sheet.

II. Notices, Proclamations and Acknowledgments

A. Notice(s)

1. Tricentennial Plan Committee Meeting, August 17, 2004
11:00 A.M., MPC East Conference Room
2. Finance Committee Meeting, August 17, 2004, 11:30 A.M.,
MPC East Conference Room

B. Items Requested to be Removed from the Final Agenda

1. Staff Study –Text Amendment

Text Amendment to the Chatham County Zoning Ordinance
Re: Amend Section 4-5.2, B and I Use Schedule, to Allow
Uses 52(a), 90(b) and 103(a), in P-I-L-T Zoning Districts
MPC File No. Z-040716-33742-1

The MPC staff requests that this item be continued to the August 17, 2004 Regular Meeting.

Speaking about the petition: Eddie Culver, owner of affected property, requested that the Commission take action on this matter in order to avoid impact on the businesses. The proposed zoning would allow the owners to make improvements to their businesses.

Mr. Thomson stated that staff requested this continuance because the Commission asked that staff present options to the P-I-L-T zoning classification that was recommended at the July 20, 2004 Regular Meeting. Additional time is requested in order to meet the directive from the Commission.

Mr. Abolt **moved** that the Commission express to the affected property owners the desire to not harm them in any way and the final outcome will be satisfactory to their current needs. Ms. Stone seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was that the Commission expresses to the affected property owners the desire to not harm them in any way and the final outcome will be satisfactory to their current needs. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

2. Staff Study – Map Amendment

Map Amendment to the Chatham County Zoning Ordinance
Re: Bonaventure Road Rezoning Study
MPC File No. Z-040616-52847-1

The MPC staff requests that this item be continued to the August 17, 2004 Regular Meeting

This item is also subject to the previous motion.

3. General Development Plan

National Wireless Construction, LLC
160 Nettles Industrial Boulevard
Hayden Horton, Agent
Jonathan Yates, Attorney
I-L Zoning District
PIN: 2-0595-08-010
MPC File No. T-040702-52437-2

4. Specific Development Plan/Group Development Plan

Cingular Wireless and National Wireless Construction, LLC
6720 Waters Avenue
Hayden Horton, Agent
PUD-B-C Zoning District
MPC File No. T-040702-53439-2

These items were requested to be removed because the proper notification was not distributed in time.

Mr. Jones **moved** to approve removing MPC File No. T-040702-52437-2 and MPC File No. T-040702-53439-2 from the Final Agenda. Mr. Patrick seconded the motion.

MPC Action: The motion to remove MPC File Number T-040702-52437-2 and MPC File No. T-040702-53439-2 from the Final Agenda carried with none opposed. Voting were Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Lufburrow, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

III. Consent Agenda

A. Approval of July 20, 2004 MPC Meeting Minutes and Briefing Minutes

Mr. Jones **moved** to approve the July 20, 2004 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the July 20, 2004 Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

B. Zoning Petition – Map Amendment

Southern Development of Mississippi, Inc., Agent
(for KML Holdings, Inc., Owner)
795 Pennsylvania Avenue
MPC File No. Z-040719-42615-2

Issue: Rezoning from a P-R-B-1 (Planned Residential - Business) classification to a B-C (Community-Business) classification.

Policy Analysis: The proposed rezoning is inconsistent with the City's Future Land Use Plan and will permit commercial uses that are not compatible with the development pattern of the surrounding neighborhood. Such uses would adversely impact the adjoining properties.

Staff Recommendation: Denial of the request to rezone the subject property from a P-R-B-1 (Planned Residential-Business) classification to a B-C (Community-Business) classification.

Ms. Jest **moved** to approve the staff recommendation. Mr. Patrick seconded the motion.

Speaking about the petition: Jim Spees, First City Properties, described the development that is proposed for the subject property. He is in agreement with the staff recommendation for a text amendment to allow the proposed use within RB-1 (Residential-Business.) zoning district.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. Jest, Mr. Patrick, and Mr. Abolt.

C. Staff Study – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8-3025(b), B and I Use Schedule, to Allow
Use 39, Department Stores, within RB-1 (Residential-Business)
Zoning Districts

Issue: Amending the Savannah Zoning Ordinance, Section 8-3025, B and I Use Schedule, to allow Department Stores (Use 39) as a matter-of-right use within the RB-1 (Residential-Business) zoning district.

Policy Analysis: It is the policy of the City of Savannah to allow compatible uses within a zoning district, provided that the uses support the intent of the district. The intent of the P-RB-1 district is to create an area in which certain types of convenience-shopping-retail sales and service uses can be established and at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development. Allowing department stores within the RB-1 district with conditions would be consistent with this policy.

Staff Recommendation: **Approval** of a text amendment to allow Department Stores (Use 39) as a matter-of-right within the R-B-1 zoning district with the following conditions: 1) that such use shall be located on an arterial roadway; and, 2) that such use shall be limited to a maximum building size of 10,000 square feet.

Speaking about the petition: Jim Spees, First City Properties, stated that the maximum requirement for the proposed store is 9,100 square feet.

Bob Graham, owner of Southern Development of Mississippi, Inc, stated that a local engineer has been hired to design a site plan.

Mr. Patrick suggested that the developer meet with the area residents to have communication with them on the proposed project. He further suggested that staff facilitate this meeting.

Mr. Lufburrow **moved** to approve the staff recommendation subject to the condition that the use shall be limited to a maximum building size of 9,500 square feet. Mr. Jones seconded the motion.

MPC Action: **The motion carried.** The motion was to approve a text amendment to allow Department Stores (Use 39) as a matter-of-right within the RB-1 zoning district with the following conditions: 1) that such use shall be located on an arterial roadway; and, 2) that such use shall be limited to a maximum building size of 9,500 square feet. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. Jest, and Mr. Abolt. Mr. Patrick abstained from voting on this matter because he felt that the area residents did not have enough input into the matter.

Mr. Plumbley stated that staff would notify the neighborhood association when the General Development Plan is received.

D. Master Plan

Calvary Baptist Temple
4625 Waters Avenue
PIN 2-0105-02-002 and 008
22.1 Acres
R-I-P Zoning District
MPC File Number M-040714-49880-2
MPC Reference File Number S-99-12635 and S-94-10546-S
Hussey, Gay, Bell, and DeYoung Engineering Company, Engineer
Robert Armstrong, Agent
Calvary Baptist Temple, Owner

Nature of Request: The petitioner is requesting approval of a Master Plan for an existing church/school complex located on the north side of East 63rd Street between Waters Avenue and Paulsen Street within an R-I-P (Residential-Institutional-Professional) zoning district. No variance is requested.

Staff Recommendation: **Approval** of the proposed Master Plan subject to the following conditions: 1) revise the Master Plan to establish additional outdoor play space. The play space shall be not less than the area lost as a result of the proposed development; and 2) approval by all the City of Savannah review departments including the City Engineer.

Speaking about the petition: Robert Armstrong, project architect, Hussey, Gay, Bell and DeYoung, stated that this project would be completed in phases.

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

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

E. General Development Plans

First Chatham Bank – Wilmington Island
454 Johnny Mercer Boulevard
Dan Gay, Thomas & Hutton Engineering Co., Agent
Lott Barber Architects
P-I-P/TC Zoning District
PIN: 1-0079-01-005
MPC File No. P-040709-53254-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a bank within a Planned Institutional-Professional/Town Center Overlay (P-I-P/TC) zoning district. No variance is requested.

Staff Recommendation: **Approval** of the General Development Plan with the following conditions: 1) the colors of the building materials shall be shown on the Building Elevation Plan; and, 2) the petitioner shall consult with the County Arborist regarding placement of the fence required by the buffer standards.

Speaking about the petition: Jeanne Valentine, Wilmington Island resident, shared concerns about traffic, children waiting for school buses at the subject intersection and hours of operation.

Dan Gay, Thomas & Hutton Engineering, project engineer, described the acceleration and deceleration lanes near the subject property. The issue of the bus stop is a matter for the school board to address.

Mr. Abolt suggested that CUTS staff contact the School Superintendent's Office to work out the issue of the bus stop at the subject location.

Ms. Stone **moved** to approve the staff recommendation. The motion further endorsed the suggestion that CUTS staff contact the School Superintendent's Office to work out the issue of the bus stop at the subject location. Mr. Abolt seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt.

F. Amended General Development Plan/Group Development Plan

Westwood Business Park
1605 Chatham Parkway
Jeff Jepson, Agent
PUD-B-R Zoning District
PIN: 2-0835-01-001B and-004

Nature of Request: On May 18, 2004 the MPC Board approved a General Development Plan/Group Development Plan to construct three warehouse/office buildings on the subject property. The petitioner is requesting approval of an Amended General Development Plan/Group Development Plan in order to construct eight office buildings and three warehouse/office or "flex" buildings within a PUD-B-R (Planned Unit Development-Business-Regional Center) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the General Development Plan/Group Development Plan with the following conditions: 1) record a Minor Recombination Plat of the two parcels; and, 2) provide dumpster locations on the revised General Development Plan.

Speaking about the petition: Chance Raehn, Thomas & Hutton Engineering Co., reviewed the plan to construct the project in a phased approach.

Dan Gay, Thomas & Hutton Engineering Co., stated that pervious pavement would be beneficial.

Mr. Jones **moved** to approve the staff recommendation subject to the additional condition that the Specific Development Plan show a maximum of 577 parking spaces. The Plan should also show areas that are reserved for future parking. The future parking areas shall provide space for a maximum of 150 additional paved parking spaces that may be approved by the Planning Commission upon submittal of a parking study that demonstrates the need for the spaces. Mr. Abolt seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the Amended General Development Plan/Group Development Plan subject to the following conditions: 1) record a Minor Recombination Plat of the two parcels; 2) provide dumpster locations on the revised General Development Plan; and, 3) provide a Specific Development Plan that shows a maximum of 577 paved parking spaces. Also show areas that are reserved for future parking. The future parking areas shall provide space for a maximum of 150 additional paved parking spaces that may be approved by the Planning Commission upon submittal of a parking study that demonstrates the need for the spaces. Voting in favor of the motion were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, Ms. Jest, and Mr. Abolt. Mr. Meyer voted against the motion.

Ms. Stone requested that the issue of requiring a minimum number of parking spaces be addressed at the next Planning Meeting.

IV. Old Business

None.

V. Regular Business

None.

VI. Other Business

Mr. Patrick introduced Ms. Barbara Oglesby, who is the chair of the Benjamin Van Clark Neighborhood Association as well as the Inter-Neighborhood Council.

Ms. Oglesby stated that input of the residents is important when development is being proposed for the neighborhoods. She asked that developers be required to inform residents and neighborhood association presidents about what is going on in their specific area before a final decision is made.

VII. Adjournment

There being no further business to come before the Commission, the August 3, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed