

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

February 17, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Jane A. Feiler, Vice Chairman
Lacy A. Manigault, Secretary
Robert L. Ray, Treasurer
Russ Abolt
Michael Brown
J. P. Jones
Jerry Konter
Alexander S. Luten
Walker McCumber
Patricia McIntosh
Lee Meyer
Helen L. Stone

Members Not Present: James E. Poteet

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Gary Plumbley, Development Services Planner
Charlan Owens, Development Services Planner
Lynn Manrique, Site Plans and Subdivisions Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Eric Gadsen, County Zoning Inspector
Tom Todaro, City Zoning Administrator

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 Acknowledgements

A. Proclamation

Chairman Mackey read a proclamation in appreciation of the Bethesda/Comcast Alliance. Dr. Tribble, Executive Director, Bethesda Home for Boys, and Mr. Daves, General Manager, Comcast, were present to accept the proclamation.

B. Notice(s)

1. Gentrification Committee Meeting, February 18, 2004
9:00 A.M. to 11:00 A.M., MPC Conference Room.
2. City Council Workshop on The Thomas Square Streetcar Historic District
Land Use and Zoning Study, February 18, 2004, 10:00 A.M. to 12:00 P.M.
Coastal Georgia Center, Room 111.

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

Specific Development Plan
(Including Elevation Plan, Buffer Plan, Lighting Plan)

St. Joseph's Candler Hospital
5353 Reynolds Street
PIN 2-0113-20-001
14.24 Acres – Total Site Area
PUD-IS Zoning District
Engineers: Carol Walker, Inc. and Saussy Engineering, PC
Agent: Mark Boyles
Owner: St. Joseph's Candler Hospital
MPC File No. P-040116-61298-1

Mr. Konter **moved** to continue MPC File No. P-040116-61298-1 until March 2, 2004 or no later than 30 days. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue MPC File No. P-040116-61298-1 until March 2, 2004 or no later than 30 days. Voting were Mr. Brown, Ms. Stone, Mr. Meyer, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Jones, Mr. Ray, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

III. CONSENT AGENDA

A. Approval of the February 3, 2004 MPC Meeting Minutes and Briefing Minutes.

Ms. Feiler identified several corrections to the minutes.

Ms. Stone stated that she would **abstain** from voting on the minutes because she was not present at the meeting.

Mr. Jones **moved** to approve the minutes subject to the corrections that were identified. Mr. Luten seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the February 3, 2004 MPC Minutes and Briefing Minutes subject to corrections that were identified. Voting were Mr. Brown, Mr. Meyer, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Jones, Mr. Ray, Mr. McCumber, Ms. McIntosh, and Mr. Abolt. Ms. Stone abstained from voting on the minutes because she was not present at the meeting.

B. Master Plan

Godley Park
The Highlands at Godley Station
Phase 2 – Tract H
480 Highlands Boulevard
PIN 1-1016-01-001 (Portion)
102 Acres – 388 Dwelling Units
PUD-C Zoning District
Thomas & Hutton Engineering Company, Engineer
D.R. Horton, Owner
MPC File Number M-030917-30797-2
MPC Reference File Numbers M-030917-30797-2 and M-030610-57105-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed neotraditional residential development located on the north side of Highlands Boulevard approximately 4,900 feet west of Benton Boulevard within a PUD-C (Planned Unit Development – Community) zoning district. The petitioner is also requesting: a two foot lot width variance (from the required 18 feet) for 20 residential townhouse lots; a five foot lot width variance (from the required 60 feet) for 137 conventional single family detached lots; a 15 foot lot width variance (from the required 60 feet) for 151 conventional single family detached lots; a 10 foot front yard building setback variance (from the required 25 feet) for all conventional single family detached lots; a 12 foot front yard building setback variance (from the required 25 feet) for all residential townhouse lots; and, a two foot side yard setback variance (from the required five feet) on one side of 119 conventional single family lots.

Staff Recommendation: **Approval** of a two foot lot width variance (from the required 18 feet) for 20 residential townhouse lots; a five foot lot width variance (from the required 60 feet) for 137 conventional single family detached lots; a 15 foot lot width variance (from the required 60 feet) for 151 conventional single family detached lots; a 12 foot front yard building setback variance (from the required 25 feet) all residential townhouse lots; a two foot side yard setback variance (from the required five feet) on one side of 119 conventional single family lots; and, the approval of the proposed Master Plan subject to the following conditions: 1) sidewalks will be required on both sides of all streets and the private vehicular access easement adjacent to the townhomes; 2) the private vehicular access easement and all lanes must be properly signed as one-way only; and, approval by the City review departments.

Mr. Konter **moved** to approve the staff recommendation. Mr. Abolt seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of a two foot lot width variance (from the required 18 feet) for 20 residential townhouse lots; a five foot lot width variance (from the required 60 feet) for 137 conventional single family detached lots; a 15 foot lot width variance (from the required 60 feet) for 151 conventional single family detached lots; a 12 foot front yard building setback variance (from the required 25 feet) for all residential townhouse lots; a two foot side yard setback variance (from the required five feet) on one side of 119 conventional single family lots; and, the approval of the proposed Master Plan subject to the following conditions: 1) sidewalks will be required on both sides of all streets and the private vehicular access easement adjacent to the townhomes; 2) the private vehicular access easement and all lanes must be properly signed as one-way only; and, approval by the City review departments. Voting were Mr. Brown, Ms. Stone, Mr. Meyer, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

C. Master Plan Amendments

1. The Highlands at Godley Station
780 Highlands Boulevard
Tracts E and P
PIN 2-1016-01-001 (portion)
1,959 acres – Total Area
145 acres – Petitioned Area
PUD-C Zoning District
Bill Dempsey, Agent
Godley Station Enterprises, L.L.C., Owner
MPC File No. M-040128-57569-2
MPC Reference File No. M-030610-57105-2 and M-030212-49870-2

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: **Approval** of the Amended Highlands Master Plan subject to the following conditions: 1) revise the Master Plan to show the existing development data and the proposed development data. Also change the date of the revision from January 27, 2004 to February 17, 2004; and 2) approval by the City review departments.

Mr. Jones **moved** to approve the staff recommendation. Ms. Feiler seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the Amended Highlands Master Plan subject to the following conditions: 1) revise the Master Plan to show the existing development data and the proposed development data. Also change the date of the revision from January 27, 2004 to February 17, 2004; and 2) approval by the City review departments. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

- 2. Memorial Health University Medical Center
4700 Waters Avenue
Thomas Cetti, P.E., Thomas & Hutton Engineering, Agent
PUD-IS-B, -I-P and R-6 Zoning Districts
(MPC File Link: M-000818-32439-2)
MPC File No. M-040210-37034-2

Nature of Request: The petitioner is requesting approval of an Amended Master Plan.

Staff Recommendation: **Approval** of the Amended Master Plan subject to the following conditions: 1) the City Traffic Engineer, Arborist, Stormwater Engineer, Water and Sewer Engineer, and MPC staff shall review new development. Future development that does not stray from the approved Master Plan and/or that does not entail a variance shall be reviewed at the MPC staff level; 2) dumpsters/compactors, lighting, and signage shall be reviewed by MPC staff before construction or installation; and, 3) an approved Master Plan does not grant automatic approval to any future development within the subject site. A General Development Plan and a Specific Development Plan shall be required for any proposed development within its boundaries. Any revision to the Master Plan shall be approved by the MPC Board.

Ms. Feiler asked staff to recommend in the new zoning ordinances that when there is a Master Plan or change in a Master Plan that there be signage on the property so that neighboring property owners are notified.

Mr. Brown requested that in this particular case the next time there is a Master Plan proposed amendment that a neighborhood meeting is conducted in this area.

Ms. Feiler **moved** to approve the staff recommendation. The motion further included the amendment that Mr. Brown stated. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for of the Amended Master Plan subject to the following conditions: 1) the City Traffic Engineer, Arborist, Stormwater Engineer, Water and Sewer Engineer, and MPC staff shall review new development. Future development that does not stray from the approved Master Plan and/or that does not entail a variance shall be reviewed at the MPC staff level; 2) dumpsters/compactors, lighting, and signage shall be reviewed by MPC staff before construction or installation; 3) an approved Master Plan does not grant automatic approval to any future development within the subject site. A General Development Plan and a Specific Development Plan shall be required for any proposed development within its boundaries. Any revision to the Master Plan shall be approved by the MPC Board; and, 4) any future amendment to the Master Plan must be discussed with

property owners and residents of affected residential neighborhoods before a review by the MPC will occur. The MPC staff will facilitate a meeting with Memorial Health University representatives and area residents to discuss planning for the affected neighborhood and future plans for the hospital. Voting were Mr. Brown, Ms. Stone, Mr. Meyer, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Jones, Mr. Ray, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

D. Master Plan/General Development Plan

The Exchange at Berwick Plantation
700 Ogeechee Road
PIN 1-1008-02-035
29.85 acres – Master Plan Area
16.83 acres – General Development Plan Area
PUD-C Zoning District
John Rauers, Agent
Robertson Loia Roof, Architects and Engineers
Noro Development, Owner
MPC File Number P-040128-32941-1
MPC Reference File Number M-021127-32998-1

Mr. Konter stated that he is the developer of Legacy Square, which is adjacent to the subject property. Because of the proximity of the proposed development to Legacy Square, he would **abstain** from voting on this petition.

Nature of Request: The petitioner is requesting approval of a Master Plan and General Development Plan for a proposed commercial development to be located at the northeast corner of Berwick Boulevard and Ogeechee Road within a PUD-C (Planned Unit Development-Community) zoning district. No variances are requested.

Staff Recommendation: **Approval** of the proposed Master Plan subject to the following conditions: 1) approval of the traffic study by the County Engineer; 2) revise the Master Plan to identify the seller-retained site as Parcel 6, the gasoline station site as Parcel 7, and the Kroger site as Parcel 8. In addition, identify the other sites as parcels instead of outlets; 3) revise the Master Plan to eliminate the building information within all parcels with the exception of the Kroger site (parcel 8) and the gasoline station site (Parcel 7); 4) the Master Plan provides that the land to be occupied by the primary east-west access easement will be retained by the seller. However, the recently recorded Minor Subdivision plat shows the area as jointly owned by the abutting property owners. If the access easement is to be located on a fee simple parcel, it must be owned and maintained by a property owners association; and, 5) eliminate all proposed signs. The signage for the entire development will be addressed in conjunction with the Kroger Specific Development Plan. Staff further recommends **approval** of the proposed General Development Plan subject to the following conditions: 1) revise the General Development Plan to eliminate the proposed traffic signal at the intersection of the eastern bi-directional curb cut on Ogeechee Road; 2) revise the

parking lot layout to limit the successive spaces without a planting median to a maximum of 12. The median must be not less than 400 square feet in size to accommodate a canopy tree; 3) the two western parking spaces adjacent to the front of the western commercial building create undesirable traffic circulation at this location. Revise the General Development Plan to establish this area as a planted median; 4) revise the General Development Plan to show the location of the dumpster and compactor pad(s). They must be located in an area that can be easily accessed by large trucks; 5) identify the purpose of the by-pass lane adjacent to the eastern wall of the east commercial structure; 6) revise the General Development Plan to include the gross acreage and percentage of open space for the Kroger site (parcel 8) and the gasoline station site (parcel 7); 7) the proposed eight foot high fence must be measured from the finished floor elevation of the Kroger building. In addition, remove the description of the fence as a wood fence. The type of fencing will be determined in conjunction with the Specific Development Plan. To ensure permanency, the fence should be either solid masonry or should have masonry columns not more than 20 feet on-center with wooden inserts; and, 8) revise the General Development Plan to extend the eastern landscaped berm in an easterly direction to screen the headlights of vehicles and large trucks accessing the rear of the proposed development.

Speaking about the petition: John Rauers, agent, stated that there will be tree wells in order to protect trees in the parking lot.
Charley Worthen, developer, stated that the project would start in about four months and the total construction time-frame would be about 12 months.

Ms. Feiler requested that paved sidewalks be installed on the north side of the paved private drive on Outparcel 6 and on the south side of the paved private drive in its entirety. She further requested pedestrian marked areas within the Kroger lot beginning at the east end of the paved sidewalk on the adjacent Outparcel 6.

Mr. McCumber **moved** to approve the staff recommendation subject to amendments presented by Ms. Feiler. Mr. Luten seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the proposed Master Plan subject to the following conditions: 1) approval of the traffic study by the County Engineer. 2) revise the Master Plan to identify the seller-retained site as Parcel 6, the gasoline station site as Parcel 7, and the Kroger site as Parcel 8. In addition, identify the other sites as parcels instead of outlots; 3) revise the Master Plan to eliminate the building information within all parcels with the exception of the Kroger site (Parcel 8) and the gasoline station site (Parcel 7); 4) the Master Plan provides that the land to be occupied by the primary east/west access easement will be retained by the seller. However, the recently recorded Minor Subdivision plat shows the area as jointly owned by the abutting property owners. If the access easement is to be located on a fee simple parcel, it

must be owned and maintained by a property owners association; 5) eliminate all proposed signs. The signage for the entire development will be addressed in conjunction with the Kroger Specific Development Plan;

6) revise the Master Plan to show a sidewalk on the south side of the proposed private drive for its entire length and on the north side of the private drive from Berwick Boulevard to the western property line of the Kroger site (Parcel 8). In addition, provide the following notes on the Master Plan: "All parcels of land abutting the south side of the private drive, including the open space parcel and the service station parcel, and Parcel 6 on the north side of the private drive, shall be required to install a sidewalk along the entire width of the parcel in accordance with the minimum standards as required by the County Engineer prior to the issuance of a Certificate of Occupancy Permit." "There shall be no clearing of any tree with a diameter of four inches or more at breast height within the 50-foot vegetative buffer on all lots along U.S. Highway 17 unless specifically approved by the County Arborist." The motion further approves the staff recommendation for approval of the proposed General Development Plan subject to the following conditions: 1) revise the General Development Plan to eliminate the proposed traffic signal at the intersection of the eastern bi-directional curb cut on Ogeechee Road; 2) revise the parking lot layout to limit the successive spaces without a planting median to a maximum of 12. The median must be not less than 400 square feet in size to accommodate a canopy tree; 3) the two western parking spaces adjacent to the front of the western commercial building create undesirable traffic circulation at this location. Revise the General Development Plan to establish this area as a planted median; 4) revise the General Development Plan to show the location of the dumpster and compactor pad(s). They must be located in an area that can be easily accessed by large trucks; 5) identify the purpose of the by-pass lane adjacent to the eastern wall of the east commercial structure. 6) revise the General Development Plan to include the gross acreage and percentage of open space for the Kroger site (Parcel 8) and the gasoline station site (Parcel 7); 7) the proposed eight-foot-high fence must be measured from the finished floor elevation of the Kroger building. In addition, remove the description of the fence as a wood fence. The type of fencing will be determined in conjunction with the Specific Development Plan. To ensure permanency, the fence should be either solid masonry or should have masonry columns not more than 20 feet on-

center with wooden inserts; 8) revise the General Development Plan to show paved sidewalks be installed on the north side of the paved private drive on Outparcel 6 and on the south side of the paved private drive in its entirety and pedestrian parked areas within the Kroger lot beginning at the east end of the paved sidewalk on the adjacent Outparcel 6; 9) revise the General Development Plan to extend the eastern landscaped berm in an easterly direction to screen the headlights of vehicles and large trucks accessing the rear of the proposed development. Voting were Mr. Brown, Ms. Stone, Mr. Meyer, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt. Mr. Konter abstained from voting.

IV. Regular Business

A. Master Plan/General Development Plan/Group Development Plan

Branded Hearts Ministries
5030 LaRoche Avenue
PINs: 2-0119-01-013, -013B, -021, -022, and -025
PUD-IS Zoning District
Barbara Cogdell, Agent (Cogdell and Mendrala Architects, PC)
MPC File No. M-040128-31472-2

Nature of Request: The petitioner is requesting approval of a Master Plan/General Development Plan/Group Development Plan to construct phased building and site improvements for a proposed church facility on property located at 5030 Laroche Avenue, north of Semken Avenue and west of the Placentia Canal. Setback and buffer variances are requested.

Staff Recommendation: **Approval** of the Master Plan/General Development Plan/Group Development Plan, including the following variances: 1) a 15 foot setback variance for the proposed parking along Semken Avenue; and, 2) a 30 foot buffer variance along the property lines abutting single-family and multi-family residential lots, subject to the following conditions: a) the six foot high screening fence must be opaque. The fence material shall be indicated on the plan; b) the 15 foot wide area behind the fence within the 20 foot wide buffer shall consist of preserved or planted vegetation sufficient to provide screening above the six foot high opaque fence. The preservation of existing vegetation is preferred; c) in Phase 1, remove the existing six foot high chain link fence located along the north property line adjacent to the detention pond; d) in Phase 2, remove the existing rail fence located along the north property line and clarify the limits of the landscape buffer and screening fence; and 3) in Phase 4/5, remove the existing chain link along the north property line.

Speaking about the petition: Michael Butler, 5020 Laroche Avenue, requested clarification on the buffer that would adjoin his property. Barbara Cogdell, architect for the project. The Laroche Avenue entrance would not come into play until Phase 3 of the project.

Joseph Young, agent for Branded Heart Ministry. The intent is to remove only the trees that are necessary. During the time the church would be in high usage, there does not appear to be a problem with traffic along Laroche Avenue.

Abigail Jordan, neighboring property owner. Visitors to the nursing home travel through her back yard.

Mr. Brown stated that the property is zoned institutional. This is a workable plan. He proposed that the following issues be brought back: 1) A traffic projection. The City Traffic Engineer will help. This is not a traffic study. This is a traffic projection for each of the four phases and their impact on both Semken and LaRoche. This would simply be a fact sheet showing the phases and the current and projected counts generated by normal assumptions about church activity; 2) Delineate current access for the nursing home. 3) Explore and encourage an agreement in principle on squaring the northwest property line or the triangle area. Determine if a swap can be achieved that allows the church to maximize its property use and also maximize protection for the property owner; 4) Look at the overall 20 foot buffer. Are there places where it might be reduced? Try to enhance it somewhat in the more critical areas. Come back with a buffering plan that would protect single family residential but give the church more latitude on the commercial or the canal faces of the property; and, 5) When the plan returns, delineate on the map what fencing would be necessary in each of the phases. This will require that retention areas be identified.

Mr. Manigault **moved** to continue until March 16, 2004 Regular Meeting in order to address the issues mentioned by Mr. Brown. Mr. Abolt seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue the petition until March 16, 2004, Regular Meeting in order to address the following issues: 1) traffic projection; 2) delineation of current access to the nursing home; 3) explore and encourage an agreement in principle on squaring the northwest property line; 4) look at the overall 20 foot buffer; and, 5) delineate the fencing that would be necessary in each phase. Voting were Mr. Brown, Ms. Stone, Mr. Meyer, Mr. Luten, Mr. Manigault, Ms. Feiler, Mr. Konter, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Mr. Abolt.

VI. Other Business

Topic for Future Planning Session

Mr. Abolt requested that the Planning Commission look at the current zoning. Just because the zoning might be proper, does that mean that the land that is affected by the zoning has certain capacity requirements. It is a generalist way of looking at it.

VIII. ADJOURNMENT

There being no further business to come before the Commission, the February 17, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed