

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

November 16, 2004

1:30 P.M.

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

Members Not Present: Russ Abolt
Michael Brown
Alexander S. Luten
Walker McCumber
Lee Meyer

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde M. Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Amanda Bunce, Development Services Planner
James Hansen, Development Services Planner
Lynn Manrique, Site Plan and Subdivisions Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Robert Sebek, 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 who are attending the meeting for the first time.

II. Consent Agenda

- A. Approval of the November 2, 2004 MPC Meeting Minutes and Briefing Minutes

Ms. Stone **moved** to approve the minutes. Mr. Patrick seconded the motion.

MPC Action: The motion to approve the November 2, 2004 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. Patrick. Ms. Jest was not in the room when the vote was taken.

- B. Master Plan

Savannah Waterfront Development
East President Street
Ralph Forbes (Thomas & Hutton Engineering), Agent
PUD-MXU Zoning District
PIN: 2-0005-01-001, 2-005, 08-001, 2-0005-22-01, 2-0006-01-001,
2-0006-01-003, and 2-0006-03-004
MPC File No. M-0411101-55140-2

Nature of Request: The petitioner is requesting approval of a Master Plan in order to develop a mixed use project within a PUD-MXU (Planned Unit Development-Mixed Use) district.

Staff Recommendation: **Approval** of the Master Plan with the following conditions: 1) whenever possible, all utility lines shall be placed underground; 2) all street lighting shall have a similar style pole and fixture. Cobra-head fixtures shall not be allowed; 3) a Master Sign Plan shall be adopted by the MPC; and, 4) a sidewalk shall be provided adjacent to President Street and General McIntosh Boulevard.

Speaking about the petition: Barnard Portman, attorney for the developer, stated that the petitioner is in agreement with the staff recommendation.

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

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. Patrick. Ms. Jest was not in the room when the vote was taken.

C. General Development Plan (Collocation)

Verizon Wireless
King George Warehouses Inc., Owner
780 King George Boulevard
Robin Loughmiller, Agent
PUD-C Zoning District
MPC File No. T-0441012-41475-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a 10 foot extension and to collocate an antenna array on an existing monopole wireless telecommunications tower within a PUD-C (Planned Unit Development-Community) zoning district. Variances are not requested.

Staff Recommendation: **Approval** of the General Development Plan subject to the condition that a contribution is made to the Chatham County Tree Fund as determined by the County Arborist.

Mr. Patrick **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. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. Patrick. Ms. Jest was not in the room when the vote was taken.

IV. Regular Business

A. General Development Plan

Augusta Avenue Convenience Store
1315 Augusta Avenue
R-B Zoning District
Marlon Jackson, Agent
MPC File No. P-041013-41014-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a neighborhood convenience store within an R-B-1 (Residential-Business) district. Variances are requested. The local neighborhood association (West Savannah) has been notified.

Staff Recommendation: **Approval** of the General Development Plan and approval of the following variances: 1) a front yard setback variance of 30 feet; 2) a side yard setback variance of 15 feet; 3) a rear yard setback variance of five feet, and, 4) an off-street parking variance of two spaces. Subject to the following conditions: 1) the City Arborist shall approve the Landscaping Plan; and, 2) the plan shall comply with the requirements of the City of Savannah infrastructure departments.

Speaking about the petition: Marlon Jackson, agent, stated that the previous convenience store was damaged by fire and the owner must begin construction by March, 2005 in order to remain in compliance with his insurance policy.

Pamela Oglesby, resident of West Savannah, seeking information about the proposed development.

Kenneth Dunham, President of West Savannah Community Association, stated that residents prefer that beer and wine not be sold at this establishment.

Mr. Patrick **moved** to continue the petition until December 7, 2004 in order for MPC staff to facilitate a meeting between the petitioner and the residents. The purpose of the meeting is to discuss what would be best for the neighborhood. Mr. Ray seconded the motion.

MPC Action: **The motion carried.** The motion was to continue the petition until the Regular Meeting of December 7, 2004 in order for MPC staff to facilitate a meeting between the petitioner and the residents. Voting in favor of the motion were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Patrick, and Ms. Jest. Mr. Jones voted against the motion.

B. Specific Development Plan

Queeny's To Go Go Expansion
1611 Habersham Street
R-B Zoning District
Jay Maupin, P.E., agent
MPC File No. P-041029-49117-2

Nature of Request: The petitioner is requesting approval of a Specific Development Plan (Specific Plan) in order to expand an existing restaurant within an R-B (Residential-Business) zoning district. The petitioner is requesting parking, setback and buffer variances.

Staff Recommendation: **Approval** of the Specific Development Plan and approval of the following variances: 1) a side yard setback variance of five feet; 2) a rear yard setback variance of 11.5 feet; 3) a parking variance of two spaces; and, 4) a variance to eliminate the 20 foot wide planted/preserved area from the required Type C buffer. With the following conditions: 1) a Lighting Plan shall be submitted before additional outdoor lighting is approved; and, 2) the dumpster pad shall be constructed of heavy-duty pavement to withstand the weight of trucks and shall incorporate bollards to prevent damage to enclosures. The enclosure shall be of the same material as the principal building unless alternate materials are approved by the MPC or the MPC staff. The gate shall utilize heavy-duty steel posts and frames.

Speaking about the petition: Jay Maupin, project engineer, stated that he was in agreement with the suggestion to relocate the dumpster and to provide greenspace at the current dumpster location.

John Baker, owner, described the present activities taking place on the adjoining vacant lot.

Virginia Mobley, Thomas Square Neighborhood Association, was seeking information about the proposed expansion.

Ms. McIntosh **moved** to approve the staff recommendation, which includes the variances, with the additional conditions that the dumpster be moved to the northwest corner of the lot and the present dumpster area be landscaped. Mr. Ray seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the staff recommendation for approval of the Specific Development Plan and approval of the following variances: 1) a side yard setback variance of five feet; 2) a rear yard setback variance of 11.5 feet; 3) a parking variance of two spaces; and, 4) a variance to eliminate the 20 foot wide planted/preserved area from the required Type C buffer. With the following conditions: 1) a Lighting Plan shall be submitted before additional outdoor lighting is approved; 2) the dumpster pad shall be constructed of heavy-duty pavement to withstand the weight of trucks and shall incorporate bollards to prevent damage to enclosures. The enclosure shall be of the same material as the principal building unless alternate materials are approved by the MPC or the MPC staff. The gate shall utilize heavy-duty steel posts and frames; 3) the dumpster shall be located in the northwest corner of the property; and, 4) landscaping shall be provided in the southwest corner of the property. Voting in favor of the motion were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Patrick, and Ms. Jest. Mr. Jones voted against the motion.

C. Amended Specific Development Plan/Group Development Plan

Something To Talk About Salon
7850 East Highway 80
Denae Curry, Agent
T-B Zoning District
PIN: 1-0046-01-017
MPC File No. P-041102-53838-1

Nature of Request: The petitioner is requesting approval of an Amended Specific Development Plan/Group Development Plan in order to construct a beauty salon within a T-B (Tourist Business) zoning district. A variance is not requested.

Staff Recommendation: **Approval** of the Amended Specific Development Plan/Group Development Plan and the Building Elevation Plan.

Speaking about the petition: Denae Curry, owner, stated that the color of the proposed building would match that of the existing car care center. The landscaping would also help to cover the lower portion of the proposed building.

Mr. Lufburrow **moved** to continue the petition until December 7, 2004 in order for the petitioner to provide additional information on the building elevation, building construction, and proposed landscaping. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to continue the petition until December 7, 2004 in order for the petitioner to provide additional information on the building elevation, building construction, and proposed landscaping. Voting were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. Patrick, and Ms. Jest.

VII. Adjournment

There being no further business to come before the Commission, the November 16, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed