

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**May 17, 2005**

**1:30 PM.**

---

**Members Present:** Timothy S. Mackey, Chairman  
Patricia McIntosh, Vice Chairman  
Lacy A. Manigault, Secretary  
Robert Ray, Treasurer  
Michael Brown  
John P. Jones  
Stephen R. Lufburrow  
Alexander Luten  
Walker McCumber  
Freddie B. Patrick  
Jon N. Todd

**Members not Present:** Russ Abolt  
Melissa Jest  
Lee Meyer

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Amanda Bunce, Development Services Planner  
James Hansen, AICP, Development Services Planner  
Charlotte L. Moore, AICP, Director of Development Services  
Gary Plumbley, Development Services Planner  
Lynn Manrique, Sites and Subdivisions Secretary  
Marilyn Gignilliat, Executive Assistant

**Advisory Staff Present:** Tiras Petrea, City Zoning Inspector  
Robert Sebek, County Zoning Administrator

**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. Notices, Proclamations and Acknowledgments**

**A. Items(s) requested to be Removed from the Final Agenda**

**1. Telecommunications Facility**

New Telecommunications Facility at St. Pius X Family Resource Center  
(East 31<sup>st</sup> Street Telecommunications Facility)  
751 Atlantic Street  
R-4 Zoning District  
Hayden Horton (National Wireless Construction, LLC), Applicant  
Jonathan Yates, Agent  
Charlotte Moore, MPC Project Planner  
MPC File No. P-050427-54009-2

Mr. Luffburrow **moved** to continue MPC File No. P-050427-54009-2 to the June 7, 2005, meeting. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed The motion was to continue MPC File No. P-050427-54009-2 to June 7, 2005 .** Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Jones, Mr. Luffburrow, Mr. Luten, Mr. McCumber, Mr. Patrick and Mr. Todd.

**2. Zoning Petition – Map Amendment**

Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners  
Harold Yellin, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-050210-42502-2

Mr. Luffburrow **moved** to continue MPC File No. Z-050210-42502-2 to June 7, 2005. Mr. Luten seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to continue MPC File No. Z-050210-42502-2 to June 7, 2005.** Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Jones, Mr. Luffburrow, Mr. Luten, Mr. McCumber, Mr. Patrick and Mr. Todd.

### 3. Sign Plan

Abercorn Common – Sign Plan  
7804 Abercorn Street  
B-C Zoning District  
Randy Peacock (Melaver Inc.), Agent  
Charlotte Moore, MPC Project Planner  
MPC File No. P-050502-36685-2 (Reference File No. P-021202-37229-2)

Ms. McIntosh **moved** that MPC File No. P-050502-36685-2 (Reference File No. P-021202-37229-2) be removed from the agenda. Mr. Jones seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to remove MPC File No. P-050502-36685-2 (Reference File No. P-021202-37229-2) from the agenda. Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Patrick and Mr. Todd.

### III. Consent Agenda

#### A. Approval of the May 3, 2005, MPC Meeting Minutes and Briefing Minutes

Mr. Patrick **moved** to approve the May 3, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Jones seconded the motion.

**MPC Action: The motion to approve the May 3, 2005 MPC Meeting Minutes and Briefing Minutes carried with none opposed.** Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Patrick and Mr. Todd.

#### B. Staff Studies – Text Amendments

Text Amendment to the City Zoning Ordinance  
RE: Amendments to Various Sections of the City of Savannah Subdivision Regulations  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-041130-33062-2

**Issue:** Amending various sections of the City of Savannah Subdivision Regulations.

**Policy Analysis:** The majority of the proposed changes to the Subdivision Regulations do not change the requirements or the meaning of the ordinance. Many of the changes reflect policies that are currently in practice, but have not yet been codified. The most substantial change is the increase in the minimum street centerline elevation from 7.5 feet MSL to 9.5 feet MSL. A provision is included that would allow the centerline to fall between 7.5 and 9.5

MSL if the engineer can show that flooding would not occur. Again, the purpose of this change is to limit the occurrence of flooding on new streets.

**Staff Recommendation: Approval** of the amendments to various sections of the City of Savannah Subdivision Regulations.

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

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

## **B. Zoning Petitions – Map Amendments**

Max Cooper, Petitioner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-050422-56959-1

**Issue:** Rezoning of a 1.55-acre property from a T-B/EO (Tourist Business/Environmental Overlay) zoning classification to a P-I-P/EO (Planned Institutional Professional/Environmental Overlay) zoning classification.

**Policy Analysis:** Rezoning to a P-I-P classification will establish a zoning district that is less intensive than the existing T-B classification and more compatible with the existing uses east of the petitioned site. The Islands Future Land Use Plan identifies this parcel as Commercial Retail. The subject parcel is adjacent to an area identified as Commercial Office. The proposed change would shift the dividing line between land use designations by one lot. The proposed P-I-P zoning district is consistent with the Commercial Office designation. Based on these findings, a change of the Future Land Use Plan to Commercial Office is justified.

**Staff Recommendation: Approval** of the request to rezone 7840 U. S. Highway 80 East from a T-B/EO (Tourist Business/Environmental Overlay) classification to a P-I-P/EO (Planned Institutional Professional/Environmental Overlay) classification. **Approval** of a change of the Islands Future Land Use Map from Commercial Retail to Commercial Office.

**Speaking about the petition:** Larry Bristow, a nearby resident, expressed concern about noise and intrusive lighting. Dr. Cooper has assured him that any animal boarding facilities attached to the veterinary clinic would be enclosed and sound-proofed.

Dr. Patrick Bremer, DVD, adjacent property owner, operates a veterinary clinic to the west of the subject property. His facility has enclosed runs to eliminate the noise nuisance. He supports the desire of the neighbors for a development that addresses the noise issue in its design.

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

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

**C. Major Subdivision/Final Plat**

Crawford Ward Subdivision  
412 East McDonough Street  
R-I-P-A Zoning District  
PIN 2-0015-17-014  
A&C Professional Surveying Company  
Richard Guerard, Owner/Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. S-050503-57902-2

**Nature of Request:** The petitioner is requesting approval of a Final Plat for a 16-lot Major Subdivision located on the north side of East McDonough Street and the south side of East Hull Street between Price Street and Habersham Street within an R-I-P-A (Residential-Institutional-Professional-Amended) zoning district. No variances are requested.

**Staff Recommendation:** Approval of the proposed General Development Plan subject to the following conditions: 1) provide verification that the proposed development has the legal right of use of the existing driveway and curb cut on the adjacent tract of land, and, 2) approval by the City of Savannah review departments including the City Traffic Engineer. If the Traffic Engineer determines that a traffic signal is warranted, the signal must be installed prior to the issuance of a Certificate of Occupancy Permit.

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

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

**D. General Development Plan**

Carver State Bank  
7110 Skidaway Road  
P-B-N Zoning District  
John Farmer (EMC Engineering), Agent  
Jim Hansen, MPC Project Planner  
MPC File No. P-050214-50501-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan (General Plan) in order to construct a bank/office within a P-B-N (Planned Neighborhood Business) zoning district. Variances are requested.

**Staff Recommendation:** **Approval** of the General Development Plan and **approval** of a variance granting relief from the requirement that the buffer fence be constructed of opaque materials along the side yards.

Mr. Luffburrow **moved** to approve staff recommendation. Mr. Brown seconded the motion.

**MPC Action:** **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Jones, Mr. Luffburrow, Mr. Luten, Mr. McCumber, Mr. Patrick and Mr. Todd.

**F. Master Plan Amendment / General Development Plan / Group Development Plan**

Providence Christian School  
1950 Chatham Parkway  
PUD-IS Zoning District  
David Aspinwall (Aspinwall Engineering), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050428-41811-2

**Nature of Request:** The petitioner is requesting approval of a Master Plan Amendment/General Development Plan/Group Development Plan in order to construct a school within a PUD-IS (Planned Unit Development-Institutional) zoning district. A variance is not requested.

**Staff Recommendation:** **Approval** of the Master Plan Amendment and General Development Plan / Group Development Plan with the condition that a sidewalk shall be provided that connects the three buildings.

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

**MPC Action: The motion to approve staff recommendation carried with none opposed.** Voting were Mr. Mackey, Ms. McIntosh, Mr. Manigault, Mr. Ray, Mr. Brown, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Patrick and Mr. Todd.

**G. Master Plan**

Savannah Highlands (Highlands at Godley Station, Tract L)  
Benton Boulevard and Highlands Boulevard  
PUD-C Zoning District  
Ryan Thompson (Thomas & Hutton Engineering), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. M-050413-38354-2

**Nature of Request:** The petitioner is requesting approval of a subdivision Master Plan for Savannah Highlands, formerly known as Tract L. within the Highlands at Godley Station Master Plan, a planned community located at the northeast corner of Benton Boulevard and Highlands Boulevard within a PUD-C (Planned Unit Development-Community) zoning district.

**Staff Recommendation: Approval** of the Master Plan.

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

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

**IV. Other Business:**

**A. Nominating Committee**

Mr. Mackey appointed a Nominating Committee to nominate new MPC officers. Those appointed were Mr. Jones, Mr. McCumber and Mr. Luten.

**B. Tricentennial Plan – Comprehensive Plan Update**

Courtland Hyser, Land Use Planner, presented a progress report on the Tricentennial Plan.

**V. Adjournment**

There being no further business to come before the Commission, the May 17, 2005, Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**