

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

April 4, 2006

1:30 PM

Members Present: Stephen R. Lufburrow, Chairman
Lee Meyer, Vice Chairman
Jon Todd, Secretary
Robert Ray, Treasurer
Michael Brown
Russ Abolt
W. Shedrick Coleman
Ben Farmer
Melissa Jest
Lacy A. Manigault
Susan Myers

Members Not Present: Douglas Bean
Timothy Mackey
Walker McCumber

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Deborah Burke, AICP, Development Services Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

Advisory Staff Present: Robert Sebek, Chatham County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Lufburrow called the meeting to order and asked those present to stand for the Pledge of Allegiance and a moment of prayer. He explained the agenda for the benefit of those who were attending the meeting for the first time.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

A Joint Meeting with the Chatham County Commission and the Mayor and Aldermen regarding the adoption of a Unified Comprehensive Plan for unincorporated Chatham County and the City of Savannah, Tuesday, April 11, 2006, 8:30 A.M., Coastal Georgia Center, Room 111, 305 Fahm Street, Savannah, GA 31401

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

Amy Brannen, Owner
Randall Davis, Agent
Debbie Burke, MPC Project Planner
MPC File No. Z-060215-86812-2

The petitioner is requesting rezoning of 408 and 412 Edgewater Road from an R-6 (One-Family Residential) zoning classification to an R-6-B (One-Family Semiattached Residential) classification.

This item has been requested to be removed from the Final Agenda at the request of the petitioner until further notice.

Mr. Todd **moved** to approve petitioner's request to remove this item from the Final Agenda until further notice. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the petitioner's request to remove this item from the Final Agenda carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

III. CONSENT AGENDA

Approval of the March 21, 2006 MPC Meeting Minutes and Briefing Minutes.

Mr. Meyer noted that Ms. Myers name was misspelled in the minutes. Mr. Manigault **moved** to approve the March 21, 2006 MPC Meeting Minutes and Briefing Minutes subject to corrections. Mr. Ray seconded the motion.

MPC ACTION: The motion for approval of the March 21, 2006 MPC Meeting Minutes and Briefing Minutes subject to corrections carried with none opposed. The correction was the spelling of Susan Myers last name from Meyers to Myers. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

A. Zoning Petitions – Map Amendments

1. Little Neck Road
Little Neck Road Properties Partnership, Owner
Ryan Thompson, Thomas & Hutton Engineering, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-060316-53499-2

Issue: The rezoning from a PDR-SM/CO (Planned Development Reclamation–Surface Mine-Annexed) classification to a PUD-M-9.1 (Planned Unit Development-Residential-9.1units per gross acre) classification.

Policy Analysis: The proposed rezoning is not consistent with the City’s Future Land Use Plan. However, the surrounding properties have recently been rezoned to a classification will incorporate uses ranging from office and retail to single family and multi-family. The proposed rezoning, if approved, would allow uses consistent with the Planned Development for this area.

Staff Recommendation: **Approval** to rezone the property from a PDR-SM/CO (Planned Development Reclamation Surface Mine-Annexed to a PUD-M-9.1 (Planned Unit Development Multi Family-9.1 units per gross acre) and **approval** to change the City’s Future Land Use Plan from Agriculture/Forestry to Single Family Detached, Single Family Semi-Attached, and Multi-Family Residential.

Mr. Todd **moved** to accept the staff recommendation. Mr. Farmer seconded the motion.

MPC ACTION: **The motion to accept the staff recommendation carried with none opposed.** Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

B. Master Plan

Little Neck Road
PIN 1039 -02-001, -018, 1-1039 -01-012
137.8 Acres PDR-SM-CO Current Zoning District
PUD-M-9.1 Proposed Zoning District
Ryan Thompson, Thomas & Hutton Engineering, Agent
Little Neck Road Properties Partnership, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060323-54332-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed residential development to be located on the west side of Little Neck Road approximately 1.75 miles (9,600 feet) south of Interstate 16 within a PUD-M-9.1 (Planned Unit Development–Multi-Family – 9.1 units per gross acre) zoning district. No variances are requested

Recommendation: Approval subject to the following conditions: 1) revise the Master Plan to show a future road right-of-way connection to the properties abutting this site on the north and south. The future connections can be identified as “relocatable road connections.” This will allow the developer of the parcel containing connection to locate the connector road at the appropriate location; 2) approval by the City Traffic Engineer of a traffic study. The traffic study shall provide the maximum peak hour and daily traffic counts that will be generated by this development at the maximum permitted densities. The primary purpose of the traffic projections is to make sure the intersection of the spine road at Little Neck Road will function at an acceptable level as determined by the City Traffic Engineer. The approval of the development plan for each tract within this Master Plan will be conditioned upon the approval of the traffic study and intersection design by the City Traffic Engineer; 3) approval by the City Review Departments and 4) approval of the rezoning of this site to a PUD-M-9.1 by the Mayor and Aldermen.

Mr. Todd **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. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

C. Authorization of Executive Director to Execute Contract with Consultants for the Transportation Amenities Plan

Mr. Todd **moved** to authorize the Executive Director to Execute Contract with Consultants for the Transportation Amenities Plan.

MPC ACTION: the motion to authorize the Executive Director to Execute Contract with Consultant for the Transportation Amenities Plan carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

D. Authorization of Executive Director to Execute Contract with Consultants for Transportation Study Task Order

Mr. Abolt **moved** to authorize the Executive Director to Execute Contract with Consultants for Transportation Study Task Order. Mr. Farmer seconded the motion.

MPC ACTION: The motion to authorize the Executive Director to Execute Contract with Consultants for Transportation Study Task Order carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

Mr. Thomson asked Mark Wilkes to introduce the new transportation planner, Ms. Jane Love. Ms. Love gave a brief summary of her background. She is pleased with her decision to move to Savannah. Mr. Thomson added that the Transportation Department is again staffed with three professional planners.

IV. REGULAR BUSINESS

1. SER Partners, LLC- West Montgomery Cross Road
Merry Land Holdings, LLC, Owner
Heirs of Beatrice Willis Sheffield, Owner
Harold Yellin, Agent
Debbie Burke, MPC Project Planner
MPC File No. Z-060215-41535-2

Issue: Rezoning of 17.4 acres from P-R-M -15 (Planned Multi-family Residential) and PUD-M-15 (Planned Unit Development Multi-family) zoning classifications to a PUD-M-25 (Planned Unit Development Multi-family) zoning classification.

Policy Analysis The proposed rezoning is compatible with both the development patterns in the immediate vicinity and the Future Land Use Map of the Comprehensive Plan, and is supported by the availability of infrastructure sufficient to support the increased density.

Recommendation Approval of the request to rezone the subject property from the P-R-M-15 and PUD-M-15 classifications to a PUD-M-25 classification.

Speaking on the petition

Harold Yellin, agent, stated in response to Mr. Abolt's concerns, "there will be no expectation of a median cut. The design will show there will be a right in and a right out". He was in agreement with staff recommendation.

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

MPC ACTION: The motion for approval of staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers, Ms. Jest, and Mr. Brown.

IV. OLD BUSINESS

A. Master Plan

The Village at Southbridge
705 Berwick Boulevard
PIN 1-1008 -02-047
88.7 Upland Acres
PUD-C Zoning District
Terry R. Lee, Jr., Thomas & Hutton Engineering, Agent
Sivica Communities, Inc., Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060302-47595-1

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed residential development to be located on the west side of Berwick Boulevard at its intersection with Woodland Creek Road approximately 735 feet north of Woodchuck Hill Road within a PUD-C (Planned Unit Development–Community) zoning district. The petitioner is also requesting approval of the following variances: 1) a 10 foot lot width variance (from the required 60 feet) for 72 conventional single family detached lots; 2) a 250 square foot lot area variance (from the required 6,000 square feet) for 72 lots; 3) a five foot rear yard set back variance (from the required 25 feet) for all lots; 4) a five foot front yard setback variance (from the required 25 feet) for 273 lots; 5) a 10 foot front yard set back variance (from the required 25 feet) for 230 lots; 6) a 10 foot right-of-way width variance (from the required 60 feet) for five proposed private roads; and 7) a four foot right-of-way width variance (from the required 60 feet) for one proposed private road.

Recommendation: Approval of a 10 foot lot width variance (from the required 60 feet) for 72 conventional single family detached lots; a 250 square foot lot area variance (from the required 6,000 square feet) for 72 lots; a five rear yard setback variance (from the required 25 feet) for all lots; a five foot front yard setback variance (from the required 25 feet) for 173 lots; a 10 foot front yard set back variance (from the required 25 feet) for 224 lots; a 10 foot right-of-way width variance (from the required 60 feet) for five proposed private roads; and a four foot right-of-way width variance (from the required 60 feet) for one proposed private road based on the previously stated findings. Staff further recommends **approval** of the proposed Master Plan subject to the following conditions: approval by the County Engineer.

Speaking on the Petition:

Ryan Thompson, agent stated the issue here is not density. This is a product and design variance request.

Dave Odum, petitioner stated the intent here is to design a pedestrian oriented facility. A covenant will be submitted specific to this project.

Jeff Jepson, Southbridge Development Inc., stated South Bridge Homeowner Association voted to accept the subject property as additional submitted property. It is not now subject to the covenant (no on street parking) but it will be just like every other piece of undeveloped property. At the time of each new development phase a new section is submitted to the covenant. If there is a modification or change it is done within an amendment. There are rules and guidelines that may be changed from the design criteria that do not affect the global rule of the association. He stated the petitioner has met all the standard set forth therefore his request was for approval of the petition.

Laurie Bourne, Southbridge resident stated this plan is not consistent with the rest of Southbridge. The Homeowners Association unanimously recommended that the SHA vote to include Southbridge at Berwick Plantation under the existing Southbridge Master Declaration of Covenant Conditions and Restrictions.

She stated the agreement from the Homeowners was made under a generic description. To sell a house on Southbridge Boulevard now takes much longer because of the traffic volume.

The petitioner requested this item be continued to April 18, 2006.

Mr. Farmer **moved** to continue this petition two weeks to the April 18, 2006 MPC Meeting. Mr. Manigault seconded the motion.

MPC ACTION: The motion to continue this petition to the April 18, 2006 Regular MPC Meeting carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Abolt, Mr. Manigault, Mr. Coleman, Mr. Farmer, Mr. Todd, Mr. Ray, Ms. Myers, Ms Jest, and Mr. Brown.

VI. OTHER BUSINESS

None at this time.

VII. ADJOURNMENT

There being no further business to come before the Commission, the April 4, 2006 Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed