

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

April 18, 2006

1:30 PM

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

Members Not Present: None

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
Amanda Bunce, Development Services Planner
Deborah Rayman-Burke, AICP, Development Services Planner
Beth Reiter, AICP, City Preservation Officer
Marilyn Gignilliat, Executive Assistant
Lynn Manrique, 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 explained the agenda for the benefit of those who were attending the meeting for the first time.

II. Notices, Proclamations and Acknowledgments

A. Items Requested to be Removed from the Final Agenda.

1. Telecommunications Facility

New Telecommunications Facility
0 Spring Hill Road
R-6 Zoning District
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Jim Hansen, MPC Project Planner
MPC File No. T-060320-57975-2

Petitioner requested that this item be removed from the Final Agenda and rescheduled for the May 2, 2006 Regular Meeting.

2. Master Plan

The Village at Southbridge
705 Berwick Boulevard
PIN 1-1008-02-047
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

Petitioner requested that this item be removed from the Final Agenda and rescheduled for the May 2, 2006 Regular Meeting.

Mr. Mackey **moved** to continue the New Telecommunications Facility on Spring Hill Road (MPC File No. T-060320-57975-2) and the Master Plan for The Village at Southbridge (MPC File No. M-060302-47595-1) to the May 2, 2006 Regular Meeting.

MPC Action: The motion carried with none opposed. The motion was to continue the Spring Hill Road New Telecommunications Facility (MPC File No. T-060320-57975-2) and The Village at Southbridge Master Plan (MPC File No. M-060302-47595-1) to the May 2, 2006 Regular Meeting. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Coleman, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Ms. Myers. Mr. Brown, Mr. McCumber, and Ms. Jest were out of the room when the vote was taken.

III. Consent Agenda

A. Approval of the April 4, 2006 MPC Meeting Minutes and Briefing Minutes.

Mr. Mackey **moved** to approve the April 4, 2006 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the April 4, 2006 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Ms. Myers. Mr. McCumber and Ms. Jest were out of the room when the vote was taken.

B. Victorian Planned Neighborhood Conservation District Certificate of Compatibility

Dirk Hardison, Petitioner
Hugh Golson, Owner
14 West Duffy Street
2-R Zoning District
PIN No. 2-0044-31-010
Beth Reiter, MPC Staff Reviewer
MPC File No. N-060307-68219-2

Nature of Request: The applicant is requesting approval of a one-story garage, 18' x 20'-3" x 20 feet high. A nine-foot-wide garage door opening will have a wood overhead door with traditional wood trim. The wall materials are "Savannah Gray" brick by Carolina Brick Company. The roof covering is composition fiberglass shingles to match the color of the main roof. The shape of the roof reflects that of the main structure.

Staff Recommendation: Approval of the garage as presented.

Mr. Brown **moved** to accept the staff recommendation for approval of the garage as presented. Mr. Mackey seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. Mackey, Mr. Manigault, and Ms. Myers. Mr. McCumber was out of the room when the vote was taken.

C. Zoning Petitions – Map Amendments

1. 3125 Ogeechee Road
Yvonne Harvey, Owner
Bonnie MacAulay, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-060315-39081-2

Issue: The request is to rezone two properties comprising 5.31 acres at 3125 Ogeechee Road from R-4 (Four-Family Residential) and P-I-L (Planned Light Industrial) zoning classifications to a P-B-C (Planned Community Business) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan.

Staff Recommendation: **Approval** of the request to rezone the subject property from R-4 (Four-Family Residential) and P-I-L (Planned Light Industrial) zoning classifications to a P-B-C (Planned Community Business) classification.

Mr. Brown **moved** to accept the staff recommendation. Mr. Mackey seconded the motion.

MPC Action: **The motion to accept the staff recommendation carried with one opposed.** Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. Mackey, Mr. Manigault, and Ms. Myers. Ms. Jest voted against the motion. Mr. McCumber was out of the room when the vote was taken.

IV. OLD BUSINESS

None.

V. REGULAR BUSINESS

A. Zoning Petition – Map Amendment

- 5103 Garrard Avenue
PIN 1-0789-01-020
Joel Martin, First Cousins Realty & Development, LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-060330-42309-1

Issue: Rezoning of a 2.37-acre site from an R-1 (Single-Family Residential – five units per net acre) zoning classification to a P-R-3-6 (Planned Residential Multi-Family Residential – six units per net acre) classification.

Policy Analysis: The proposed P-R-3-6 classification is not consistent with the Chatham County Future Land Use Map, which calls for Single-Family Residential. However, the proposed P-R-3-6 classification would rezone the site to a zoning district that permits single-family and multi-family residential uses at a density that is compatible with the general development pattern along Garrard Avenue and would provide alternate types of housing.

Staff Recommendation: Approval of the request to rezone the subject property from an R-1 (Single-Family Residential – five units per net acre) classification to a P-R-3-6 (Planned Residential Multi-Family Residential – six units per net acre) classification and an amendment to the Future Land Use Plan from “Residential Single-Family” to “Residential Single-Family Attached.”

AND

Amended Master Plan / General Development Plan

Gates of Garrard
5103 Garrard Avenue
P-R-3-6 Zoning District (Proposed)
PIN 10789-01-007, 008, 020 and 021
Hussey, Gay, Bell & DeYoung, Engineer
Joel Martin, Agent
First Cousins Realty and Development, LLC, Owner/Petitioner
Gary Plumbley, MPC Project Planner
MPC File No. M-060410-60053-1 (in Association with Z-060330-42309-1)
MPC Reference File No. M-050810-60140-1

Nature of Request: The petitioner is requesting approval of an amended Master Plan/General Development Plan in association with a rezoning from an R-1 (Single-Family Residential – five units per net acre) zoning classification to a P-R-3-6 (Planned Residential Multi-Family Residential – six units per net acre) classification (see MPC File No. Z-060330-42309-1). No variances are requested.

Staff Recommendation: Approval of the Amended Master Plan/General Development Plan subject to the following conditions: 1) revise the Master Plan/General Development Plan to extend the sidewalks to provide pedestrian access on both sides of all private drives, and, 2) approval by the Chatham County Engineer. The following conditions must be addressed in conjunction with the Specific Development Plan: 1) approval by the MPC staff of a Lighting Plan including a photometric plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. “Fully shielded fixtures” shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture; 2) review and approval by the County Arborist and the MPC of a detailed Landscape and Tree Plan, including the buffers adjacent to all property lines. The buffers shall be identified as enhanced vegetative buffers and, when mature, shall be of sufficient density, as

determined by the County Arborist, to provide adequate screening to the adjacent properties and road rights-of-way. The purpose of the visual buffer shall be to diffuse the view between adjoining properties and not to create a totally opaque visual screen; 3) approval by the City Water and Sewer Engineer of the extension of the water and sewer lines, including all applicable fees; 4) approval by the County Engineer of the construction plans, including the Grading and Drainage; and, 5) if the Master Plan is approved by MPC, rezoning of the subject property to a P-R-3-6 classification must be approved by the County Commission, otherwise the amended Master Plan/General Development Plan is invalid.

Mr. Abolt expressed serious concerns about drainage issues impacting this property and said that until they are resolved, he did not believe the County Commission would approve the rezoning. Mr. Mackey suggested that perhaps a continuance might be in order.

Mr. Lufburrow asked if the petitioner wanted to continue the petitions. Bill Manson of First Cousins Realty and Development, LLC, said that they preferred that the Planning Commission vote on the Staff Recommendation.

Due to the serious drainage concerns expressed by Mr. Abolt, Mr. Farmer **moved** to continue petition Z-060330-42309-1 and Amended Master Plan/General Development Plan M-060410-60053-1 to the May 16, 2006, Regular Meeting. Mr. Mackey seconded the motion.

Mr. Abolt requested that the developer's engineer meet with the County Engineer to see if the drainage problem can be resolved among professionals.

MPC Action: The motion to continue the petitions to the May 16, 2006, Regular Meeting carried with one opposed. Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Coleman, Mr. Farmer, Ms. Jest, Mr. Mackey, Mr. Manigault, Mr. McCumber, and Ms. Myers. Mr. Bean voted against the motion.

B. Zoning Petition – Map Amendment

1029 Shawnee Street
Ramsey Run Apartments, LLC, c/o JARS Residential Properties, Owner
Harold Yellin, Agent
Debbie Burke, MPC Project Planner
MPC File No. Z-060316-36641-2

Issue: The petitioner is requesting to rezone 2.47 acres of a larger parcel from a PUD-M (Planned Unit Development Multi-Family) zoning classification to a P-B-C (Planned Community-Business) zoning classification. The petitioner is also seeking approval of a General Development Plan (MPC File No. P-060410-36408-2).

Policy Analysis: The proposed rezoning will allow a portion of the subject parcel to be utilized for purposes that would support the principal uses of the subject property, as well as other residential properties in the vicinity.

Staff Recommendation: Approval of the request to rezone the subject property from the PUD-M classification to a P-B-C classification and a General Development Plan (MPC File No. P-060410-36408-2) submitted in conjunction therewith.

AND

General Development Plan

Ramsey Run Self Storage
1029 Shawnee Street
Proposed P-B-C Zoning District
Harold Yellin, Agent
Debbie Burke, MPC Project Planner
MPC File No. P-060410-36408-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a self-storage facility within a P-B-C (Planned Community Business) zoning district. The petitioner is requesting a buffer variance for the portions required abutting the multifamily use on the subject property. The petitioner is seeking rezoning of 2.47 acres of the subject property from a PUD-M (Planned Unit Development Multi-Family) zoning classification to a P-B-C (Planned Community-Business) zoning classification concurrently (MPC File No. Z-060316-36641-2).

Staff Recommendation: Approval of the General Development Plan and **approval** of the buffer variance (from the required 25 feet) where the self-storage facility is adjacent to existing multifamily on the subject property with the following conditions: 1) The General Development Plan shall be revised to include the required Parking Area Tree Quality Points. 2) The General Development Plan shall be revised to include the two additional parking spaces and one van accessible handicap parking space required. 3) The Tree Quality and Landscape Quality points shall be located in buffer areas that are visible from the public rights-of-way and adjacent properties.

The Specific Development Plan shall include the following: 1) A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan. 2) A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan. 3) A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. 4) Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. 5) A Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. 6) A Signage Plan. MPC staff shall review the Signage Plan. The Signage Plan shall include the signage standards (placement, size and quantity) for all phases of the development. 7) A Dumpster Plan. The dumpster enclosure shall be of the same material as the primary

building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron shall be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster shall be provided.

Speaking on the Petition:

Harold Yellin, Agent, introduced Steve Chapin, Director of Acquisitions, Tina Hill, Regional Manager, and John Farmer from Hussey, Gay, Bell & DeYoung, project engineer. Properties located east, west and south of this property are commercial. Savannah Mall is directly across the street. The site is at the backdoor of Savannah Crossing 1 and Savannah Crossing 2 shopping centers. Petitioner's property is about 9.40 acres. The piece under consideration today is approximately 2.47 acres. The proposed self-storage facility will be available to Ramsey Run tenants and the public. The key feature of the petition before us is that it is site plan specific. Staff was concerned that if only a rezoning petition was presented, a lot of different uses could be located there under a P-B-C zoning classification. Staff requested and petitioner agreed to make the zoning site plan specific so that it would allow this use and this use only. Any future change of use would require full MPC approval. This is not a new site plan; it includes revisions requested by staff. Revisions made in response to staff comments include two additional parking spaces, a revised layout reducing the building by 20 feet and extending the drive around the building.

Mr. Brown **moved** to accept the staff recommendation for approval of Zoning Petition Z-060316-36641-2 and General Development Plan P-060410-36408-2 subject to the conditions set forth in the staff reports and subject to the further condition that property owners adjacent to the eastern portion of the property will not be able to look into the interior of the self-serve storage unit but will be looking at an exterior wall of the building or an opaque fence with appropriate landscaping and buffering that shields the activity within the interior of the self-serve facility from their view. Mr. Ray seconded the motion.

MPC Action: The motion to accept the staff recommendation for approval subject to conditions carried with one opposed. Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Mr. Todd, Mr. Ray, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Coleman, Mr. Farmer, Mr. McCumber, Mr. Mackey, Mr. Manigault, and Ms. Myers. Ms. Jest voted against the motion.

VI. Other Business

None.

VII. Adjournment

There being no further business to come before the Commission, the April 18, 2006, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed