

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

October 16, 2007

1:30 PM

Members Present: Jon Todd, Chairman
Robert Ray, Vice Chairman
Shedrick Coleman, Secretary
Susan Myers, Treasurer
Russ Abolt
Douglas Bean
Michael Brown
Freddie Gilyard
David Hoover
Timothy S. Mackey
Lacy Manigault

Members Not Present: Ben Farmer
Stephen R. Lufburrow
Adam Ragsdale

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Jim Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
Geoffrey Goins, Development Services Planner
Constance Morgan, Administrative Assistant
LaToya Bynum Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

Chairman Todd called the October 16, 2007 meeting to order and asked that everyone stand for the Pledge of Allegiance and the Invocation. He explained the agenda for the benefit of those attending the meeting for the first time. He expressed to the audience that due to technical failure staff would be unable to present petitions on the overhead projector. He stated if anyone needed a copy of the information being presented staff would hand out extra copies.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. The next scheduled Planning Academy Session will be October 23, 2007 at 6:00 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street
2. The next scheduled Regular MPC Meeting will be November 6, 2007 at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street
3. The next scheduled meeting of the MPC Finance Committee will be November 6, 2007 at 11:00 AM in the J. P. Jones Conference Room, 110 East State Street

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

None.

IV. CONSENT AGENDA

A. Approval of October 2, 2007 MPC Meeting Minutes and Briefing Minutes.

Mr. Mackey **moved** to approve the October 2, 2007 MPC Meeting Minutes and Briefing Minutes as presented. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the October 2, 2007 MPC Meeting Minutes and Briefing carried with none opposed. Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Bean, Dr. Gilyard, Mr. Hoover, Mr. Mackey, and Mr. Manigault.

B. Zoning Petitions- Historic Building Map Amendments

1. Map Amendment
City of Savannah Zoning Ordinance
Section 8-3030, Historic District, Subsection (O)
Historic Building Map
Add 720-722 Habersham Street
Owner: Stratton and Mary Leopold
MPC File No. Z-071008-47810-2

Issue: Updating the Historic Building Map to include a building of historic or architectural significance built prior to 1950 in the National Historic Landmark District and not previously listed. The street address is 720-722 Habersham Street.

Policy Analysis: The proposed addition is consistent with the Historic District Ordinance's criteria for listing on the Historic Buildings Map.

Recommendation: Approval of the request to list 720-722 Habersham Street on the Historic District Historic Buildings Map.

Mr. Coleman **moved** to approve staff recommendation. Mr. Mackey seconded the motion.

MPC Action: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Bean, Dr. Gilyard, Mr. Hoover, Mr. Mackey, and Mr. Manigault.

2. Map Amendment
City of Savannah Zoning Ordinance
Section 8-3028, Victorian PNC Subsection (f) (2)
Victorian District Building Map
Add 805-807 Whitaker Street
Owner: Kathy Ledvina
MPC File No. 071009-37869-2

Issue: Updating the Victorian District Building map to include a building of historic or architectural significance built prior to 150 in the Victorian Planned Neighborhood Conservation District and not previously listed and to evaluate it for its degree of architectural merit. The street address is 805- 807 Whitaker Street and the structure is known as the Arwood Apartments, a three story multi-family apartment structure.

Policy Analysis: The proposed listing is consistent with the purpose of the Victorian Planned Neighborhood Conservation District to protect and retain the architectural and historic integrity of the area. The building is being renovated, thus adding to the revitalization and development of the area.

Recommendation: Approval to add the Arwood Apartment Building to the Victorian Building Map.

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

MPC Action: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Bean, Dr. Gilyard, Mr. Hoover, Mr. Mackey, and Mr. Manigault.

V. OLD BUSINESS

None

VI. REGULAR BUSINESS**A. Zoning Petitions - Map Amendments**

1. 145 Snow Green Road
Billy Herrin, Agent
21 South LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070817-40065-2

Issue: Rezoning from an R-A-CO (Residential Agriculture-Annexed) classification to a PUD-C (Planned Unit Development-Community) classification.

Policy Analysis: The proposed rezoning is consistent with the City of Savannah Comprehensive Plan Future Land Use Map. The proposed PUD-C classification would rezone the site to a zoning district that permits single family and multi-family residential uses at a density that would not be detrimental to the existing developments along Fort Argyle Road and would also create commercial acreage to accommodate the needs of the current and future residents in the proposed and existing residential developments in the general area.

Recommendation: Approval to rezone the property from an R-A-CO (Residential Agriculture-Annexed) classification to a PUD-C (Planned Unit Development-Community) classification.

Mr. Brown **moved** to approve staff recommendation with discussion. Mr. Mackey seconded the motion.

MPC Action: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Abolt, Mr. Brown, Mr. Bean, Dr. Gilyard, Mr. Hoover, Mr. Mackey, and Mr. Manigault. Ms. Myers **abstained** from the vote and submitted a Conflict of Interest form to be placed in the file.

AND

The Board requested that the following topic be placed on the Agenda for the next Planning Meeting: Long Range Road Plan and Affordable Housing.

Master Plan

Fort Argyle Village Master Plan
145 Snow Green Road
PUD-C Proposed Zoning District
PIN 2-1034 -01-001
Steve Wohlfeil, Hussey, Gay, Bell & DeYoung., Engineer / Agent
21 South LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-070821-40915-2

Nature of Request: The petitioner is requesting approval of a Master Plan for a proposed mixed use development. The site is located on the north side of Fort Argyle Road (State Highway 204) at its intersection with Snow Green Road (approximately 1,100 feet east of Bush Road) within a PUD-C (Planned Unit Development-Community) zoning district (proposed). The petitioner is also requesting the following variances from the standards of the PUD-C classification: 1) a 15 foot development setback variance (from the required 30 feet) for all properties along the proposed interior roads; 2) a 10 foot parking setback variance (from the required 50 feet) along the southern and eastern portions of Parcel C and along the eastern and western portions of Parcel F adjacent to residentially zoned properties; 3) a 60 foot building setback variance (from the required 100 feet) along the southern and eastern portions of Parcel C and along the eastern and western portions of Parcel F adjacent to residentially zoned properties; 4) a 25 foot buffer variance (from the required 50 feet) along the western and northern portions of Parcel A, along the northern and eastern portions of parcel E, and along the southernmost 650 foot section of the western portion of Parcel E adjacent to residentially zoned properties; and 5) a variance from the requirement to provide sidewalks along the north side of Fort Argyle Road.

Recommendation: Approval of a 15 foot development setback variance for all properties along the proposed interior road(s); a 10 foot parking setback variance (from the required 50 feet) along the southern and eastern portions of Parcel C and along the eastern and western portions of Parcel F adjacent to residentially zoned properties; a 60 foot building setback variance (from the required 100 feet) along the southern and eastern portions of Parcel C and along the eastern and western portions of Parcel F adjacent to residentially zoned properties; and, a 25 foot buffer variance (from the required 50 feet) along the western and northern portions of Parcel A, along the northern and eastern portions of Parcel E, and along the southernmost 650 foot section of the westernmost portion of Parcel E adjacent to residentially zoned properties, and a variance from the requirement to provide sidewalks along the north side of Fort Argyle Road based on the previously stated findings. Staff further recommends **approval** of the proposed Master Plan subject to the following conditions: 1) the petitioner shall develop a unified signage package for the commercial properties identified as Parcels B and F. All freestanding signage shall be restricted to a monument style sign. Parcels B and F (the commercial parcels) will be restricted to one free standing directory sign for each parcel.

The directory sign shall be restricted to a maximum height of 15 feet with a sign area of one square foot for every two linear feet of road frontage up to a maximum area of 200 square feet. Out parcels (if applicable) created with frontage on Fort Argyle Road or other approved road right-of-way shall be allowed one freestanding principal use sign provided that the use on the out-parcel is not included on a directory sign. The sign shall be a monument style sign with a maximum height of eight feet and a maximum area of 80 square feet. If the signs are to be lighted, lighting will be restricted to either indirect lighting or internal lighting with a reverse silhouette. In addition to the freestanding sign(s), the development on each lot will be allowed fascia signage in accordance with the sign standards permitted within a B-N zoning district (2 square feet of display area for every foot of building frontage up to a maximum of 150-square feet along the interior roads(s) and 200 square feet along Fort Argyle Road. The Development Identification Signs for the multi-family developments will be restricted to a maximum size of 30 square feet and shall be either a monument style sign or a wall/fence sign; 2) sidewalks will be required on both sides of the entire length of all proposed roads, the access drive on Parcels E and F, and the north side of Fort Argyle Road. Sidewalks will also be required internally within each development parcel as deemed appropriate; 3) the proposed development (cumulative multi-family residential portion) is required to have 2.25 acres dedicated as either active or passive recreation based on a total of 725 residential units. If the recreation areas are not common to all of the multifamily development, each parcel must provide the required recreation based on the number of residential units; 4) access to Fort Argyle Road shall be restricted to the three curb cuts as shown on the Master Plan. No additional curb cuts will be allowed; 5) the enhanced vegetative buffers shall apply to the internal uses and to properties adjacent to this development. In addition to the enhanced vegetative buffers, a privacy fence may be required in conjunction with a specific development if determined by the MPC staff that additional visual buffering is needed. Revise the Master Plan to show the required enhanced vegetative buffers; 6) revise the Maser Plan to identify the cumulative area of the commercial development to a maximum size of 200,000 square feet with a designation as a Community Center; 7) revise the Master Plan to show a 75 foot reserved right-of-way (one half of the 150 foot right-of-way for an arterial roadway) along the eastern property line of Parcels F and E to the adjacent property to the north. In addition, provide the following notes on the Master Plan. "The curb cut and 75 foot right-of-way reservation will remain valid for a period of 12 months from the approval date of the Master Plan". "The 60 foot access easement shown on Parcels F and E is an existing easement that has legal right of use by the owner of the northernmost adjacent tract of land. Upon the sale of the property to the petitioner, the access easement shall be abandoned if the 75 foot future right-of-way reservation is abandoned, the curb cut can be relocated to the middle portion of Parcel F in conjunction with the approval by the Georgia Department of Transportation"; 8) approval of the proposed curb cut locations and design by the Georgia Department of Transportation; and 9) approval by the City Review Departments including the City Engineer.

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

MPC Action: The motion to approve staff recommendation carried with none opposed. Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Mr. Bean, Dr. Gilyard, Mr. Hoover, Mr. Mackey, and Mr. Manigault.

2. 100 Riverview Drive
Phillip McCorkle, Agent
Bougainvillea Gold, LP, Joseph V. Usher, Douglas Y. Cobb, John R. Massey, and Hannah Holdings, LP, Owners
Gary Plumbley, MPC Project Planner
MPC File No. Z-070926-00043-1

Issue: A request to establish a full service restaurant as a permitted use within the PUD-IS zoning district (PIN 1-235-02-024, 025, 026, and 027).

Policy Analysis: The proposed rezoning is consistent with the Chatham County Comprehensive Future Land Use Plan. The approval of a full service restaurant serving alcohol as a special use would not negatively impact the adjacent single family residential subdivision or nearby residents within unincorporated Chatham County or the City of Savannah. The approval of the special use would also allow a reasonable expansion of non-residential uses that could be by the general population without impacting the enjoyment now experienced by the owners/residents of residential properties.

Recommendation: Approval of the request to establish a full service restaurant as a permitted use within the PUD-IS zoning district (PIN 1-0235-02-002, 023, and 024).

Speaking on the Petition:

Mr. Phillip McCorkle, agent for the petitioner, addressed the list of concerns submitted by neighborhood residents. He answered questions from Board Members regarding an access easement that would lead to the restaurant and whether or not the design of the restaurant will have a deck or outside porch.

Mr. Wayne Jones, president of neighborhood association, stated that the residents of Runaway Point would like to see a detailed plan of the proposed development prior to its approval and a written agreement that there would be no access easement road to Runaway Point. He submitted a list of signatures from the residents of Runaway Point in opposition to this petition.

Mr. Willie Seymore, neighborhood resident, voiced his concerns regarding the proposed upscale restaurant.

Mr. Brown questioned whether or not it was possible, under the present zoning, for this restaurant to be converted to an establishment that could be a bar or lounge. Mr. McCorkle answered it has to be a full scale restaurant.

Mr. Abolt **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. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Abolt, Mr. Brown, Dr. Gilyard, Mr. Hoover, Mr. Mackey, and Mr. Manigault. Mr. Bean **abstained** from the vote. He submitted a Conflict of Interest Form for the file.

AND

Amended General Development Plan/Group Development Plan

Hancock Askew Office Complex
100 Riverview Drive
PUD-IS Zoning District
PIN 1-0235 -02-023
Phillip McCorkle, Agent
Bougainvillea Gold, LP, Joseph V. Usher, Douglas Y. Cobb, John
R. Massey, and Hannah Holdings, LP, Owners
Gary Plumbley, MPC Project Planner
MPC File No. P-070926-00042-1

Nature of Request: The petitioner is requesting approval of an Amended General Development Plan / Group Development Plan for an office complex located at the southwest corner of East President Street and Runaway Point Road within a PUD-ID (Planned Unit Development-Institutional) zoning district.

Recommendation: The County Engineer has completed an initial review of the proposed amended General Development Plan. No written comments have been received. If concerns are identified as part of the final review prior to the meeting on Tuesday, October 16, 2007, they will be presented and discussed at the meeting. The MPC staff recommends approval of an Amended General Development Plan / Group Development Plan subject to the following conditions: 1) revise the General Development Plan to provide a non-access easement on the eastern portion of the site along Runaway Point Road. Also, the non-access easement shall be included on the Final Plat for all future subdivisions of this site; 2) approval of the proposed dumpster pad on the unopened right of way by the County Engineer. In absence of this, the dumpster pad must be moved to an alternate location; 3) approval by the Chatham County Engineer; and, 4) approval by the Chatham County Board of Commissioners of the proposed restaurant as a permitted use within the PUD-IS zoning district. The approval would be specific to this location only.

Mr. Abolt **moved** to approve staff recommendation subject to an additional condition. Ms. Myers seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation subject to an additional condition that the Specific Development Plan must be submitted to and approved by the Metropolitan Planning Commission.

VII. OTHER BUSINESS

None.

VIII. ADJOURNMENT

There being no other business to come before the Commission the October 16, 2007 Regular Meeting was adjourned.

Respectfully Submitted,

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

Note: Minutes not official until signed