

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

## MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET

**June 3, 2008**

**1:30 PM**

**Members Present:** Jon Todd, Chairman  
Robert Ray, Vice Chairman  
Susan Myers, Treasurer  
Shedrick Coleman, Secretary  
Russ Abolt  
Adam Ragsdale  
Douglas Bean  
David Hoover  
Ben Farmer  
Timothy S. Mackey

**Members Not Present:** Michael Brown  
Lacy Manigault  
Stephen R. Lufburrow

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Jim Hansen, AICP, Director, Development Services  
Gary Plumbley, Development Services Planner  
Jack Butler, Development Services Planner  
Geoff Goins, Development Services Planner  
Constance Morgan, Administrative Assistant  
Shanale Booker, Administrative Assistant  
Marilyn Gignilliat, Executive Assistant

**Advisory Staff Present:** Bob Sebek, County Zoning Administrator  
Randolph Scott, City Zoning Administrator

### **I. CALL TO ORDER AND WELCOME**

Chairman Todd called the June 3, 2008 Regular MPC Meeting to order at 1:30 P.M. 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.

### **II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

#### **A. Notice(s)**

1. The Next Metropolitan Planning Commission Session is scheduled for June 10, 2008 at 1:00 P.M. in the MPC Arthur A. Mendonsa Hearing Room. Pre meeting at 12:00 P.M 112 East State Street.
2. The next Planning Academy Session is scheduled for June 10, 2008 at 6:00 P.M., in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

3. The next Regular MPC Meeting is scheduled for June 17, 2008 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

## **B. Acknowledgement(s)**

1. **Recognition of the Completion of the Local Update of Census Address (LUCA) project for the 2010 Census**

Mr. Thomson recognized MPC Staff: Barbara Timbers, David Ramsey, Tiffany Phaire, and Carry Smith for their hard work in completing this arduous task. He then explained some of the work involved.

2. **Staff Introductions**

Mr. Thomson made the introductions of new staff and announced several staff promotions.

### **New Staff**

#### **Information Technology**

Julie Yawn, Senior Analyst

#### **Savannah Area Geographic Information Systems (SAGIS)**

Lara Hall, GIS Technician

#### **Administrative Staff**

Shanale Booker, Administrative Assistant

Jessica Mayfield, Administrative Assistant

Sabrina Thomas, Administrative Assistant

### **Staff Promotions**

#### **Comprehensive Planning**

Courtland Hyser, Planner II to Senior Planner

#### **Historic Preservation**

Ellen Harris, Planner I to Planner II

Sarah Ward, Planner I to Planner II

#### **Transportation**

Jane Love, Planner I to Planner II

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

### **General Development Plan**

New Office/Residential Center

6620 Johnny Mercer Boulevard

PUD-IS-B/TC Zoning District

PIN: 1-0059-01-003A,-043

Mark Boswell, Boswell Design, Agent

Barry Brown, Property Owner

MPC File No. P-080311-00047-1

Amanda Bunce, MPC Project Planner

The petitioner has requested that MPC File No. P-080311-00047-1 be removed from the Agenda and rescheduled for the June 17, 2008 Regular Meeting.

Mr. Coleman **moved** to approve the request to remove MPC File No. P-080311-00047-1 from the Final Agenda and reschedule it for the June 17, 2008 Regular MPC Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the request to remove MPC File No. P-080311-00047-1 from the Final Agenda and reschedule it for the June 17, 2008 Regular Meeting.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

#### IV. CONSENT AGENDA

##### A. Approval of May 20, 2008 MPC Meeting Minutes and Briefing Minutes.

Mr. Coleman **moved** to approve the May 20, 2008 MPC Meeting Minutes and Briefing Minutes as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the May 20, 2008 MPC Meeting Minutes and Briefing Minutes as submitted.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

##### B. Approval of June 10, 2008 MPC Planning Session Agenda

Ms. Myers **moved** to approve the June 10, 2008 MPC Planning Session Agenda as submitted. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the June 10, 2008 MPC Planning Session Agenda as submitted.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

##### C. Authorization for Executive Director to execute Transportation Planning 2009 Annual Operating Grant

Ms. Myers **moved** to approve the Authorization for the Executive Director to execute the Transportation Planning 2009 Annual Operating Grant. Mr. Coleman seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve the Authorization for the Executive Director to execute the Transportation Planning 2009 Annual Operating Grant.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

**D. Zoning Petition - Map Amendment**

663 Little Neck Road  
SBD Consulting, LLC, Petitioner  
Chatham County Public Works & Park Services, Property Owner  
Ralph Broeils, Agent  
MPC File No: Z-080513-00061-1

Gary Plumbley, MPC Project Planner

**Issue:** Rezoning from a PUD-C (Planned Unit Development – Community) classification to a PUD-M-6 (Planned Unit Development-Residential – 6 units per net acre) classification.

**Policy Analysis:** The proposed rezoning is consistent with the Tricentennial Comprehensive Plan. The proposed P-R-3-6 classification would provide low density single family attached and semi-attached residential housing opportunities that would be compatible with the zoning pattern in the general area and would not adversely impact properties within the general area.

**Staff Recommendation: Approval** to rezone the property from a PUD-C (Planned Unit Development - Community) classification to a PUD-M-6 (Planned Unit Development Multi Family - 6 units per net acre).

**Discussion:**

Mr. Abolt noted the correction of the name of the owner of the property as the Chatham County Recreation Authority.

Mr. Ray **moved** to approve staff recommendation for MPC File No Z-080513-00061-1 subject to conditions. Mr. Abolt seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No Z-080513-00061-1. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey. Mr. Coleman **abstained** from the vote and submitted a Conflict of Interest form to be placed in the file.

**E. Amended Master Plan/General Development Plan**

Brighton Square  
Formerly Chesley Fields  
663 Little Neck Road  
PUD-M-6 Zoning District  
PINs: 1-1028-01-005A,-035,-036,-037,-038, & portion of 1-1029-01-008  
SBD Consultant, LLC, Owner  
Ralph Broeils, Agent  
MPC File No. P-080129-00028-1

Gary Plumbley, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of an Amended Master Plan for a proposed residential development to be located on the west side of Little Neck Road approximately 1,625 feet west of Henderson Oaks Drive within a PUD-M-6 (Planned Unit Development – Multi-Family – 6 units per net acre) zoning district. The petitioner is also requesting the following variances: 1) a 25/30 foot buffer width variance (from the required 50 feet) along all portions of the site with the exception of the portion abutting Little Neck Road; and 2) a 10 foot right-of-way width variance (from the required 60 feet) for three proposed streets.

**Staff Recommendation:** Approval of a 10 foot right-of-way width variance (from the required 60 feet) for three proposed private streets and a 25-30 foot buffer width variance (from the required 50 feet) along all portions of the site with the exception of the portion abutting Little Neck Road. Staff further recommends approval of an Amended Master Plan/ General Development Plan subject to the following conditions: 1) identify all buffers as enhanced vegetative buffers; 2) approval by the City of Savannah of the extension of the water and sewer services; 3) approval by the County Engineer of a traffic study which includes the impacts (if any) to Little Neck Road including the intersection with Bush Road and Highway 17. The approval of the traffic study and improvements by the County Engineer will be a condition of approval of a Specific Development Plan; 4) approval of the location of the dumpster pad by the County Engineer with regard to the accessibility by the large trucks that service the dumpster; 5) approval of rezoning the 3.86 acre portion of the site from PUD-C to PUD-M-6 by the Chatham County Board of Commissioners; and 6) approval by the Chatham County Health Department and the County Engineer.

Mr. Ray **moved** to approve staff recommendation for MPC File No P-080129-00028-1 subject to the conditions as noted in the Staff Report. Mr. Abolt seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No P-080129-00028-1 subject to the conditions as noted in the Staff Report. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey. Mr. Coleman **abstained** from the vote and submitted a Conflict of Interest form to be placed in the file.

#### **F. Revised General Development Plan**

Hurricane Bay Carwash  
10002 Abercorn Street  
B-C Zoning District  
PIN 2-0588-01-001 (portion)  
Ken Emery, Owner  
Wesley Martin, Kern-Coleman & Co., Agent  
MPC File Number P-071130-37550-2

Amanda Bunce, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a revised General Development Plan in order to construct a canopy associated with a car wash facility within a B-C (Community-Business) zoning district. The petitioner is requesting a seven foot side yard setback variance (See Finding 8).

**Staff Recommendation: Approval** of the seven foot side yard setback variance along the northern property line and Approval of the revised General Development Plan.

Ms. Myers **moved** to approve staff recommendation for MPC File No P-071130-37550-2. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No P-071130-37550-2.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

### **G. General Development Plan**

Rockingham Farm Montessori School  
Buckhalter Road  
R-A and M Zoning Districts  
PIN 1-0943-01-001  
David Lerch, Owner  
Chip Butts, Agent  
MPC File Number P-080408-00055-1

Geoff Goins, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a General Development Plan for a proposed charter school located on Buckhalter Road within the R-A (Residential Agricultural) and M (Manufacturing) zoning districts.

**Staff Recommendation:** The MPC Staff recommends **approval** of the General Development Plan/Group Development subject to the following condition: 1) approval by the appropriate County review departments; 2) Traffic Impact Analysis for the development area that includes the industrial area, the Calvary Baptist Church Complex and the Rockingham Farms Montessori School shall be completed before specific development plans are approved for the industrial site or for the Calvary Baptist Church Complex; and 3) the County Engineer shall approve the access road design for the Rockingham Farms Montessori School.

Ms. Myers **moved** to approve staff recommendation for MPC File No P-080408-00055-1. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No P-080408-00055-1.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

## V. OLD BUSINESS

### A. Zoning Petitions - Map Amendments

8502 Hurst Avenue  
Ray and Varietta Williams, Owner  
Annette Hickey, Agent  
MPC File No Z-080326-34784-2

Jim Hansen, MPC Project Planner

**Issue:** At issue is a requested rezoning of 8502 Hurst Avenue from an R-6 (One-Family Residential) zoning classification to a P-R-T (Planned-Residential-Transition) zoning classification in association with a General Development Plan (P-080427-57817-2).

**Policy Analysis:** The petitioner's property fronts a major arterial street and is directly across the street from a commercial use. The City Zoning Ordinance provides a transitional district with operation standards that are adequate to protect nearby residences. An amendment to the Tricentennial Comprehensive Plan Future Land Use Map has been filed to accompany the rezoning request.

**Staff Recommendation: Approval** of the request to rezone the subject property from an R-6 classification to a P-R-T (Planned Residential Transition) classification, including **approval** of a General Development Plan.

#### Speaking on the Petition

Jamie Csizmadia, agent for Petitioner, briefly listed several of the businesses that are adjacent to the property to show that the rezoning request is consistent with the current uses in that area.

1. The petitioner's request for rezoning is not consistent with the Future Land Use Plan (Tricentennial Comprehensive Plan). In order to address the rezoning request, the Board needs to recommend a change in land use from Suburban Single Family Residential to Arterial Corridor Transition Overlay.

Ms. Myers **moved** to approve staff recommendation for MPC File No Z-080326-34784-2. Mr. Coleman seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No Z-080326-34784-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

2. The petitioner is requesting rezoning of property at 8502 Hurst Avenue from an R-6 (One Family Residential) zoning classification to a P-R-T (Planned Residential Transition) classification in conjunction with a General Development Plan.

Ms. Myers **moved** to approve staff recommendation for MPC File No Z-080326-34784-2. Mr. Coleman seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No Z-080326-34784-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

3. Approval of the General Development Plan.

Ms. Myers **moved** to approve staff recommendation for MPC File No Z-080326-34784-2. Mr. Ray seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No Z-080326-34784-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

## VI. REGULAR BUSINESS

### A. Group Development Plans

1. First Baptist Church of the Islands Expansion  
6613 Johnny Mercer Boulevard  
R-1/EO and R-2-A/TC Zoning Districts  
PIN 1-0060-04-002  
First Baptist Church of the Islands, Owner  
Jay Maupin, Maupin Engineering Inc., Agent  
MPC File Number P-080513-00069-1  
  
Amanda Bunce, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a General Development Plan for the expansion of an existing church. The site is located at the southeast corner of Johnny Mercer Boulevard and Penn Waller Road within R-1/EO (Single Family Residential/Environmental Overlay) and R-2-A/TC (Two-Family Residential/Town Center) zoning districts. The petitioner is also requesting the following variances: 1) a 20 foot front yard building setback variance (from the required 55 feet) along Johnny Mercer Boulevard; 2) a 6 foot Type B buffer width variance (from the required 15 feet) along the southern property line; 3) a variance from the required six foot high privacy fence along the southern property line; and 4) a 25-foot encroachment variance into the required 50-foot corridor buffer along the southernmost 295 feet portion of the site adjacent to Penn Waller Road.

**Staff Recommendation:** The MPC staff recommends **approval** of the following variances: 1) a 20-foot front yard building setback variance (from the required 55 feet) along Johnny Mercer Boulevard; 2) a 6 foot Type B buffer width variance (from the required 15 feet) along the southern property line; 3) a variance from the required six foot high privacy fence along the southern property line; and 4) a 25-foot encroachment variance into the required 50 foot corridor buffer along the southernmost 295 feet portion of the site adjacent to Penn Waller Road based on the previously stated findings. Staff further recommends **approval** of the proposed General Development Plan subject to the following conditions: 1) approval of the plan by the County Engineer; and 2) reword Note 11 as follows: "No trees within the Penn Waller Road corridor buffer are to be impacted."



**Speaking on the Petition**

Jay Maupin, agent for the Petitioner, stated that they would be willing to install a wood fence to eliminate the fence buffer. He noted that they would withdraw their request for a six foot Type B buffer width variance (from the required 15 feet) along the southern property line and a variance from the required six foot high privacy fence along the southern property line and they would also eliminate the parking along the back area to have 12 parking spaces and keep the tree island.

Adelaide Kesler, adjacent property owner, stated that they would be willing to work with the petitioner to allow additional parking on their property in order to protect the trees.

Bobby Jones, Chairman of Building Committee for the First Baptist Church of the Islands, stated that they had not planned on the removal of any trees on the property and that new ones would be planted as well.

**Discussion:**

Mr. Thomson restated the comments that he made during the noon Pre-Meeting. He noted that the current setback requirements along Johnny Mercer Boulevard are probably outdated and these requirements are being discussed within the Unified Zoning Ordinance update to develop a better set of setback requirements for building. He stated that staff is supportive of the minimum 35 foot setback. He also noted that Staff is studying the Johnny Mercer Boulevard corridor to list the existing uses and zoning and trying to determine a specific zoning category to introduce along that area to better manage the growing changes that are taking place there.

Ms. Myers **moved** to approve staff recommendation for MPC File No Z-080326-34784-2 excluding the two variances that were withdrawn by the petitioner. Mr. Ray seconded the motion.

**MPC Action:** The motion carried with two opposed. The motion was to approve staff recommendation for MPC File No Z-080326-34784-2 excluding the two variances that were withdrawn by the petitioner. The approval is outlined as follows: Approval of the following variances; 1) a 20 foot front yard building setback variance (from the required 55 feet) along Johnny Mercer Boulevard; and 2) a 25 foot encroachment variance into the required 50 foot corridor buffer along the southernmost 295 feet portion of the site adjacent to Penn Waller Road based on the previously stated findings. Approval of the proposed General Development Plan subject to the following conditions; 1) approval of the plan by the County Engineer; 2) note 11 shall be reworded as follows: "No trees within the Penn Waller Road corridor buffer are to be impacted."; 3) a tree island shall be installed within the existing row of parking which contains 15 consecutive spaces; 4) the proposed parking spaces along the southern property line shall be removed so the 15 foot Type B buffer can be provided; and 5) a six foot tall opaque fence shall be established along the southern property line within the Type B buffer. Voting in favor of the motion were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, and Mr. Farmer. Voting against the motion were: Mr. Coleman and Mr. Mackey.

2. Cash-n-Carry  
500 Staley Avenue  
P-D-N Zoning District  
PIN 2-0110-01-005  
Kenneth Grainger, Owner  
Jamie Csizmadia, Kern-Coleman & Co., Agent  
MPC File Number P-080514-54622-2

Geoff Goins MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a General Development Plan/Group Development to construct an additional principal use building onto the property located at 500 Staley Avenue, within a P-D-N (Planned Development for certain Non-Conforming Uses) zoning classification.

**Staff Recommendation:** The MPC Staff recommends **approval** of the General Development Plan/Group Development subject to the following condition: 1) approval by the appropriate City of Savannah review departments.

**Speaking on the Petition**

Jamie Csizmadia, agent for the Petitioner, clarified that there is an 8-foot high fence that extends across the property line that will allow for most of the business to occur behind it and that at no time will drop off vehicles be parked outside of the fence.

**Discussion:**

Randolph Scott, City Zoning Administrator, stated that enforcement will be taken to not have drop off cars parked on the outside of the fence.

Mr. Farmer **moved** to approve staff recommendation for MPC File No P-080514-54622-2. Mr. Bean seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to approve staff recommendation for MPC File No P-080514-54622-2. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

**VII. OTHER BUSINESS**

None.

**VIII. EXECUTIVE SESSION**

Mr. Farmer **moved** to adjourn to the Executive Session to discuss a personnel issue at 3:20 P.M. Mr. Ray seconded the motion.

**MPC Action:** The motion carried with none opposed. The motion was to adjourn to the Executive Session at 3:20 P.M. Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

The June 3, 2008 Regular Meeting reconvened at 3:45 P.M.

Mr. Mackey **moved** that the Board Members went into the Executive Session to discuss personnel issues and no votes were taken. Mr. Bean seconded the motion.

**MPC Action: The motion carried with none opposed. The motion was that the Board Members went into the Executive Session to discuss personnel issues and no votes were taken.** Voting were: Mr. Todd, Mr. Ray, Ms. Myers, Mr. Coleman, Mr. Abolt, Mr. Ragsdale, Mr. Bean, Mr. Hoover, Mr. Farmer, and Mr. Mackey.

**IX. ADJOURNMENT**

There being no other business to come before the Commission the June 3, 2008 Regular Meeting was adjourned at 3:50 P.M.

Respectfully Submitted,

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

**Note: Minutes not official until signed**