



Arthur A. Mendonsa Hearing Room
August 18, 2009 1:30 PM
Minutes

August 18, 2009 Regular MPC Board Meeting

Members Present: Jon Todd, Chairman
Shedrick Coleman, Vice-Chairman
Russell Abolt
Michael Brown
Ellis Cook
Ben Farmer
Timothy S. Mackey
Tanya Milton
Lacy Manigault
Stephen Lufburrow
Jon Pannell

Members Not Present:
Adam Ragsdale, Secretary
Susan Myers, Treasurer
David Hoover

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Marilyn Gignilliat, Executive Assistant
James Hansen, AICP, Director, Development Services
Gary Plumbley, Development Services Planner
Geoff Goins, Development Services Planner
Amanda Bunce, Development Services Planner
Jack Butler, Comprehensive Planner
Bri Finau, Administrative Assistant
Mary Mitchell, Administrative Assistant
Constance Morgan, Administrative Assistant
Christy Adams, Director, Administration
Shanale Booker, Administrative/IT Assistant
Julie Yawn, IT Assistant

Mark Wilkes, P.E., AICP, Director of Transportation
Michael Adams, Transportation Planner
Charlotte Moore, Director, Special Projects

Advisory Staff Present: Randolph Scott, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [September 8, 2009 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street](#)

Acknowledgement(s)

2. ["Congress for The New Urbanism - 2009 Award of Excellence - East Riverfront Extension."](#)

V. PRESENTATIONS

VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items, and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.

VII. CONSENT AGENDA

Approval of MPC Meeting Minutes and Briefing Minutes

3. [Approval of July 28, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [07.28.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [07.28.09 MPC Meeting Minutes.pdf](#)

Board Action:

APPROVAL of the MPC Meeting and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Timothy Mackey

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Jon Pannell - Aye

Adam Ragsdale - Not Present

Jon Todd - Aye

Authorization(s)

4. [Authorize Executive Director to Execute Contract with GDOT for Surface Transportation Program \(STP\) Project Accounting Number: CSSTP-0008-00\(561\)](#)

Attachment: [MPC Thomson Approvals for Planning Grants 081109.pdf](#)

FY 2010 L230 Contract, PI 0008561 for Part II of the Savannah Streetcar Feasibility Study, Part II of the Transit Mobility Vision Plan, Consultant Reviews of the SR 21 and SR 204 Corridor Studies, Consultant Services for Miscellaneous Programs and Projects, Consultant Project to Create Visualization of Proposed Improvements, CORE MPO Staff Management of the Non-Motorized Plan, CORE MPO Staff Study of the Climate Change Element of the Long Range Transportation Plan, and CORE MPO Staff Evaluation of the New Surface Transportation Authorization.

Board Action:

To authorize APPROVAL the Executive Director to execute this contract. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

5. [Authorize Executive Director to Execute Contract with GDOT for Surface Transportation Program \(STP\) Project Accounting Number: CSSTP-0080-00\(948\)](#)

Attachment: [MPC Thomson Approvals for Planning Grants 081109.pdf](#)

FY 2009 L230 Contract, PI 0008948 for CORE MPO Staff Management of the following studies: 1-16 Study, Public Involvement Plans for the Long Range Transportation Plan, and the Non-Motorized Plan.

Board Action:

To authorize APPROVAL for the Executive Director to execute this contract. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Shedrick Coleman

Russ Abolt	- Aye
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

Amended Master Plan

6. [Proposed Changes to Sustainable Fellwood Master Plan](#)

Attachment: [Richard Street.pdf](#)

Attachment: [Staff Report.pdf](#)

Master Plan Amendment - Sustainable Fellwood
1300 West Bay Street

PUD-MXU Zoning District
PIN: 2-0019 -01-002
Aldermanic District: 1
County Commission District: 8
MPC File No. M-090812-52038-2
MPC Reference File No. M-071205-60476-2
Housing Authority of Savannah, Owner

Jim Hansen, MPC Project Planner

The petitioner is requesting amendments to the approved Master Plan to allow direct access to proposed single family residences from Richards Street and setback modifications for the same.

Board Action:

APPROVAL of the Master Plan amendment to allow direct access from Richards Street and that the setback requirements be modified to allow lots 2 and 13 to have rear yards of no less than 17 feet; - PASS that lot 1 have a rear yard of not less than 15 feet; and that street side side yard setbacks of no less than 10 feet be required for corner lots.

Vote Results

Motion: Stephen Lufburrow
Second: Shedrick Coleman

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye
Michael Brown	- Aye
Ellis Cook	- Aye

Amended Specific Development Plan

7. [Hollow Oak Inert Landfill Time Extension](#)

Attachment: [staff rep.pdf](#)
Attachment: [Site Map.pdf](#)

2814 Fort Argyle Road
Hollow Oak Landfill
County Commission District: 6
Zoning District: P-D-R
Acres: 19.06
PIN: 1-1048 -01-001A
James Wrenn, Owner
Thomas Mahoney, Jr., Agent
MPC File No. P-090513-00034-1

Jim Hansen, MPC Project Planner

Request to amend Specific Plan in order to extend closing date.

Board Action:

APPROVAL of the Amended Specific Development Plan with the following conditions:
1. The revised Amended Specific Development Plan shall be recorded in accordance with the requirements of the P-D-R requirements. 2. Relevant conditions of the MPC Decisions of December 6, 1988 (1, 3, 4, 5, and 10), December 18, 1990 (1 and 2), March 7, 2006 (6, 7, and 8), and June 17, 2008 (2, 4, and 5) shall continue to be enforced (See Attached Decisions). 3. The land fill operations shall be completed and the landfill area closed out with all necessary state and local approvals by June 17, 2012. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Ben Farmer
Russ Abolt - Aye
Michael Brown - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye
Timothy Mackey - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
Jon Pannell - Aye
Adam Ragsdale - Not Present
Jon Todd - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Tower - New Facility/Nonconcealed Freestanding-Monopole

8. [Uncle Bob's Self - Storage -10901 Abercorn Street](#)

Attachment: [All Images.pdf](#)

Attachment: [WTF Report to MPC T-090402-41934-2-Print.docx.pdf](#)

10901 Abercorn Street
New Cellular WTF at Uncle Bob's Storage
Aldermanic District: 6
County Commission District: 6
Zoning District: PUD-BN
Acres: 5.3
PIN: 2-0693-05-003
Savannah Storage Associates, Owner
Fred Womble, SBA Network Services, Agent
MPC File No. T-090402-41934-2

Jack Butler, MPC Project Planner

The petitioner has requested approval to construct a non-concealed 130-foot monopole wireless telecommunications facility behind a self-storage facility.

Staff recommended **approval** of the proposed Wireless Telecommunications Facility at 10901 Abercorn Street as a free-standing monopole with flush-mounted antennae and positions for six carriers. Further, staff recommended that the applicant be required to locate all feedlines for the antennae within the spine of the support structure.

Mr. Farmer noted that the location requirements for a non-concealed facility were not being met. He suggested that the representative to meet with the property owner and surveyor to review and resubmit the petition with either a new site location or a request for a variance.

Board Action:

CONTINUE - Table Item - SEPT 08, 2009 REG
MPC MEETING** Due to location requirements - PASS
not met.

Vote Results

Motion: Ben Farmer
Second: Stephen Lufburrow
Russ Abolt - Aye
Michael Brown - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye

Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

X. REGULAR BUSINESS

Final Major Subdivision

9. [SEDA Hutchinson Island Subdivision Parcel 25](#)

Attachment: [Aerial map.pdf](#)

Attachment: [Tax map.pdf](#)

Attachment: [08-18-09 S-090728-34332-2 SEDA Hutchinson Island Tract 25 Major Subdivision.com.pdf](#)

Attachment: [Subdivision Plat.pdf](#)

Attachment: [Vicinity Map.pdf](#)

Attachment: [APPROVED MORAN-CRESCENT MASTER PLAN.pdf](#)

SEDA Hutchinson Island Subdivision Parcel 25
181, 185, 187, and 191 Grand Prize of America Avenue
Aldermanic District 1 – County Commission District 3
I-H Zoning District
8 Lots - 27.59 Acres
PIN: 2-0163-01-002 and 2-0164-01-002
MPC Reference File Number P-081010-41495-2
EMC Engineering Company, Engineer
Hutchinson Island Development, LLC/Donald Droop, Owners
Don Taylor, Agent

Gary Plumbley, MPC Project Planner

Staff recommends **denial** of the requested paving variance for the relocatable access easement. The MPC staff further recommends **approval** of a revised Major Subdivision and Final Plat consisting of eight lots subject to conditions.

Mr. Plumbley presented the request and explained that the proposal would result in a lot subdivision. He outlined staff's report for the subdivision, and detailed the reasoning for the recommendation of denial for the variance request.

Following discussion, **Mr. Brown** proposed to approve the petitioner's requested subdivision subject to the conditions noted in the staff report and further, approval of the paving variance request subject to the following conditions:

- 1) that the properties remain zoned and used for industrial purposes;
- 2) that the access road may be unpaved provided that:
 - a) it is dust free
 - b) that it is built to appropriate city roadway and safety standards
 - c) that vehicle trips generated by the combined properties do not exceed 100 trips during the peak hours
 - d) that maintenance of the access road is the shared responsibility of all property owners;
- 3) that when the trips generated by the combined properties in the subdivision exceed 100 in a peak hour, the roadway shall be paved in conformance with appropriate city roadway standards, the cost of which is to be shared by all property owners;
- 4) that the access road shall remain open to all parcels; and
- 5) that the above notations shall be included on the recorded plat.

Board Action:

APPROVAL of the major subdivision plat including the six conditions noted in staff report. Additionally, APPROVAL the requested paving variance subject to the following conditions: 1) that the properties remain zoned and used for industrial purposes; 2) that the access road may be unpaved provided that: a) it is dust free b) that it is built to appropriate city roadway and safety standards c) that vehicle trips generated by the combined properties do not exceed 100 trips during the peak hour d) that maintenance of the access road is the shared responsibility of all property owners; 3) that when the trips generated by the combined properties in the subdivision exceed 100 in a peak hour, the roadway shall be paved in conformance with appropriate city roadway standards, the cost of which is to be shared by all property owners; 4) that the access road shall remain open to all parcels; and 5) that the above notations shall be included on the recorded plat. - PASS

Vote Results

Motion: Michael Brown

Second: Tanya Milton

Russ Abolt - Aye

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

Zoning Petition - Map Amendment

10. [Belford PUD Master Plan](#)

Attachment: [SITEMAP.pdf](#)
Attachment: [TAX MAP.pdf](#)
Attachment: [ZONING.pdf](#)
Attachment: [AERIAL MAP.pdf](#)
Attachment: [EXISTING BELFORD PUD MASTER PLAN.pdf](#)
Attachment: [PROPOSED BELFORD PUD MASTER PLAN.pdf](#)
Attachment: [GENERAL DEVELOPMENT PLAN.pdf](#)
Attachment: [Z-090729-41093-2 Staff Report.pdf](#)
Attachment: [Standing at the haul road intersection with 204 looking east on 204.pdf](#)
Attachment: [Standing at the intersection of the haul road and 204 looking west on 204.pdf](#)
Attachment: [GENERAL DEVELOPMENT PLAN OVERLAID ON AERIAL PHOTO 2.pdf](#)

Belford PUD Zoning

802 Fort Argyle Road
736 Acres R-A-CO and Belford PUD to Belford PUD Amended
William Grainger, Owner
Cristy Lawrence, Agent
MPC File No. Z-090729-41093-2

Gary Plumbley, MPC Project Planner

The petitioner is requesting rezoning of a 111.4 acre tract of land from an existing R-A-CO (Residential-Agriculture Annexed) zoning classification and the rezoning of a 624.6 acre tract of land from Belford PUD (Belford Planned Unit Development) to Belford PUD (amended).

Staff recommended **approval** of the request to rezone the subject property from an R-A-CO classification to Belford PUD and a 624.6 acre tract of land from Belford PUD (Belford Planned Unit Development) to Belford PUD (amended) in conjunction with an amendment to the current Belford PUD Master Plan to include both parcels.

Mr. Farmer asked that the record reflect that the Board did not discuss this petition during the pre-meeting due to time constraints.

Mr. Plumbley presented the request and detailed staff's support for the proposal

Mr. Abolt stated concerns regarding traffic safety with dumptrucks at the site, potential enforcement issues and the ability to perform repairs on the road.

Mr. Plumbley noted that the conditions contained within the recommendation for approval include maintenance of the road and that a water truck be provided and used on site to control dust.

In response to a question, MPC transportation planner **Michael Adams** stated that he had determined that there are sufficient sight distances along Fort Argyle Road for entering and exiting the site.

Cristy Lawrence, agent for petitioner, stated she would be happy to answer any questions the Board may have for her.

Mr. Abolt stated he'd like to have an engineer's perspective on the traffic safety of this petition.

Carl Ardent, Canal Master of the Savannah Ogeechee Canal, explained his concerns about increased heavy truck traffic and requested that the road issues be addressed prior to consideration for approval.

Jack Butler, area resident, asked where the entrance would be located.

Mr. Plumbley stated that the entrance would be on Fort Argyle Road.

Mr. Thomson noted that all new projects meeting design thresholds are required to have a traffic impact study completed before a project is considered for approval. Current road conditions are documented through video, and cleanliness and safety standards are enforced.

Mr. Abolt stated that he would like for the applicant to meet with the citizens in the area prior to the Board taking a vote on this petition.

Kim Clark, Fort Argyle Road resident, stated that she and her mother live across the street from the entrance. She is concerned about 112 trucks entering and exiting daily. In addition to the normal traffic she fears for the safety of her mother and self and believes there is a better entrance alternative further down the road.

Mr. Manigault asked if a meeting between the petitioner and residents would be beneficial.

Ms. Clark indicated that she thought a meeting would help.

Mr. Grainger, the petitioner, stated the project road has been reviewed by professionals as being the safest location. It is the flattest with no severe curve. There is no desire to create an unsafe environment and the rules and regulations regarding the borrow pit are enforced. He indicated that he would like to move forward with a vote to approve or disapprove.

Mr. Manigault asked Mr. Grainger if he would have any objections to meeting with the area residents, to be user friendly, to satisfy their concerns.

Mr. Grainger stated he has no objections and pledged to hold a meeting. He reiterated, however, that all design criteria have been met and again asked that a vote not be delayed.

Mr. Lufburrow noted that misinformation causes many problems; not that there is opposition, just lack of understanding. He encouraged Mr. Grainger to accept a three-week delay to communicate with the residents.

Mr. Farmer asked what would be accomplished by a delay? The petitioner has met all the requirements and there is no need to delay.

Mr. Abolt stated the reason to continue any action is to establish trust with neighboring residents.

Mr. Todd reminded the Board that this development was approved more than a year ago. The petitioner is seeking to modify the plan in order to create an amenity.

Mr. Abolt stated his belief that a vote today will send the wrong message to the neighbors and create problems in the future.

Mr. Grainger stated he would meet with the residents after a vote today and will be sensitive to their concerns because of the trust put upon him to do so.

Mr. Abolt indicated that he will vote 'no', not against the application, but against the process.

Board Action:

A substitute motion was made to CONTINUE the request to the September 8, 2009 regular MPC meeting to give petitioner time to review plans with neighbors, as requested by Mr. Abolt for safety and health issues. - FAIL

Vote Results

Motion: Russ Abolt
Second: Stephen Lufburrow
Russ Abolt - Aye

Michael Brown	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Nay
Stephen Lufburrow	- Aye
Timothy Mackey	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Nay
Jon Pannell	- Nay
Adam Ragsdale	- Not Present
Jon Todd	- Nay

Board Action:

Approval of the request to rezone the subject property from an R-A-CO classification to Belford PUD and a 624.6 acre tract of land from Belford PUD (Belford Planned Unit Development) to Belford PUD (amended) in conjunction with an amendment to the current Belford PUD Master Plan to include both parcels, with measures in place for dust control and certified engineer's response, as requested by Mr. Abolt. - PASS

Vote Results

Motion: Tanya Milton

Second: Ben Farmer

Russ Abolt	- Nay
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Not Present
Jon Todd	- Aye

Committee Report(s)

11. [Report From Nominating Committee](#)

Mr. Lufburrow, as Nominating Committee chairman submitted the following names for consideration:

Chairman: Mr. Shedrick Coleman

Vice Chairman: Mr. Adam Ragsdale

Secretary: Mr. Jon Pannell

Treasurer: Mr. Lacy Manigault

Action on the proposed slate of officers will be taken at the September 8, 2009 meeting.

XI. OTHER BUSINESS

12. [WiMax: Worldwide Interoperability for Microwave Access](#)

Attachment: [MPC Thomson WiMAX 081109.pdf](#)

Attachment: [What is WiMAX one-page.pdf](#)

Attachment: [WiMAX is Coming.pdf](#)

As cellular telephone companies continue to upgrade their infrastructure to provide "third generation" or 3-G wireless coverage, a new initiative called WiMAX (short for Wireless Interoperability for Microwave Access), aimed at serving the needs of 4-G wireless is already in the early stages of rollout.

Jack Butler, MPC Planner and Mr. Rick Edwards with CityScape consultants discussed this emerging technology and the potential impact that this will have on the local area and existing ordinances.

13. [Unified Zoning Ordinance Update - Charlotte Moore](#)

Charlotte Moore provided an update on the status of the Unified Zoning Ordinance (UZO).

She stated that staff is finalizing the zoning districts (base, special and overlays), use regulations and development standards, and identified other sections of the ordinance that have been drafted.

The General Provisions section, which provides the foundation for the ordinance has been completed and reviewed by the UZO Technical Committee.

The first draft of the Planned Development district (PD) has been completed but not yet reviewed by the UZO Technical Committee. Ms. Moore mentioned that a PD is intended to be flexible to allow for unique development that is a negotiated process between zoning and infrastructure staff and the developer, with final approval of the local governing body. The approved master plan is the zoning district.

She noted that the following general development standards sections are underway, with

some being close to completion: Access Management and Circulation; Off-street Parking and Loading; Street Cross Sections; Landscaping, Screening and Buffering; Permanent Outdoor Storage; Outdoor Site Lighting; and, Drive-thru Facilities. Work on the Sign ordinance has not yet begun.

Ms. Moore provided an overview of the Nonconformities section. She noted that changes in the new zoning ordinance may cause certain situations to become nonconforming or inconsistent with the new ordinance standards. This section will address how those situations can continue to exist and when they must cease due to certain events. The existing zoning ordinances address only buildings and use of land. The proposed ordinance will also address signs, parking and other general development standards.

Ms. Moore explained that the remapping or rezoning process entails analyzing over 90,000 parcels of land. Dividing the unincorporated county and city into 25 zoning maps, staff has remapped approximately 90% of this area.

Geoff Goins explained how tailoring zoning districts to specific neighborhoods will address existing uses and historical development patterns. With the use of Geographic Information Systems, he was able to create a graphic to illustrate how existing land uses and lot sizes are identified. This information helps planning staff create zoning districts. He went on to explain that zoning in many urban neighborhoods requires larger lot sizes, for example, than actual platted lot sizes. Illustrating this point by using the Midtown neighborhood as a case study, Mr. Goins showed a reduction in nonconforming lots from 808 to 168.

Ms. Moore mentioned that staff would be providing a status report to the Mayor and Aldermen and the County Commission the week of August 24. Individual meetings will be scheduled with each elected official to review the proposed zoning maps. She added that staff has also begun work to create an Advisory Committee that would review the UZO draft once completed. This would be a group of approximately 75 people selected by the elected officials that would include a broad cross-section of community stakeholders. The committee would comment on the document before its release to the public for review and comment.

Ms. Moore concluded by reminding the Planning Commission that the UZO program has a dedicated website (www.unfiedzoning.org).

Michael Brown asked Ms. Moore to return to the slide showing the nonconforming lots. He expressed concern that some lots would remain nonconforming and asked why. Ms. Moore explained that the analysis of the neighborhood showed that these lot sizes were atypical—less than the median lot size—but that they would be considered “grandfathered.” She added that any vacant lot could be developed with a single family residence.

XII. ADJOURNMENT