



Arthur A. Mendonsa Hearing Room
August 27, 2013 1:30 P.M.
MINUTES

August 27, 2013 Regular MPC Meeting

Members Present: J. Adam Ragsdale, Chairman
W. Shedrick Coleman, Vice-Chairman
Ellis Cook, Secretary
Tanya Milton, Treasurer
Russ Abolt
Stephanie Cutter
Ben Farmer
Lacy Manigault
Murray Marshall
Susan Myers
W. James Overton
Joseph Welch

Members Not Present: Stephanie Cutter
Timothy Mackey

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Development Services Director
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Charlotte Moore, AICP, Director of Special Projects
Amanda Bunce, Senior Planner

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Geoff Goins, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [August 27, 2013 MPC Bylaws Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.](#)
2. [September 10, 2013 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)
3. [September 10, 2013 3:30 PM to 4:30 PM Tour of the new Joe Murray Rivers Transit Center.](#)
4. [September 17, 2013 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

5. [Assembly Hall Public Meeting Status Report - Amanda Bunce](#)

Attachment: [Thomson Planning Commission Update on Public Meeting regarding the Assembly Hall Text Amendment 082213.pdf](#)

Ms. Bunce stated the Assembly Hall Public Meeting was held on the evening of August 26, 2013. This was in regard to adding the use to the C and R for the R-I-P districts downtown. There were about 13 in attendance representing neighbors and operators. Good feedback was received to assist in the September 17, 2013 Regular MPC meeting presentation.

6. [Reading of Development Plans Submitted for Review](#)

Attachment: [Development Review Log August 22.pdf](#)

V. PRESENTATIONS

7. [Garrison Commander | U.S. Army Garrison Hunter Army Airfield - LTC Clarence W. Bowman, III](#)
8. [Welcome/Introduction of the Town of Thunderbolt's new Town Administrator - Caroline Nguyen](#)

Mr. Ragsdale introduced Ms. Caroline Nguyen as Town Administrator for Thunderbolt. He briefly highlighted Ms. Nguyen's educational and career background.

Ms. Nguyen thanked Mr. Ragsdale for the welcome and stated the town of Thunderbolt is looking forward to continuing its relationship with the MPC.

9. [New Zoning Ordinance NewZO - Charlotte Moore](#)

Attachment: [Thomson Planning Commission New Zoning Ordinances \(NewZO\) 082213.pdf](#)

Ms. Moore stated the decision was made to separate the proposed documents for the City and County. They will be referred to as NewZO (New Zoning Ordinances); new website is NewZO.org. Updates are being done routinely.

Mr. Manigault asked will the name change again for each ordinance.

Ms. Moore replied it will be referred to as the New Zoning Ordinances, or NewZO. The City and the County will have their individual ordinances.

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

General Development Plan

10. [General Development Plan - Landmark Acute Care Facility - 800 E. 68th Street](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan .pdf](#)

Attachment: [Staff Report.pdf](#)

Board Action:

Postpone Item to the September 17, 2013 Regular MPC Meeting. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Joseph Welch

Russ Abolt - Aye

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

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

11. [August 6, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [08.06.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.06.13 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Ellis Cook

Second: Susan Myers

Russ Abolt - Aye

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

Approval of MPC Planning Meeting Minutes

12. [May 7, 2013](#)

Attachment: [05.07.13 PLANNING MEETING MINUTES.pdf](#)

Board Action:

Approve Minutes as submitted. - PASS

Vote Results

Motion: Ellis Cook	
Second: Susan Myers	
Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Authorization(s)

13. [Authorize Executive Director to execute the Park and Ride Lot Study Contract with Connectics Transportation Group.](#)

Attachment: [MPC Board memo 8-27-2013.pdf](#)

Mr. Thomson stated the Regional Park and Ride Lot Study will be contracted with Connectics Transportation Group. It will be conducted in coordination with Chatham Area Transit and neighboring counties: Effingham, Bryan and with the Low Country Area Transportation Study MPO (South Carolina). The Park and Ride Lot Study concept came from a recommendation in the Transit Mobility Vision Plan. The project will study potential locations for park and ride lots and possible transit service to and from the locations to job centers and other regional attractions. This project is part of the approved Coastal Region MPO Unified Work Program. The consultant was acquired according to the Brooks Act. The firm (CTG) was evaluated and selected from a total of three prospective interviewed consultants. The total contract will be \$149,941.00; 80% (\$119,952.80) is federally funded, with the remainder being from local funding.

Board Action:

Staff recommends authorizing the Executive Director to execute this contract.	- PASS
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Vote Results

Motion: Ellis Cook	
Second: Susan Myers	
Russ Abolt	- Aye

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

14. [Zoning Map Amendment - 3513 -3517 Budreau Avenue - B-N & P-I-L-T to B-N-1](#)

Attachment: [Maps.pdf](#)
Attachment: [Staff Report .pdf](#)

Zoning Map Amendment
3513 and 3517 Budreau Avenue
PIN 2-0718-01-016 and 017
Acreage: 0.23 Acres
Aldermanic District: 1
County Commissioner District: 8
Zoning District: B-N and P-I-L-T
MPC File Number: 13-004080-ZA
Petitioner: Walking In The Spirit Ministries, Inc.
Agent: Otis Shipp, Jr.
Owner: George Nelson

Gary Plumbley, MPC Project Planner

The petitioner is requesting consideration of a zoning map amendment for the properties located at 3513 and 3517 Budreau Avenue. The subject site is presently zoned B-N (Neighborhood Business) and P-I-L-T (Planned Light Industrial Transition) and the petitioner is requesting that the site be rezoned to a B-N-1 (Neighborhood Business Limited) classification for the purpose of establishing a church.

Board Action:

The MPC staff recommends **approval** of the petitioner's request to rezone the site at 3513 and 3517 Budreau Avenue (PIN 2-0718-01-016 and - PASS

017) from B-N and P-I-L-T classifications to a B-N-1 classification.

Vote Results

Motion: Ellis Cook

Second: Susan Myers

Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

15. [Map Amendment - 249 East Lathrop Avenue - Civic Institutional to Industry Light 13-004267-ZA](#)

Attachment: [Photo.pdf](#)

Attachment: [Staff Report.pdf](#)

Petitioner: MPC Staff
Peoples Products Corporation LLC, Owner
249 East Lathrop Avenue
PIN: 2-0029-03-002
2.6 Acres
Aldermanic District: 1
County Commission District: 8
MPC File No.: 13-004267-ZA

MPC Project Planner: Marcus Lotson

MPC Staff is recommending to amend the Tricentennial Comprehensive Plan Future Land Use Map from Civic Institutional to Industry Light for the property located at 249 East

Lathrop Avenue.

Mr. Lotson presented the request to amend the Tricentennial Comprehensive Plan Future Land Use Map from Civic Institutional to Industry Light for the property located at 249 East Lathrop Avenue. The property is located at the northwest corner of Augusta Avenue and Lathrop Avenue. This property was changed from I-L zoning to R-B-1 in 2007 with the West Savannah Revitalization Plan and served as a box plant until recently. There has been no change in land use on this property. Staff finds it is appropriate to amend from Civic Institutional to Industry Light in relation to the Comprehensive Plan; also, the proposed rezoning to I-L-B is appropriate because it will allow reuse as a warehouse without the intense commercial and alcohol-related uses allowed in the I-L district. When the property was rezoned in 2007, it appears the property owner was not notified, based on the record. The non-conforming status makes leasing the property difficult. Warehouse use is appropriate at this location.

Board Action:

Recommend **approval** to City Council of the recommendation to amend the Tricentennial Comprehensive Plan Future Land Use Map from Civic Institutional to Industry Light for the property located at 249 East Lathrop Avenue. - PASS

Vote Results

Motion: Ben Farmer
Second: Shedrick Coleman

Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

16. [Map Amendment - 249 E. Lathrop Avenue - RB-1 \(Residential - Business\) to I-L-B \(Light - Industrial - Business\) 13-004082-ZA](#)

Attachment: [Maps.pdf](#)
Attachment: [Lathrop Photo.pdf](#)
Attachment: [Staff Report.pdf](#)

Petitioner: MPC Staff
Peoples Products Corporation LLC, Owner
Address: 249 East Lathrop Avenue
PIN: 2-0029-03-002
2.6 Acres
Aldermanic District: 1
County Commission: 8
MPC File No.: 13-004082-ZA

MPC Project Planner: Marcus Lotson

The MPC Staff is recommending that property located at 249 East Lathrop Avenue, PIN 2-0029-03-002, be rezoned from the current R-B-1 (Residential - Business) zoning classification to the I-L-B (Light - Industrial - Business) zoning classification.

Mr. Lotson presented this item concurrent with the previous petition.

Board Action:

Recommend **approval** to City Council that 249 East Lathrop Avenue is rezoned from the current R-B-1(Residential - Business) classification to the I-L-B (Light - Industrial - Business) classification. - PASS

Vote Results

Motion: Ben Farmer
Second: Tanya Milton
Russ Abolt - Aye
James Blackburn Jr. - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Ben Farmer - Aye
Timothy Mackey - Not Present
Lacy Manigault - Aye
Murray Marshall - Aye
Tanya Milton - Aye
Susan Myers - Aye
James Overton - Aye
Adam Ragsdale - Aye
Joseph Welch - Aye

17. [Zoning Map Amendment - 1016 E. Anderson Street - R-4 to RIP-B](#)

Attachment: [Maps.pdf](#)

Attachment: [Pictures.pdf](#)

Attachment: [08-27-13 13-002261-ZA Staff Report - RIP-B.pdf](#)

Zoning Map Amendment
1016 East Anderson Street
PIN 2-0055-06-008
Acreage: 0.16 Acres
Aldermanic District: 4
County Commission District: 2
Zoning District: R-4
MPC File Number: 13-002261-ZA
Agent/Owner/Applicant: Lenell DuFour

Mr. Plumbley, MPC Project Planner, presented the petitioner's request for a zoning map amendment for 1016 E. Anderson Street. The subject site is presently zoned R-4 (Four Family Residential) and the petitioner is requesting that the site be rezoned to an RIP-B (Residential Medium Density) Classification for the purpose of establishing artist studios with an art gallery. The original petition was to establish a rooming house, which was denied in July 2013.

Ms. Lenell DuFour, petitioner, stated she requested a more intensive zoning because she thought it would be easiest for her argument, since it was just approved for someone else 80 feet away and a nearby lot was recently approved to be commercial parking lot. She stated there is only one single family home in the area. She stated she learned from the City's council meeting minutes that the city is planning a beautification project in this area to complement commercial development. the project stops at the corner of her property.

She stated her understanding of the staff report appeared biased to her; she believes it is because she initially wanted a rooming house use for her property. She wanted to provide a nice, legal rooming home for the community. She stated she went to withdraw her petition from City Council, but she was asked to speak. Her district alderwoman told her she appreciated Ms. DuFour's effort for economic development, though the alderwoman did not speak one way or the other on it. She stated other aldermen acknowledged the need for legal rooming houses. She stated she was advised by Inspector Gonzalez that she would need to apply for a rooming house, not the art studio. She reviewed the staff report and presented her basis for bias. She stated she learned the building next to her is a rooming house, which would have nullified her request anyway. Across the street from her, she learned many businesses were proposed for the area and many of her requests were denied, but approved for others near her. However, she has been the only one that has done adequate renovations. She does not understand how an art studio affects the residential character of a neighborhood that has no neighborhood character.

Mr. Farmer asked the petitioner if she made the same presentation to City Council.

Ms. DuFour stated she did not because she'd planned to withdraw; she stated a city zoning employee that investigates the illegal rooming houses told her that she (Ms. DuFour) should not give up since she'd already gone the length and paid the money. She stated the employee said she was impressed with Ms. DuFour's work. Ms. DuFour stated another employee advised her not go to City Hall and waste her time because he'd heard her request would be denied, but to request a variance since she'd already paid the money for the initial request and won't have to wait six months.

Mr. Farmer stated he does not see this property as a single-family residence. He thinks it needs further discussion.

Mr. Manigault asked if she was aware that her petition was denied.

Ms. DuFour replied no; she withdrew based on prior knowledge of denial.

Mr. Manigault asked if she would present it to City Council.

Ms. DuFour said no, there is no point if it will be denied.

Mr. Coleman asked Ms. DuFour if she was aware that the Board makes decisions not only on her stated intent, but also all the potential uses for that particular piece of property. The current request allows a rooming house request by right and then she or another owner could just open a rooming house without coming before the Board.

Ms. DuFour replied yes. She said she could not do a rooming house because of one being listed as a rooming house next door to her property.

Mr. Farmer asked what zoning classification will accommodate her needs but also protect the neighborhood.

Mr. Goins stated the B-N-1 would be favorable. The neighborhood may have concerns about restaurants that serve alcohol; R-B-1 was created to prohibit alcohol.

Mr. Farmer stated he does not see this as a single-family residential neighborhood and it is not consistent with the Comprehensive Plan.

Mr. Plumbley stated it is not identified as a single-family residential neighborhood; the Future Land Use classification states it as a single-family classification.

Ms. Mary Osborne, City Alderwoman of the Second District, stated she never spoke with the petitioner. She stated the City has neighborhood plan that was approved years ago by City Council; much of it was accomplished. There is more work to be done; it does not stop at Anderson Street. The streetscape will

be from Wheaton Street to Victory Drive. The boundaries are on east and west of Waters Avenue; much of the dilapidation will be addressed. There are neighborhood associations made of up citizens that are active in the communities. The R-4 rating should remain as it is.

Mr. Freddie Patrick, Executive Director for Eastside Concerned Citizens, Inc., stated the association is a result of the neighborhood and the planning staff of the City of Savannah. Many hours were spent in planning the neighborhood. The interior was planned for residential. The neighborhood has meetings to which the petitioner was invited and has never attended. They do not think it is right for one to come in the neighborhood for business interest only, especially without speaking with the neighbors; that is disrespectful. The petitioner's request is essentially spot zoning, which the neighborhood does not want. It goes against the years of collaborative planning.

Mr. Coleman asked what was his organization's position regarding the Ramona Riley rezoning.

Mr. Patrick stated that was not their area; they supported the decision of those that were affected by it.

Ms. Myers stated along Waters Avenue is all residential as one goes west.

Mr. Patrick stated yes, according to the plan. It was planned for business on the outskirts but residential in the interior. Dilapidation and crime is reducing.

Ms. Osborne stated the Ramona Riley School was dormant for many years. The efforts for redevelopment used the school as an anchor for the block; it is for seniors. She does not consider it spot zoning, but as an asset for the neighborhood. The petitioner withdrew her petition, therefore it was not voted on; however, she was welcomed to express herself.

Mr. Lotson stated the petitioner went to the council meeting to withdraw her petition and indicated she would be requesting a different zoning classification. They advised her the process would be to restart the process with a new application at the MPC.

Ms. DuFour stated she does not see spot zoning because there is proposed a coffee shop across the street. She stated there was opposition to the Ramona Riley Lofts; Mr. Sidney Johnson and others wanted a community center or a business. She stated Mr. Patrick's organization did not object to the Duffy Street project being rezoned to R-B-1 or attend the meeting.

Mr. Butler stated Mr. Patrick and his organization were in consultation and did comment on the project in writing prior to the meeting.

Ms. DuFour stated the liquor could not be an issue because of the church in the area or parking.

Mr. Farmer motioned to postpone the petition to the next MPC meeting in order to find a way to work with the petitioner.

Mr. Blackburn, Jr. seconded the motion. He clarified to postpone the public hearing.

Mr. Farmer restated his motion to postpone the public hearing to the next Regular MPC meeting.

Ms. Myers stated she has lived through a neighborhood revitalization. Years were dedicated to fighting spot zoning and preserving their plan. It is important to realize that one person's seemingly good plan will jeopardize the whole plan. That whole area is coming back; it is not brought back by spot zoning, but by planning so the people that live there now can stay there.

Mr. Abolt asked if the postponing is realistic for productivity. Spot zoning itself is illegal.

Mr. Plumbley stated he is not sure what can be accomplished during that time.

Mr. Manigault stated let staff and the petitioner work on a better proposal.

Mr. Thomson stated the neighborhood association and the applicant need to have in-depth discussion. It may take longer than to the next meeting. We will keep the Board apprised.

Mr. Farmer stated he does not think it logical to work against someone that has done something positive for the neighborhood. He stated he respects Ms. Myers perspective as well.

Ms. Myers stated you cannot jeopardize the whole plan for one property. Neighborhood businesses were first used with them on the corner, not in the middle of the neighborhood.

Mr. Coleman stated every neighborhood transformation starts somewhere. The petitioner's house was renovated under a particular zoning, it was renovated under that zoning; that is what it is. One cannot renovate then want to rezone to get a better and different use; this is not something the Board needs to be stuck with. It should be renovated with the premise to bring the neighborhood back, but that takes years. We cannot throw a plan in the garbage because of one house that looks good. One building on a block does not become the block. An understanding of the plan should be had by all.

Mr. Farmer stated he does not believe this is an all or nothing situation. The petitioner has done a lot of work. Both sides should be able to work together. He stated he is not in favor of ditching a plan for one property. If something can't be worked out, then we have to make a decision.

Mr. Marshall stated it should be remembered the recent rezoning of the church for the daycare RIB-P to the north, and it was a significant distance west

of Waters Avenue. With Ramona Riley, the approval was done significantly east of Waters Avenue. The distances of both makes the petitioner's request not subject to spot zoning. He requested a zoning map of Waters Avenue from Wheaton Street to 37th Street.

Mr. Ragsdale requested SAGIS to be viewed and determine why this petition is different from the previous requests that were recently approved.

Mr. Plumbly stated this property has no frontage along Waters Avenue. The other two properties front Waters Avenue.

Board Action:

Postpone public hearing to Sept 17, 2013 Regular MPC meeting. - PASS

Vote Results

Motion: Ben Farmer

Second: Joseph Welch

Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Nay
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

18. [Map Amendment - 4700 Waters Avenue - R6 \(Single Family Residential\) to R-I-P \(Residential - Institutional - Professional\) 13-004068-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report.pdf](#)

Petitioner: Chatham County Hospital Authority, Memorial Health
Ryan Thompson, Agent
4700 Waters Avenue
PIN: 2-0105-10-008 (portion)
0.6 Acres
Aldermanic District: 3
County Commission District: 2

MPC File No.: 13-004068-ZA

MPC Project Planner: Marcus Lotson

The petitioner is requesting to rezone property at 4700 Waters Avenue from the current R6 (Single Family Residential) classification to the R-I-P (Residential-Institutional-Professional) classification.

Mr. Lotson stated there is currently a need to rezone this area associated with the hospital for improvements in harmony with the master plan. Staff is supporting the request. Any amendment does not allow the hospital free reign for expansion without MPC site plan approval.

Board Action:

Recommend approval to City Council of the request to rezone the property located at 4700 Waters Avenue from the current R6 (Single Family Residential) classification to the R-I-P (Residential Institutional Professional) classification. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Tanya Milton

Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

Amended Master Plan / General Development Plan

19. [Master Plan Amendment - 4700 Waters Avenue](#)

Attachment: [Proposed Amended Master Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

**This item was heard in conjunction with the previous Map Amendment petition for same subject property.*

Board Action:

Recommend **approval** of the request to amend the previously approved Master Plan for property at 4700 Waters Avenue, Memorial Health University Medical Center. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Lacy Manigault

Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

Final Minor Subdivision

20. [Palmetto Row Ph. 4 - 3 Lot Minor-Final Subdivision - 149 and 151 Lansing Avenue](#)

Attachment: [Maps.pdf](#)

Attachment: [Final Plat .pdf](#)

Attachment: [Staff Report.pdf](#)

Palmetto Row - Phase 4
Minor-Final Subdivision
149-151 Lansing Avenue
PIN 1-0361-06-058 and 059
Acreage: 1.39 Acres
County Commission District: 3
MPC File Number S-130809-00064-1
Surveyor: Coleman Company, Inc.
Agent: Terry Coleman
Owner: Konter Quality Homes - Jerry Konter

Mr. Plumbly, MPC Project Planner, stated this is a three-lot subdivision requesting four variances in order to be a part of Palmetto Bluff subdivision. The petitioner is requesting consideration of a Final Plat for a three-lot minor subdivision located south of Breezy Palm Way and east of Lansing Avenue within an R-1/EO zoning district. The proposed development will be the fourth phase of the Palmetto Row Subdivision, a planned single family detached development. The four variances are:

- A one lot variance from the maximum number of lots which can be served by a private vehicular access and utility easement;
- An 18 foot front yard building setback variance from the required 43 foot front yard building setback on Lot 2-B;
- A 19 foot front yard building setback variance from the required 44 foot front yard building setback on Lot 2-C; and,
- A 19 foot front yard building setback variance from the required 44 foot front yard building setback on Lot 2-D.

Board Action:

The MPC staff recommends **approval** of the requested variances and the proposed three-lot minor subdivision subject to the conditions identified in the Staff Report. - PASS

Vote Results

Motion: Ben Farmer	
Second: Tanya Milton	
Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

Wireless Telecommunications Facility - New Facility/Nonconcealed Freestanding-Monopole

21. [Vantage-AT&T Bush Road Tower | 630 Fort Argyle Road | 13-003488-PLAN](#)

Attachment: [WTF Report to MPC 13-003488-PLAN.pdf](#)
Attachment: [CityScape report -003488.pdf](#)
Attachment: [Locator Map-003488.pdf](#)
Attachment: [Tower Radius Map - At&t and non- At&t.pdf](#)
Attachment: [ZONING_MAP.pdf](#)
Attachment: [Survey-Bush Rd Site.pdf](#)
Attachment: [Southview.pdf](#)

Mr. Jack Butler, presented the petitioner's request for approval to erect a 190-foot low profile Wireless Telecommunications Facility ("WTF") on the eastern edge of 630 Fort Argyle Road, Victory Harvest Ministries of Savannah property. There will be opaque fencing and natural vegetation for screening from the residential area to the south. All federal and historic guidelines have been met. A request for a power generator was requested also. The testing will be performed monthly during the day.

Board Action:

Approve the development of a 190-foot low-profile wireless telecommunications facility with the following conditions:

- 1) tower shall be marked and lit per WTF Ordinance section 8-3196 (6)(b);
- 2) that the ground enclosure landscaping be a 15-foot width on the southern face of the equipment enclosure;
- 3) all feed lines be contained within the spine of the support structure; and
- 4) all feed line ports shall be properly sealed to prevent access by wildlife.

Approval of the requested setback variance to permit a 40-foot fall zone using break-point technology in the tower design; and

Approval of the requested variance to reduce the vegetative buffer from 15 feet to five feet on the west, north and east sides of the equipment enclosure.

Vote Results

Motion: Shedrick Coleman

Second: Ben Farmer

Russ Abolt	- Aye
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present

Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

XI. NEW ZONING ORDINANCES (NewZO)

XII. OTHER BUSINESS

22. Election of Officers for 2013 - 2014

Slated as:

Mr. Coleman - Chairman

Mr. Marshall - Vice Chairman

Mr. Manigault - Treasurer

Mr. Blackburn, Jr. - Secretary

All members in attendance approved of the presented slate of officers.

XIII. ADJOURNMENT

XIV. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.