

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

October 18, 2005

1:30 PM.

Members Present: Stephen R. Lufburrow, Chairman
Lee Meyer, Vice Chairman
Alexander Luten, Secretary
Robert Ray, Treasurer
Russ Abolt
Michael Brown
Ben Farmer
Melissa Jest
John P. Jones
Walker McCumber
Timothy S. Mackey
Lacy A. Manigault
Freddie B. Patrick
Jon N. Todd

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Amanda Bunce, Development Services Planner
Charlotte L. Moore, AICP, Director of Development Services
Deborah Rayman-Burke, AICP, Development Services Planner
James Hansen, AICP, Development Services Planner
Marilyn Gignilliat, Executive Assistant
Lynn Manrique, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Randolph Scott, City Zoning Inspector

I. Call to Order and Welcome

Chairman Lufburrow called the meeting to order.

II. Notices, Proclamations and Acknowledgments

A. Swearing-in of MPC Officers

Hon. Penny Haas Freeseemann, Judge of the Superior Court of Chatham County, administered the oath of office to the newly elected MPC officers.

B. Recognition of Association of Metropolitan Planning Organization Award.

Tom Thomson had the honor of receiving this award on behalf of the Metropolitan Planning Organization from the Association of Metropolitan Planning Organizations, which is the national organization for all MPO's. The award was given to CUTS and the Metropolitan Planning Organization for outstanding professional achievement in metropolitan transportation planning for the Connecting Savannah, Moving People, Making Neighborhoods process that CUTS spearheaded late last year and into early 2005. This was the only award given in this category of MPO's over 200,000 people. Among those who worked hard on this project were Mark Wilkes, MPC Transportation Director, and his assistant Wykoda Wang; Wilbur Smith & Associates' Linda Carpenter, Project Manager, and Peter Plumeau; Denise Grabowski from Lott Barber, Mignon Allen from Dovetail Associates, and Charles McMillan from Charles McMillan & Associates. Key to this process was the leadership of the Metropolitan Planning Organizational Board under the direction of Chairman Pete Liakakis and Vice Chairman Mayor Otis Johnson.

C. Items(s) requested to be Removed from the Final Agenda.

1. Zoning Petition – Text Amendment

Text Amendment to the City of Savannah Mid-City Ordinance
Re: Amend Section 8, Chapter 3, and Article K (TN-2 Zoning Classification)
Jim Hansen, MPC Project Planner
MPC File No. Z-050914-56455-2

This petition has been withdrawn. No MPC action is required.

2. Zoning Petition – Map Amendment

Ernest F. Mackey, III, Petitioner/Owner
James Garrard, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050922-61438-2

The petitioner has requested that this item be continued to the November 1, 2005.

Mr. Ray **moved** to approve the request to remove MPC File No. Z-050922-61438-2 from the October 18, 2005, agenda and place it on the November 1, 2005, MPC agenda. Mr. Patrick seconded the motion.

MPC Action: The motion to remove MPC File No. Z-050922-61438-2 from the October 18, 2005, agenda and place it on the November 1, 2005, MPC agenda carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick, and Mr. Todd.

III. Consent Agenda

A. Approval of the October 4, 2005, MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the October 4, 2005, MPC Meeting Minutes and Briefing Minutes. Mr. Patrick seconded the motion.

MPC Action: The motion to approve the October 4, 2005, MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick, and Mr. Todd.

B. Zoning Petition – Map Amendment

Willie Dasher, Petitioner
Sherrene Sears, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050912-41482-2

Issue: Rezoning of 0.144 acres from a B-H (Highway-Business) classification to an R-6 (One-Family Residential) classification.

Policy Analysis: The proposed rezoning will establish a zoning district that is more compatible with the existing development pattern in the immediate neighborhood than the zoning that presently exists.

Staff Recommendation: Approval of the request to rezone the subject property from B-H (Highway-Business) to R-6 (One-Family Residential).

Speaking about the petition: Sherrene Sears, agent, said that when the Dashers purchased the property it was vacant and was sold as though the property could be utilized for single-family development. The homes on either side of this property are single family. One side of the street is zoned B-H for commercial use, but everything else around it is predominantly single-family homes.

Mr. Jones **moved** to approve the staff recommendation and request the MPC staff to initiate a study of this area of the City. Mr. Patrick seconded the motion.

MPC Action: The motion to approve the staff recommendation to rezone the subject property from B-H (Highway-Business) to R-6 (One-Family Residential) and request the staff to initiate a study of this area of the City carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick, and Mr. Todd.

C. Authorization for Executive Director to execute the FY 2006 Transit 5303 Contract with the Georgia Department of Transportation.

Mr. Ray **moved** to authorize the Executive Director to execute the FY 2006 Transit 5303 Contract with the Georgia Department of Transportation. Mr. Mackey seconded the motion.

MPC Action: The motion to authorize the Executive Director, Thomas L. Thomson, to execute the FY 2006 Transit 5303 Contract with the Georgia Department of Transportation carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick, and Mr. Todd.

IV. Old Business

There was no old business to come before the Metropolitan Planning Commission.

V. Regular Business

A. New Telecommunications Facility

Alltel Communications
Robert B. Miller Jr. Road
I-L Zoning District
Belinda Bodie (Faulk & Foster), Agent
Jim Hansen, MPC Project Planner
MPC File No. T-050928-42986-1

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct a telecommunications tower within an I-L (Light Industrial) zoning district. The petitioner also seeks a variance from the landscaping requirements of the Land Clearing and Tree Protection Ordinance, proposing to make a contribution to the Chatham County Tree Fund in lieu thereof. All new wireless telecommunications towers require approval by the MPC.

Staff Recommendation: **Approval** of the General Development Plan for a 104-foot telecommunications facility and the granting of a landscaping variance subject to the following conditions: 1) that the required screening be constructed of opaque, decay resistant wood or masonry material and be not less than six feet in height, and, 2) that the County Arborist approves the contribution to the Chatham County Tree Fund.

Speaking about the Petition: George Fidler, Engineer for the Savannah Airport Commission, said that because of the proposed tower's proximity to the airport a Form 7460 is required to be submitted to the FAA. Normally, the Airport Commission receives a copy of this report, but in this case it did not. However, Ms. Bodie, Agent for Alltel, provided Mr. Fidler with a copy of the FAA study which stated that this structure does not exceed obstruction standards and Mr. Fidler concurs with that conclusion. The FAA said that based on this evaluation, marking and lighting are not necessary for aviation safety. "However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory Circular 70-7460-1."

Belinda Bodie, Agent, said that Alltel has no objections to adding landscaping and lighting.

Mr. Patrick **moved** to approve the General Development Plan for construction of a 104-foot telecommunications facility but to deny the request for a landscaping variance. He **further moved** that the tower be lighted in accordance with FAA standards. Mr. Ray seconded the motion.

MPC Action: The motion carried. The motion was to approve the General Development Plan for construction of a 104-foot telecommunications facility, to deny the request for a landscaping variance, and to require tower lighting installed in accordance with FAA Advisory Circular 70-7460-1. Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick, and Mr. Todd. Mr. Jones voted against the motion.

B. Sign Plan

Curtis Daycare
1401 Augusta Avenue
R-B-1 Zoning District
Patricia Curtis, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-050930-43580-2

Nature of Request: The petitioner is requesting approval of fascia signs painted on all four walls of a commercial building at 1401 Augusta Avenue, within an R-B-1 (Residential-Business, Limited) zoning district. Section 8-3112(i)(4) of the City of Savannah Zoning Ordinance requires that signs painted on buildings be approved by the MPC.

Staff Recommendation: Approval of 1) the principal-use fascia signage on the front and side of the building for a total of 68 square feet in area, 2) a supplemental identification sign stating "Before & After School Care" that is approximately eight square feet in area, and 3) an announcement sign that identifies the business hours. The remaining painted drawings (signs) on the building shall be removed within 60 days of MPC approval and prior to the issuance of a sign permit.

Speaking about the petition: Pam Oglesby, Vice President of the West Savannah Community Organization, believes this building is unsuitable for a daycare because of its size and proximity to the street. Ms. Oglesby would like to see a ban on all signs painted on buildings. Not only are they unsightly, but they are permanent. When a business closes or moves, the signs remain. They are a blight on this area.

Kenneth Dunham, President of the West Savannah Community Organization, agreed with Ms. Oglesby's comments and concerns.

Mr. Meyer **moved** to continue this petition for 30 days. Mr. Jones seconded the motion. After some discussion, Mr. Meyer withdrew his motion.

Mr. Patrick **moved** to approve the staff recommendation. Mr. Farmer seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Lufburrow, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick and Mr. Todd. Mr. Farmer and Mr. Meyer were not present for the vote.

C. Amendment to the MPC Bylaws.

Mr. Farmer **moved** that the Bylaws Committee review the bylaws regarding procedures to elect officers and report back to the board with their recommendations. Mr. Patrick seconded the motion.

MPC Action: The motion carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick and Mr. Todd.

VI. Other Business

Mr. Patrick asked for a status report on the evaluation for the Executive Director and the staff survey. Mr. Lufburrow said that neither issue has yet been addressed by him but he will look into these issues and report back at the next meeting.

Mr. Ray **moved** that Mr. Charles McMillan, facilitator for the Commissioners' retreat, be requested to meet with the Commissioners at their next planning meeting to discuss the retreat agenda. Mr. Todd seconded the motion.

MPC Action: The motion carried with none opposed. Voting were Mr. Lufburrow, Mr. Meyer, Mr. Luten, Mr. Ray, Mr. Abolt, Mr. Brown, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. McCumber, Mr. Mackey, Mr. Manigault, Mr. Patrick and Mr. Todd.

VII. Adjournment

There being no further business to come before the Commission, the October 18, 2005, Regular Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed