

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

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

January 2, 2007

1:30 PM

Members Present: Stephen Lufburrow, Chairman
Robert Ray, Vice Chairman
Jon Todd, Secretary
Lee Meyer
Douglas Bean
Ben Farmer
Melissa Jest
Russ Abolt
Walker McCumber
Shedrick Coleman
Michael Brown
Timothy Mackey

Members Not Present Susan Myers
Lacy Manigault

Staff Present: Thomas L. Thomson, P. E., AICP, Executive Director
Harmit Bedi, AICP, Deputy Executive Director
Jim Hansen, AICP, Director of Development Services
Deborah Burke AICP, Development Services Planner
Amanda Bunce, Development Services Planner
Marilyn Gignilliat, Executive Assistant
Constance Morgan, Administrative Assistant

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

I. CALL TO ORDER AND WELCOME

Chairman Lufburrow called the meeting to order and asked that everyone stand for the Invocation and the Pledge of Allegiance. 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. Joint Workshop on Wireless Telecommunication Facilities Ordinance Review, Thursday, January 11, 2007, 8:00 A.M. –10:00 A.M., Coastal Georgia Center, Room 115.

2. Next Regular Scheduled MPC Meeting: January 16, 2007 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room

III. CONSENT AGENDA

A. Approval of the December 19, 2006 MPC Meeting Minutes and Briefing Minutes.

Mr. Todd **moved** to approve the December 19, 2006 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

MPC ACTION: The motion to approve the December 19, 2006 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Ms. Jest, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown.

B. General Development Plans/ Group Development Plans

Tibet Professional Offices
130 Tibet Avenue
P-R-I-P Zoning District
1.93 Acres
PIN: 2-0646 -02-035
Jamie Csizmadia, Kern-Coleman & Co, LLC, Agent
Joseph Coppola, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-061214-59032-2

Nature of Request: The petitioner is requesting approval of a General/Group Development Plan in order to construct two office buildings within a P-R-I-P (Planned Residential Institutional Professional) zoning district. No variances are being requested

Staff Recommendation: Approval of the General / Group Development Plan and shall include the following: a) a Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan; b) a Water and Sewer Plan, the City Water and Sewer Engineer shall review the Water and Sewer Plan; c) a Drainage Plan, the City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded; d) building exterior elevations, new and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property; e) a Lighting Plan, MPC staff shall review the lighting plan.

The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. Fully shielded fixtures shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees; f) a Signage Plan. MPC staff shall review the Signage Plan; g) a Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy duty steel posts and frames. A six foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.

Mr. Todd **moved** to approve staff recommendation. Ms. Jest seconded the motion.

MPC ACTION: The motion to approve staff recommendation carried. Voting in favor of the motion were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Ms. Jest, Mr. Abolt, Mr. McCumber, Mr. Mackey and Mr. Brown. Mr. Meyer abstained from the vote because he had a conflict of interest. He submitted a conflict of interest form.

C. Sign Plan

Jesse's Automotive
437 Staley Avenue
P-B-G-1 Zoning District
PIN: 2-0111 -03-001
Jesse's Automotive, Applicant
Barry Wardlaw, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-061219-56360-2

Nature of Request: The petitioner is requesting approval of a fascia sign painted on one wall of a commercial building at 433 Staley Avenue, within a P-B-G-1(Planned General Business, Transition) 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 117.25 square feet of principal use fascia signage painted on the building.

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

MPC ACTION: The motion to approve staff recommendation carried with none opposed. Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Ms. Jest, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown.

D. Approval of the January 9, 2007 Planning Meeting Agenda

Mr. Todd **moved** for approval of the January 9, 2007 Planning Meeting Agenda as submitted. Ms. Jest seconded the motion.

MPC ACTION: The motion to approve the January 9, 2007 Planning Meeting Agenda as submitted carried with none opposed. Voting were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Ms. Jest, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown.

IV. REGULAR BUSINESS

A. Zoning Petition- Text Amendment

Text Amendment to the City of Savannah Subdivision Regulations
Re: Amend Section 8-2044(d-g), Final Plat
Presenter: Peter Shonka, P.E., City Engineer
MPC File No. Z-061214-33721-2

Issue: The text amendment proposes to amend Section 8-2044 (d-g) Final Plats to reflect the current operations related to plat review procedures, infrastructure acceptance and the plat approval process.

Policy Analysis: The amendments to the ordinance reflect recent changes to operating procedures.

Staff Recommendation: Approval of the amendment to Section 8-2044(d-g) of the City of Savannah Subdivision Regulations

Speaking on the Petition: Mr. Peter Shonka, City Engineer, stated that the changes made in the amendment are dealing with the bonding and release of bond for subdivision infrastructure. He explained that primarily the ordinance was being updated to clear it up of contradictory statements and changes made in response to user departments requests.

Mr. Brown **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. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Ms. Jest, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown

B. Approval of Proposed Amendments to the MPC By-Laws

Mr. Todd **moved** for approval of the Proposed Amendments to the MPC By-Laws. Mr. Farmer seconded the motion.

Mr. Lufburrow stated the proposed amendments would be voted on individually and by a show of hands.

MPC ACTION: The motion for approval of the Proposed Amendments to the MPC By-Laws carried. The amendments to the By-Laws were as follows: 1) Purchasing, by creating a new Article X, and revising the corresponding section in the duties of the Chairman and duties of the Executive Director. Voting in favor were: Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown. Ms. Jest voted against the motion. 2) Presentations to the Commission during a meeting by clarifying sections related to speaking times and rebuttal. Voting in favor were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Ms. Jest, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown; 3) Media Relations by adding a new Section G to the Commissioner duties. Voting in favor were Mr. Lufburrow, Mr. Ray, Mr. Todd, and Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey Mr. Brown. Ms. Jest voted against the amendment; and 4) Election of Officers by revising sections of Nominating Committee and Voting. Voting in favor were Mr. Lufburrow, Mr. Ray, Mr. Todd, Mr. Farmer, Mr. Bean, Mr. Coleman, Mr. Abolt, Mr. Meyer, Mr. McCumber, Mr. Mackey and Mr. Brown. Ms. Jest voted against the amendment.

V. OTHER BUSINESS

Joint Workshop (City, County and MPC Board) January 11, 2007, Review Draft Wireless Telecommunication Facilities Ordinance

Ms. Moore gave an update on the most recent draft. She explained the changes to the draft as follows; 1) staff has met with the County Attorney and the Assistant City Attorney and the ordinance has been sent to the various department heads including both the City and the County Engineer and has received a very good response. All of their comments have been incorporated in the most recent draft; 2) the first change has been to make the land owner and the antennae support structure owner co-applicants. If there is an issue of abandonment both co-applicants will be responsible; 3) the property location hierarchy has been eliminated she said but felt a statement should be added directing the applicants to City and County property if available. She stated additional changes made were where it states MPC staff were corrected to state Executive Director which better identifies staff responsibility and 4) property liens are recommended instead of a thirty year bond. She also stated the appeals process has changed and explained that process.

Mr. Brown asked if MPC staff could send out briefing material in advance of this meeting in the event there are suggestions, questions or concerns. This will be a critical meeting and he would like to make sure that the Commission and the Council gets out and that they understand the key provisions of balancing the well being of our neighborhoods with the federal law that says that the antennae support structures can not be denied arbitrarily.

Mr. Thomson assured him that staff would be sending out a cover letter regarding the up coming workshop with a full copy of the draft ordinance. He added that the following week an abbreviated version of a fact sheet that shows the key issues throughout the ordinance will also be sent out so that shortly before the meeting questions and/or concerns can be presented.

Mr. Brown also asked if a briefing has been scheduled for the Neighborhood Presidents to make sure they understand this process.

Mr. Thomson stated that after the meeting on January 11th and before this comes back formally to the MPC for action, staff will alert all the neighborhoods organizations and brief them on the status of this issue.

ADJOURNMENT

There being no other business to come before the Commission the January 2, 2007 Regular MPC Meeting was adjourned.

Respectfully submitted,

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

Note: Minutes not official until signed.