

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION  
MPC MINUTES  
ARTHUR A. MENDONSA HEARING ROOM 110 EAST STATE STREET**

**July 15, 2008**

**1:30 PM**

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**Members Present:** Jon Todd, Chairman  
Robert Ray Vice Chairman  
Shedrick Coleman, Secretary  
Susan Myers, Treasurer  
Douglas Bean  
Michael Brown  
Ben Farmer  
David Hoover  
Stephen Lufburrow  
Timothy S. Mackey  
Lacy Manigault  
Adam Ragsdale

**Members Absent:** Russ Abolt

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

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

**I. CALL TO ORDER AND WELCOME**

Chairman Todd called the July 15, 2008 Regular MPC Meeting to order at 1:30 PM 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. He also reviewed the commission meeting conduct.

**II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notice(s)**

1. July 15, 2008 Personnel Committee Meeting at 11:30 AM in the J.P. Jones Conference Room, 110 East State Street.
2. August 5, 2008 Regular MPC Meeting at 1:30 AM. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

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

**A. Zoning Petitions - Map Amendments / Text Amendments**

931 Chevis Road (Vallambrosa Plantation PUD)  
Aldermanic District: 6  
County Commission District: 6  
Proposed PUD Zoning District  
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,  
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)  
Vallambrosa Development Co, LLC, Owner  
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent  
MPC File No. Z-071219-39397-2

Gary Plumbly, MPC Project Planner

The petitioner has requested that MPC File No. Z-071219-39397-2 be re-scheduled to the August 19, 2008 Regular MPC meeting.

**AND**

**Master Plan/PUD Ordinance**

Vallambrosa Plantation PUD  
931 Chevis Road  
Aldermanic District: 6  
County Commission District: 6  
Proposed PUD Zoning District  
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,  
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)  
Vallambrosa Development Co, LLC, Owner  
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent  
MPC File No. Z-071219-39397-2

Gary Plumbly, MPC Project Planner

The petitioner has requested that MPC File Number Z-071219-39397-2 be re-scheduled to the August 19, 2008 Regular Meeting.

Mr. Mackey **moved** to approve the petitioner's request to continue MPC File Number Z-071219-39397-2 to the August 19, 2008 meeting. Mr. Coleman seconded the motion.

**MPC Action: The motion carried with none opposed.** Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

**A. Zoning Petitions**

1. JoAnne Price, Property Owner  
502 East 63<sup>rd</sup> Street  
Aldermanic District: 4  
County Commission District: 1  
Zoning District R-6 to R-I-P  
PIN: 2-0105-04-008  
Paul John Davis, Agent  
MPC File No: Z-080620-47522-2

Geoff Goins, MPC Project Planner

The petitioner has requested that MPC File Number Z-080620-47522-2 be removed from the Agenda and rescheduled to the August 5, 2008, Regular Meeting.

Mr. Mackey **moved** to remove MPC File Number Z-080620-47522-2 from the July 15, 2008 and re-schedule it to the August 5, 2008 MPC Meeting. Mr. Ray seconded the motion.

Mr. Brown **moved** to hear public testimony on this item. Mr. Hoover seconded the motion, resting Mr. Mackey's motion.

**MPC ACTION: The motion carried with none opposed. The motion was to hear public testimony on this petition. The testimony would be taken first under Regular Business.** Voting were: Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

2. Charles Russo, Jr., Property Owner  
201 – 209 East 40<sup>th</sup> Street  
Aldermanic District: 5  
County Commission District: 2  
Zoning District TC-1 and TC-1\* to TC-1  
PIN: 2-0075-08-003  
Murray K. Barnard, A.I.A, Agent  
MPC File No: Z-080620-49573-2  
Jim Hansen, MPC Project Planner

The petitioner requested that MPC File Number Z-080620-49573-2 be removed from the agenda and continued to the August 19, 2008 regular meeting.

Mr. Bean **moved** to approve the petitioner's request to remove MPC File Number Z-080620-49573-2 from the Agenda and re-schedule it to the August 19, 2008 meeting. Mr. Lufburrow seconded the motion. Mr. Bean added that he would like public testimony to be heard on this item today.

Mr. Brown asked the petitioner's representative, Mr. Mahoney, if he and the petitioner had the intent to comply with the requirements of the present General Development Plan until August 19, 2008. Mr. Mahoney responded yes.

Mr. Coleman amended the motion to allow public testimony to be heard on all continued items. The motion was seconded by Mr. Manigault.

**MPC ACTION: The motion carried. The motion was to continue MPC File Number Z-080620-49573-2 to the August 19, 2008 Regular MPC Meeting. Public testimony on this item would be heard second under Regular Business.** Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale voted in favor of the motion. Mr. Brown voted against the amended motion.

#### **IV. CONSENT AGENDA**

##### **A. Approval of July 1, 2008, MPC Planning Meeting Minutes and Briefing Minutes.**

Mr. Ray moved to approve the minutes as submitted. Mr. Coleman seconded the motion.

**MPC Action: The motion to approve the July 15, 2008 MPC Meeting Minutes and Briefing Minutes as submitted carried with none opposed.** Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Abolt, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale.

#### **V. Regular Business**

Mr. Bean moved to suspend the rules in order to hear 5657 Ogeechee Road (MPC File No. P-080624-00085-1) prior to the other regular business items. Mr. Ray seconded the motion.

**MPC Action: The motion carried with none opposed.** The petition for 5657 Ogeechee Road (MPC File No. P-080624-00085-1) was moved to the first item under Regular Business. Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

**A. General Development Plan**

1. 5657 Ogeechee Road  
Aldermanic District  
County Commission District: 7  
Zoning District B-2  
PIN: 1-0991-07-025  
Tanya Mandel, KRI Engineering, Agent  
Bashlor Properties, Owner  
MPC File No. P-080624-00085-1

Jim Hansen, MPC Project Planner

**Nature of Request:** The petitioner is requesting approval of a General Development Plan to allow the construction and operation of a Federal Communications Commission approved radio tower site. The site, which is zoned P-B-2 (Planned Business General) is located at 5657 Ogeechee Road (generally east of Ogeechee between Derrick Inn and Cottonvale Roads).

**RECOMMENDATION:** Staff recommends **approval** of the proposed General Development Plan subject to the following conditions: 1. Approval of the plan by the County Engineer.; and, 2. Revise the plan to show a minimum 30 foot preserved area to be maintained along the south and east property lines. Where no trees are present, additional trees (minimum 2-inch caliper) shall be planted spaced no less than 50 feet on center. Furthermore, a minimum six foot high opaque fence shall also be installed along said property lines. *The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following: a. Landscape Plan, including a Tree Establishment and Tree Protection Plan. The County Arborist shall review the Landscape Plan.*

Mr. Ragsdale **abstained** from discussing or voting on this petition. He stepped down from the dais.

Mr. Farmer requested that Mr. Abolt's request, from a previous meeting, regarding lighting of the towers be honored for safety reasons for the mosquito control pilots.

Mr. Thomson expressed the MPC's concern regarding FAA standards. He stated Staff did not feel comfortable setting that standard for the FAA.

Mr. Bean asked if the petitioner was in agreement with the staff recommendation. Mr. Hansen replied yes, they were and indicated they would do whatever was necessary to gain approval for their proposal.

Ms. Myers asked about the residential volume. Mr. Hansen informed there was some residential area, more growth and development should be expected.

Mr. Hoover stated if the petitioner is agreeable to the lights, that the Board err on the side of safety.

**Speaking on the Petition:**

**Tim Walmsley**, agent for Hill and Glover Broadcasting, stated there was no objection to lighting or not lighting the towers. His client has tried to minimize the lighting impact as much as possible. He stated that lighting has been proposed at either end of the tower, with possibly one light in the middle.

**Dr. Henry Lewandowski**, Director of Mosquito Control, stated that his organization requests that either the towers to be lit for safety concerns, or use use-specific reflective tape.

Mr. Bean **moved** to approve the staff recommendation. The motion **failed** for lack of a second.

Mr. Coleman **moved** to approve the staff recommendation subject to an additional condition to include proper lighting and to have Mosquito Control review the lighting proposed on the Specific Development Plan. Mr. Ray seconded the motion.

**MPC Action: The motion carried.** The motion was to approve the staff recommendation subject to an additional condition to include proper lighting and to have Mosquito Control review the lighting proposed on the Specific Development Plan. Affirmative voting members were Mr. Todd, Mr. Ray, Mr. Coleman, Ms. Myers, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, and Mr. Ragsdale. Mr. Bean voted against the motion. Mr. Ragsdale abstained.

2. JoAnne Price, Property Owner  
502 East 63<sup>rd</sup> Street  
Aldermanic District: 4  
County Commission District: 1  
Zoning District R-6 to R-I-P  
PIN: 2-0105-04-008  
Paul John Davis, Agent  
MPC File No: Z-080620-47522-2

Geoff Goins, MPC Project Planner

**Speaking on the petition:** Beth Terrell and Stephen Hartley expressed their opposition to this petition.

- 3. Charles Russo, Jr., Property Owner  
201 – 209 East 40<sup>th</sup> Street  
Aldermanic District: 5  
County Commission District: 2  
Zoning District TC-1 and TC-1\* to TC-1  
PIN: 2-0075-08-003  
Murray K. Barnard, A.I.A, Agent  
MPC File No: Z-080620-49573-2

Jim Hansen, MPC Project Planner

**Speaking on the Petition:** Virginia Mobley stated that she would defer her comments to the August 19, 2008 MPC Meeting.

Ardis Wood stated that she is opposed to this petition.

**B. Zoning Petition**

Sandra G. Lewis, Property Owner  
1600 Waters Avenue  
Aldermanic District: 2  
County Commission District: 2  
Zoning District RB-1 to BN  
PIN: 2-0055-18-013  
Sandra G. Lewis, Agent  
MPC File No: Z-080625-34164-2

Gary Plumbly, MPC Project Planner

**Issue:** At issue is a request to rezone approximately 0.097 acres from an R-B-1 (Residential business) to a B-N (Neighborhood business) classification.

**Policy analysis:** The petitioned site is located within an area that is undergoing extensive redevelopment efforts. The primary uses within the general area are residential including single family and multi-family. The Mayor and Aldermen have been actively involved in the redevelopment of this general area to bring about the re-establishment of a flourishing inner city residential area. The proposed rezoning is consistent with the Tri-Centennial Comprehensive Plan Future Land Use map. However, rezoning this site to B-N will allow more intensive uses including the sale of alcoholic beverages. The requested rezoning could adversely impact the general area and disrupt the continuing redevelopment efforts and should, therefore, be denied.

**Staff recommendation: Denial** of the request to rezone the petitioned site from its present R-B-1 classification to a B-N classification.

**Speaking on the petition:** Solana Plains, area resident, spoke in opposition to this petition.

Mr. Brown **moved** to approve the staff recommendation for denial of the petition. Mr. Mackey seconded the motion.

**MPC Action: The motion carried with none opposed.** The motion was to approve the staff recommendation for denial of the request to rezone the petitioned site. Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

## VI. Other Business

Status Report on 11508 Abercorn Street

Mr. Hansen had no additional information to present. The material provided to the Board in their meeting packages was self-explanatory.

## VII. Executive Session

Mr. Lufburrow moved to go into Executive Session. Mr. Bean seconded the motion.

**MPC Action: The motion to go into Executive Session carried with none opposed.** Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

After the Executive Session, the Commission returned to the Hearing Room.

Mr. Lufburrow **moved** to reconvene following the Executive Session. Mr. Coleman seconded the motion.

**MPC Action: The motion to reconvene carried with none opposed.** Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

Chairman Todd stated that the Executive Session was for the purpose of discussing a personnel matter. No motions were made and no votes were taken.

Ms. Myers **moved** to give the Executive Director a one-time, five per cent bonus of \$6,850.00 and to adjust his base salary by moving \$300 a month from his auto allowance. Mr. Ray seconded the motion.



**MPC Action: The motion carried with none opposed.** The motion was to give the Executive Director a one-time, five per cent bonus of \$6,850.00, and to adjust his base salary by moving \$300 a month from his auto allowance. Voting were Mr. Todd, Mr. Ray, Mr. Coleman, Mr. Bean, Mr. Brown, Mr. Farmer, Mr. Hoover, Mr. Lufburrow, Mr. Mackey, Mr. Manigault, Ms. Myers, and Mr. Ragsdale.

**VIII. Adjournment**

There being no further business for the Commission to discuss, the July 15, 2008, Regular Meeting was adjourned at 3:30 PM.

Respectfully submitted,

Thomas L. Thomson  
Executive Director

**NOTE: Minutes not official until signed.**