



C H A T H A M   C O U N T Y - S A V A N N A H  
**METROPOLITAN PLANNING COMMISSION**  
*Planning the Future - Respecting the Past*

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Arthur A. Mendonsa Hearing Room  
July 28, 2009 1:30 PM  
MINUTES

**July 28, 2009 Regular MPC Board Meeting**

**Members Present:** Jon Todd, Chairman  
Shedrick Coleman, Vice-Chairman  
Adam Ragsdale, Secretary  
Susan Myers, Treasurer  
Ellis Cook  
Ben Farmer  
Timothy S. Mackey  
Tanya Milton  
Lacy Manigault  
Jon Pannell

**Members Not Present:** Stephen Lufburrow  
Russell Abolt  
Michael Brown  
David Hoover

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
James Hansen, AICP, Director, Development Services  
Marcus Lotson, Development Services Planner  
Jack Butler, Comprehensive Planner  
Bri Finau, Administrative Assistant  
Constance Morgan, Administrative Assistant  
Christy Adams, Director of Administration  
Marilyn Gignilliat, Executive Assistant  
Beth Reiter, AICP, Director, Historic Review  
Mark Wilkes, Director of Transportation

**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. [July 28, 2009 MPC Finance Committee Meeting at 11:30 A.M. in the West Conference Room, 110 East State Street](#)
2. [August 18, 2009 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street](#)

**V. 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.**

**VI. CONSENT AGENDA**

**Approval of MPC Meeting Minutes and Briefing Minutes**

3. [Approval of July 7, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [07.07.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [07.07.09 MPC Minutes.pdf](#)

**Motions:**

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

**Vote Results**

Motion: Jon Pannell

Second: Susan Myers

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

### Victorian District - New Construction

#### 4. [315 East Park Avenue - New construction of a detached single family dwelling and side yard setback variances.](#)

Attachment: [315EPark-Print.pdf](#)

Attachment: [Staff Report July 28, 2009.pdf](#)

#### **Motions:**

APPROVAL of the design of a one and one-half story single family detached dwelling and APPROVAL of a 3.5 foot side yard setback variance and a 1 foot side yard setback variance. - PASS

#### **Vote Results**

Motion: Shedrick Coleman

Second: Lacy Manigault

Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye

Jon Todd

- Aye

**VII. OLD BUSINESS**

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. REGULAR BUSINESS**

**Tower - New Facility/Concealed Freestanding**

5. [Harvest Church of the Nazarene - 5995 Waters Avenue](#)

Attachment: [CityScape Report.pdf](#)

Attachment: [410-390 Final CDs-072209-Revised Plans.pdf](#)

Attachment: [Orthoview.pdf](#)

Attachment: [WTF Report to MPC T-090223-36211-2-Print.pdf](#)

Attachment: [Photosims.pdf](#)

**Minutes:**

5995 Waters Avenue

New Cellular WTF at Harvest Church of the Nazarene

Aldermanic District: 4

County Commission District: 1

Zoning District: R-6

Acres: 1.46

PIN: 2-0132-02-015

Harvest Church of the Nazarene, Owner

Fred Womble, SBA Network Services, Agent

MPC File No. T-090223-36211-2

Jack Butler, MPC Project Planner

Request to construct a "light pole" flush-mounted 100-foot wireless telecommunications facility behind a church in a residential neighborhood.

Staff finds that requirements are met and is recommending that the MPC approve the proposed Wireless Telecommunications Facility at 5995 Waters Avenue as submitted. Further, it is recommended that the applicant be authorized to seek approval of a building permit from the City of Savannah Department of Building Services.

**Mr. Lufburrow** commended Mr. Thomson and his staff for meeting the needs of the Board in providing exceptional technical support.

**Fred Womble**, Zoning Specialist for SBA Network Services, stated it has been a positive learning experience with MPC and CityScape. He also noted that the lighting will be angled so as to not be intrusive the neighboring residents.

**Mr. Mackey** stated that the neighboring residents need to be informed that the ground

equipment can exude a humming sound at night and the equipment will need to be serviced periodically.

**Mr. Tony Thomas, District 6 City Alderman**, stated he is concerned with existing poles that are not in use, such as in Coffee Bluff across from Mount Herman and the upcoming petition for Uncle Bob's which is less than an mile from the one approved in Greenbriar. Are the locations being analyzed and how many signals can be utilized on a pole? Are poles being fully utilized before another is put up to service an area that may already have a pole in it? He stated he is concerned about the aesthetics of the City.

**Mr. Todd** said he had the same concern. He requested Mr. Thomson to update the inventory of the location of all the towers and the collocation of the towers, who was on them, and how many were filled. He stated there is a process that the Ordinance does require to prove need for a certain area. If there is a collocation, they have to use that collocation for approval. He stated they are bonded requires removal if inactive.

**Mr. Thomas** requested a copy of the report of the signals on those three poles.

**Mr. Thomson** stated he would be happy to provide and will also place on website. He informed the Ordinance a new freestanding tower cannot be had without first proving it cannot be concealed inside another building, or collocated on an existing building or tower. Also, the tower would have to have minimum impact and have space for a total of five signal uses. The tower petitions before the Board has met those qualifications.

**Motions:**

Staff is recommending that the MPC approve the proposed Wireless Telecommunications Facility at 5995 Waters Avenue as submitted. Further, it is recommended that the applicant be authorized to seek approval of a building permit from the City of Savannah Department of Building Services. - PASS

**Vote Results**

Motion: Stephen Lufburrow

Second: Timothy Mackey

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Not Present

Stephen Lufburrow - Aye

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

### **Tower - New Facility/Nonconcealed Freestanding-Monopole**

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

Attachment: [Additional PhotoSims.pdf](#)  
Attachment: [CityScape Report.pdf](#)  
Attachment: [CityScape Report MPC ATT Bobs 7 22 09 Addendum \(2\).pdf](#)  
Attachment: [Ortho Imagery.pdf](#)  
Attachment: [OrthoZoning.pdf](#)  
Attachment: [SITEMAP.pdf](#)  
Attachment: [WTF Report to MPC T-090402-41934-2-Print.pdf](#)

#### **Minutes:**

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

Request to construct a concealed 100-foot wireless telecommunications facility behind a self-storage facility. The petitioner has also requested a flush mounting.

Staff is recommending that the MPC approve the proposed Wireless Telecommunications Facility at 10901 Abercorn Street as submitted. Further, it is recommended that the applicant be authorized to seek approval of a building permit from the City of Savannah Department of Building Services.

**Fred Womble**, representing the petitioner, stated he would like to table the petition to the August 18, 2009 Regular MPC meeting to be sure the request was in compliance with the revised Ordinance. Due to timing, discussion of the flush mounting issue was not able to be

discussed adequately in order to present an appropriate request.

**Motions:**

Petitioner requested to postpone vote and to reappear before the Board at the August 18, 2009 MPC meeting. The petitioner would like to verify that the technical design proposed by his client is in compliance with the revised Ordinance. - PASS

**Vote Results**

Motion: Ben Farmer

Second: Timothy Mackey

Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

**Zoning Petition - Map Amendment**

[7. 216 Felt Drive request to rezone from an R-10 zoning classification to an R-20 zoning classification](#)

Attachment: [Maps and Photos.pdf](#)

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

**Minutes:**

216 Felt Drive  
Request to rezone property from R-10 to R-20  
Aldermanic District: 6  
County Commission District: 6  
Zoning District: R-10

Acres: 9.73  
PIN(s): 2-0763-01-026, 027, 028, 034  
Lokesh Patel, Owner  
Harold Yellin, Agent  
MPC File No. Z-090618-33134-2

Marcus Lotson, MPC Project Planner

At issue is a request to rezone approximately 9.73 acres located at 216 Felt Drive from an R-10 zoning classification to an R-20 zoning classification.

The MPC staff recommends DENIAL of the request to rezone the property at 216 Felt Drive PIN(s) 2-0763-01-026, 027, 028, 034 from an R-10 zoning classification to an R-20 zoning classification.

**Harold Yellin**, speaking on behalf of the petitioner, showed a 2-minute presentation of Helen Stone's property with her horses. He stated it provided a serene, non-intrusive atmosphere for her neighbors. The petitioner would like the same for his daughter to learn to ride. Mr. Yellin noted that R-10 and R-20 are very similar and the petitioner was not aware he was violating the Ordinance.

**Mr. Manigault** stated he's seen Ms. Stone's property. Her property is not adjacent to Coffee Point Plantation, a subdivision; her property is adjacent to other private owners. One must consider the houses to be built in that area. He stated her property was grandfathered in and the petitioner is in a different area under different standards.

**Mr. Yellin** replied that R-10's and R-20's are intermingled throughout Coffee Bluff and White Bluff which would allow unlimited number of horses. He stated many are not aware that the R-20 districts permit horses next to single family dwellings and it is unfortunate that the petitioner's lots were not included in the rezoning some years back.

**Mr. Manigault** stated that would lead to spot zoning and that would not be allowed.

**Mr. Yellin** stated going from residential to residential would not be spot zoning according to Georgia law.

**Mr. Todd** stated that Mr. Patel purchased his property in 2004, zoned as R-10. He stated the neighboring properties purchased their homes understanding his property was zoned R-10. Mr. Patel now wishes to use his property for something for which it is not zoned, and is seeking it to be rezoned to use for that purpose.

**Mr. Yellin** stated that is correct, with the decision that the lots will never be subdivided to more than 2 per acre.

**Mr. Willie Tate**, citizen and resident of Felt Drive, stated he has nothing



against horses but does not want them in his neighborhood. He stated he is opposed because the neighborhood is R-10 as it was when he purchased it and like for it to remain that way.

**Mr. Paul Hayes**, citizen and resident of Felt Drive, stated they went to City Council in 2005 regarding Coffee Point regarding the issue of density, which was resolved. He stated now the issue is land use. He stated Mr. Patel has already put in a foundation for the stable close to Felt Drive, not in the rear as presented in the pictures. He stated though the petitioner has 9 acres of property, 2.5 acres are across the street and the horses will be on 6.5. He stated he and the neighbors would like to keep it as it is. He stated rezoning the property to R-20 would open the property up to a lot of uses in the future that may not be conducive the the neighborhood.

**Ms. Mary Grant**, citizen and resident of the area, stated she is very familiar with horses. However, her concern is if the zoning is changed, what will regulate it from going further than just horses? What about the additional mosquitoes that carry diseases they will attract to area? Will the horses be maintained? Will it change the value of the properties?

**Mr. Tony Thomas**, City Alderman, stated the issue is not density; it is getting a zoning classification that will allow horses. He stated the neighbors have spoken and the petitioner's request is not compatible with the neighborhood and plan put in place. He stated the plan can't be redone. He stated zoning should not be driven by what you want it to be; the petitioner should have explored what the zoning permitted him to do. He implored the Board to uphold the zoning standards and neighborhood as it is.

**Motions:**

Approval of the staff recommendation for DENIAL of the request to rezone the property at 216 Felt Drive PIN(s) 2-0763-01-026, 027, 028, - PASS 034 from an R-10 zoning classification to an R-20 zoning classification.

**Vote Results**

Motion: Ben Farmer

Second: Stephen Lufburrow

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

8. [529 E. Liberty - request to rezone from the P-B-G-2 zoning classification to the RIP-B zoning classification](#)

Attachment: [staff rpt.pdf](#)

Attachment: [Case maps.pdf](#)

**Minutes:**

This item was moved from the Consent Agenda due to citizen request for information.

529 E. Liberty  
Aldermanic District:2  
County Commission District:2  
Existing Zoning:P-B-G-2 PIN:2-0014-13-012  
Owner, David Udinsky  
Agent, Kimberly Iler  
MPC File No. Z-090701-47592-2  
Marcus Lotson, MPC Project Planner

Staff recommends **APPROVAL** of the requested rezoning from the existing P-B-G-2 zoning classification to the proposed RIP-B zoning classification for the property (PIN # 2-0014-13-012) located at 529 East Liberty Street.

**Mr. Lotson** informed that under the current classification, a restaurant use would not be permitted, but allowed in the requested new zoning classification.

**Mr. Ragsdale** asked if no site improvements are planned, at what point would a general development plan be required?

**Mr. Scott** replied if it is allowed in the zone and perform no exterior work, no additional plans would be needed. Parking requirements would apply.

**Mr. Thomson** added that it would not necessarily have to return to the MPC but would need to get certificate of occupancy from the City after the use requirements are met.

**Mr. Ragsdale** asked if the parking lot met the design standards?

**Mr. Scott** stated not at this time because the zone would not allow. He stated he expects them to return to modify.

**John Rolouet**, petitioner, stated they are petitioning for rezoning and believed they have met all standards. He stated it would not be a regular bar and additional parking would be available across the street.

**Ms. Shunaman**, citizen, asked if the area is rezoned, will that allow for townhomes and the like in the area?

**Mr. Lotson** replied that the zoning may allow but the size of the lot would make it restrictive and not allow a residential component.

**Nova Bernard**, citizen, stated she appreciates the attempt the MPC to retain the continuity in the area. She stated she would like to express her concern that Savannah retains its status as a calling card.

**Motions:**

APPROVAL of the requested rezoning from the existing P-B-G-2 zoning classification to the proposed RIP-B zoning classification for the property (PIN # 2-0014-13-012) located at 529 East Liberty Street. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Tanya Milton

Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye

**X. OTHER BUSINESS**

9. [Finance Update](#)

**Minutes:** Ms. Myers stated: "For the third quarter, our finances are on schedule. We have held the expenses down and are at present in good shape. Ms. West reported on going through with the new process with the City for funding. We don't have an idea as to where we are with that, but at the present time, we are fine."

10. [Long Range Transportation Plan Update - Mark Wilkes, Beverly W. Davis, RS&H](#)

Attachment: [MPC Thomson LRTP Update 072409.pdf](#)

**Minutes:**

Mr. Thomson presented the transportation department: Mark Wilkes, Michael Adams, Wykoda Wang, Jessica Mayfield, and Jane Love.

Mr. Thomson noted that contract the Board authorized to execute a contract with the City for \$250,000 provides the matching funds between City and County for \$1.2 million for federal transportation grants which will fund this study and others.

Mark Wilkes, P.E., AICP, Director of Transportation Planning updated the process we are taking to address the transportation needs of Savannah and Chatham County in the next twenty-five years. Beverly W. Davis, AICP, transportation planner with Reynolds Smith & Hills and consultant on the Long Range Transportation Plan Update, was a co-presenter.

Several public meetings have already been held to involve community members in the identification of goals and issues to be addressed in this document, which will be known as CORE Connections 2035.

**Motions:**

For information only. -

**Vote Results**

Motion:

Second:

11. [Appointment of the Nominating Committee](#)

**Minutes:**

Mr. Todd appointed the following Commissioners to the Nominating Committee: Stephen Lufburrow, Ellis Cook, and Ben Farmer.

**XI. ADJOURNMENT**