



Arthur A. Mendonsa Hearing Room
August 30, 2011 1:30 P.M.
MINUTES

August 30, 2011 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Jon Pannell, Secretary
Lacy Manigault, Treasurer
Russ Abolt
Ellis Cook
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Murray Marshall
Tanya Milton
Susan Myers
Rochelle Small-Toney
Joseph Welch

Members Not Present:

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
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [September 13, 2011 Special Unified Zoning Ordinance \(UZO\) Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [September 20, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [September 27, 2011 Special Unified Zoning Ordinance \(UZO\) Meeting at 6:00 PM in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

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

Zoning Petition - Text Amendment

4. [Amend Section 8-3025\(b\) to allow "Internet Sweepstakes" in the BC zoning classification](#)

Attachment: [City Moratorium Memo.pdf](#)

Attachment: [staff rpt.pdf](#)

Board Action:

It is recommended that the request to amend Section 8-3025(b) of the Zoning Ordinance to allow "Internet Sweepstakes" be continued indefinitely and that support be given for a requested moratorium on acceptance of applications for internet sweepstakes facilities. - PASS

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for October 12, 2011 Regular Meeting.

Vote Results

Motion: Ben Farmer

Second: Adam Ragsdale

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Ben Farmer - Aye

Stephen Lufburrow - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- 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

5. [Approval of August 9, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [08.09.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.09.11 MEETING MINUTES.pdf](#)

Board Action:

Approve August 9, 2011 Briefing and Meeting Minutes as submitted.	- PASS
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Vote Results

Motion: Jon Pannell

Second: Lacy Manigault

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

6. [327 Jefferson Street - BC to RIP-A](#)

Attachment: [maps.pdf](#)
Attachment: [staff rpt.pdf](#)

327 Jefferson Street
Whitlow Construction Co., Owner
Rebecca Rolfes, Petitioner
Harold Yellin, Agent
Aldermanic District: 2
County Commission District: 3
Zoning District: BC to RIP-A
0.35 Acres
PIN: 2-0031 -20-003
MPC File No. Z-110810-43239-2

Mr. James Hansen, MPC Project Planner, presented the petitioner's request to zone the subject property from a BC classification to an RIP-A classification. MPC staff recommends approval of the petitioned request.

Ms. Myers disclosed she received a notice of the petitioned request since she lives within two blocks of the subject property. She stated she has no vested interest in the petition and it does not affect her voting.

Board Action:

It is recommended that the request to zone from a BC classification to an RIP-A classification be approved. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Russ Abolt
Russ Abolt - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Ben Farmer - Aye
Stephen Lufburrow - Aye
Timothy Mackey - Aye
Lacy Manigault - Aye
Murray Marshall - Aye
Tanya Milton - Aye
Susan Myers - Aye
Jon Pannell - Aye
Adam Ragsdale - Aye
Rochelle Small-Toney - Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Wireless Telecommunications Facility - New Facility/Nonconcealed Freestanding-Monopole

7. COW Replacement Tower - 11 Wagner Street

Attachment: [Staff Report \(2\).pdf](#)

Attachment: [Joplin Missouri Tower Fail.pdf](#)

Attachment: [Tower Site - Wagner St..pdf](#)

Attachment: [Tower Site - Neighboring Property.pdf](#)

Attachment: [Stubbs Demolished.pdf](#)

Mr. John Butler, MPC Comprehensive Planner, presented the petitioner's request to seek approval to erect a non-concealed freestanding monopole at 11 Wagner Street to replace a Cell-on-Wheels temporary facility in place since the demolition of Stubbs Tower. A variance is requested to reduce the required setback from 56 feet to 45 feet.

The WTF ordinance limits the permitted height of towers in the City of Savannah to 100 feet. However, in order to provide the necessary coverage area, capacity and collocation potential, the proposed tower must be taller than 100 feet in height. The ordinance permits non-concealed free-standing monopoles of 142 feet in height by right.

The applicant is requesting a variance for a reduction in the required setback. At 142 feet in height, with a breakpoint at 100 feet, the setback required would be 56 feet. The proposed WTF is located near the center of the subject property, and 45 feet from the nearest property line and roughly 70 feet from the nearest structure. The applicant has designed the tower to utilize breakpoint technology to remain within the subject property in the event of failure and requests a 11-foot setback variance.

The proposed facility will be 142 feet in height (including two-foot lightning rod) and would be required to accommodate five users under the ordinance. However, due to the dense tree cover in the area making the lowest possible position non-viable, and the space limitations within the barrel of the "stealth" designed, internal antennae system, the applicant is proposing to provide four positions and requests a variance of one required collocation position.

Staff recommends that the MPC approve the development of a freestanding monopole with the following conditions:

- 1) all antennae shall be internally mounted;
- 2) positions shall be available for four wireless telecommunications carriers;

- 3) a top-mount flange shall be provided for future expansion; and
- 4) install aircraft hazard lighting and install reflective tape on the monopole in 10-foot intervals starting at 20 feet above ground level.

Staff also recommends that the MPC approve the following variances: an increase to a height of 140 feet, and a reduction in the required setback of 111 feet.

Mr. Jonathan Yates, representing National Wireless, stated this has been a four year process. He stated when AT&T, formerly BellSouth Mobility DCS, first came to Savannah, they were encouraged to use existing tall structures in the area and build network around it. Several structures were found, owned by the Housing Authority of Savannah, Stillwell and Stubbs Towers. They built on the structures and built their networks around them. In December 2007, the Stubbs Tower was removed and have tried to remedy the situation for four years.

Mr. Yates informed the Commission how Ms. Earline Davis with the Housing Authority of Savannah was instrumental in resolving the issue on hand by allowing operation of a temporary cell site next to the HAS building on Wheaton Street. Ms. Davis allowed usage of a building across the street. Mr. Yates praised Ms. Davis for her contribution to their progress.

Mr. Yates restated the specifics provided by Mr. Butler and explained the need for the variances. He also stated the temporary cell site will be removed.

Ms. Small-Toney asked if there was a map indicating where the tower will be located, since neighbors will be on both sides of the site.

Mr. Yates stated after the scheduled removal of some buildings, the closest residential property will be to the north about 65 feet on Wagner Street.

Ms. Small-Toney asked if notices of intent were sent to the neighboring properties.

Mr. Yates replied yes and no responses or objections were received.

Mr. Butler stated the required signs and newspaper ads were posted.

Mr. Henry Lewandowski, Director of the Chatham County Mosquito Control, asked for clarification of what type of aircraft lighting system is being recommended for this project.

Mr. Butler replied that FAA recommended red and white lighting is being used.

Board Action:

It is recommended that the MPC approve the

development of a freestanding monopole with the following conditions:

- 1) all antennae shall be internally mounted;
 - 2) positions shall be available for four wireless telecommunications carriers;
 - 3) a top-mount flange shall be provided for future expansion; and
 - 4) install aircraft hazard lighting and install reflective tape on the monopole in 10-foot intervals starting at 20 feet above ground level.
- PASS

It is recommended that the MPC approve the following variances:
an increase to a height of 140 feet is recommended; and
reduction in the required setback of 111 feet.

Vote Results

Motion: Ben Farmer

Second: Stephen Lufburrow

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

XI. OTHER BUSINESS

8. [Election of Officers for 2011 - 2012](#)

During the August 30, 2011 MPC Regular Meeting, the Nominating Committee presented the following slate of officers for election:

Adam Ragsdale, Chairman
Jon Pannell, Vice Chairman
Ellis Cook, Secretary

Tanya Milton, Treasurer

The Board approved the slate as presented.

9. Unified Zoning Ordinance (UZO) Workshop - Charlotte Moore

Ms. Charlotte Moore, Director of Special Projects, conducted the UZO workshop with the Commission members.

XII. ADJOURNMENT

XIII. 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.