



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
July 16, 2019 ~ 1:30 PM
Minutes

July 16, 2019 REGULAR MPC MEETING

Members Present: Joseph B. Ervin, Chairman
Ellis Cook, Vice-Chairman
Linder S. Suthers, Secretary
Joseph Welch, Treasurer
Travis H. Coles
Karen Jarrett
Lacy Manigault
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith

Members Not Present: Thomas Branch
Pat Monahan
Tom Woiwode

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Matt Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Gregori Anderson, Director of Building Safety and Regulatory Services
Jefferson Kirkland, Chatham County Environmental Program Coordinator

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

1. Approval of Agenda

Agenda was approved as amended with switching the order of # 5 and 6.

Motion

Motion to approve the agenda as amended with switching the order of # 5 & 6.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. August 6, 2019 Regular MPC Meeting, 1:30 P.M., Arthur Mendonsa Hearing Room, 112 E. State Street.](#)

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

[3. REZONING MAP AMENDMENT | 104-114 DeRenne Avenue | R-6 \(One-Family Residential\) to B-N \(Neighborhood Business\) | File no. 19-002401-ZA](#)

Motion

Continue to the August 27, 2019 MPC meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VI. Items Requested to be Withdrawn

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

[4. Approval of the June 25, 2019 Briefing and Regular Meeting Minutes](#)

📎 [06-25-19 MPC BRIEFING MINUTES.pdf](#)

📎 [06.25.19 MEETING MINUTES.pdf](#)

The June 25, 2019 briefing and regular meeting minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Linder Suthers

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VIII. Old Business

[5. GENERAL DEVELOPMENT PLAN | Green Island Road | P-190417-00043-1](#)

📎 [27638.0000 - GDP 4.30.19.pdf](#)

📎 [Tax Map P-190417-00043-1.pdf](#)

📎 [Aerial GIR.pdf](#)

📎 [Road Context.pdf](#)

📎 [Traffic Counts.pdf](#)

📎 [Context Aerial.pdf](#)

📎 [Context Aerial 2.pdf](#)

📎 [Concept Design.pdf](#)

📎 [Opposition emails.pdf](#)

- ④ [Letter of support.pdf](#)
- ④ [1-Google Earth Aerial Perspective_5.8.19.pdf](#)
- ④ [2-Google Earth Aerial Perspective_5.8.19.pdf](#)
- ④ [The Landings Assn. Ltr. to Stephen Lufburrow 2019-5-10_.pdf](#)
- ④ [Support 2.pdf](#)
- ④ [PetitionComments5-13.pdf](#)
- ④ [PetitionSigns5-13-19.pdf](#)
- ④ [Green Island Road Project - General Development Plan Review County Engineer.pdf](#)
- ④ [4-6.66 PUD-R.pdf](#)
- ④ [Smith memo re Green Island Road Development- scan.pdf](#)
- ④ [Green Island Road; MPC File No. P-190417000043-1.pdf](#)
- ④ [Zoning Administrator Determination _Green Island Road Development_6-24-19.pdf](#)
- ④ [Staff Report-00043 - 0716.pdf](#)

Mr. Joseph Ervin, Chairman, stated that on June 5, 2019, I received a email from Mr. Lufburrow requesting a meeting with myself and Melanie Wilson, the Executive Director of MPC, regarding the May 14, 2019 MPC meeting. Let the record show that we declined the meeting with Mr. Lufburrow.

Mr. Matthew Lonnerstater, Development Services Planner, stated at the regular meeting of May 14th, The Planning Commission heard a summary of the report from staff, testimony from the applicant and comments from the public. The Commission moved to continue the hearing until June 4th and subsequently to June 25th. These continuances were for the purpose of allowing the County Attorney to review information associated with the application, and for the County Zoning Administrator to issue a determination regarding the zoning of the subject property as it relates to permitted uses. Prior to the June 25th meeting, the applicant requested the hearing be continued to the July 16th meeting. At the regular meeting of May 14th, The Planning Commission heard a summary of the report from staff, testimony from the applicant and comments from the public. The commission moved to continue the hearing until June 4th and subsequently to June 25th. These continuances were for the purpose of allowing the County Attorney to review information associated with the application, and for the County Zoning Administrator to issue a determination regarding the zoning of the subject property as it relates to permitted uses. Prior to the June 25th meeting the applicant requested the hearing be continued to the July 16th meeting.

Due to the retirement of the former County Zoning Administrator, the County Manager named an interim Zoning Administrator on June 21st, 2019. The interim Zoning Administrator provided a memo to the MPC Executive Director on June 24th, 2019 determining that assisted living and memory care are not permitted uses in the PUD-R zoning district. These uses are proposed in the petitioner's site plan. To this determination, the petitioner would be required to revise the site plan to become compliant with the regulations of the existing zoning district or rezone the subject property to a district that permits these uses.

Based on the determination of the Zoning Administrator, staff finds that The Planning Commission cannot approve the proposed development plan or requested variances.

Mr. Harold Yellin, representative of the petitioner, reviewed the letter from the County, Attorney Mr. Jonathan Hart. In the letter, Mr. Hart stated that there are five facilities that render senior care to various extents. Three projects were zoned PUD-IS/EO, one zoned R-3-11 and the other P-R-3-16/EO. The County Attorney concludes that only one district permits Senior Congregate Care and that's the PUD-M district, although none of the other five developments are zoned PUD-M. Mr. Yellin reviewed the prior decisions made for the other five Congregate Care facilities. He stated that he met with MPC staff on December 5, 2018 to discuss this petition and, at that time, they were not concerned with the zoning, it was a site plan issue. Mr. Bob Sebek, Zoning Administrator, agreed it was a site plan issue. When I received this letter from the County Attorney on June 21, 2019, I called Mr. Sebek and asked him for a

formal opinion letter. Mr. Sebek, at that time, told me that he was at the hospital with his very sick wife and wasn't sure when he would be back in office today. He then tells me that he would be turning in his resignation as Zoning Administrator on the next Monday and, the following Friday, would be his last day as Zoning Administrator. On the next Monday, June 24, 2019, I received a zoning letter from Mr. Gregori Anderson as acting Zoning Administrator stating that the use was not permitted in the current zoning. On June 25, 2019, I received the letter from Mr. Sebek stating it is his opinion that, based on the allowable uses listed in 4-6.66 of the Chatham County Zoning Ordinance, a senior care facility is an allowed use in the PUD-R district.

Mr. Yellin submitted packets of supporting documents to all of the Board Members.

Public Comments:

Mr. Adam Ragsdale, spoke in favor of the petition.

Mr. Don Dyches, spoke in opposition. He stated he was representing a number of property owners. He stated that on Friday, June 21, 2019, the County Manager send out a letter stating Mr. Sebek was no longer the County Zoning Administrator, so his letter is not valid. He stated that the appeal needs to go before the Zoning Board of Appeals Board. The MPC Board can not approve something that has been determined is not allowed in that zoning district. He stated the ordinance should be followed and asked that the MPC deny this petition.

Mr. Jack Robertson, spoke in opposition. He stated that in the definition of PUD-M it actually states Senior Citizen Congregate Housing.

Ms. Marilyn Michaels, spoke in opposition. She stated that there are several other similar facilities close by that offer the same services. She stated that there is already a problem with congestion and doesn't believe this site is good for the purposed use.

Ms. Pam Boland, spoke in favor. She stated she would like to know what else can go on the site with the current zoning.

Mr. David Hoover, spoke in favor. He stated that he would like the site to remain as is, but also understands that will not happen. He spoke about Mr. Lufburrow's character.

Mr. Ben Famer, spoke in favor. He stated he didn't understand how someone could become interim when there is still a person that holds the job. He stated that everyone has legitimate concerns and those concerns will be addressed by the appropriate authorities.

Mr. Malcolm Harbison, spoke in opposition. He feels that this is a commercial / residential development with 100 employees and its not appropriate for Green Island. He stated if those other five developments were done by mistake that doesn't mean we have to make a sixth one.

Ms. Emilie Miller, spoke in opposition. She thanked the Board and staff for really looking into this situation.

Mr. Murray Marshall, spoke in favor. He wants clarification on what the procedures are for new development.

Mr. Dan Scarboro, spoke in opposition. He asked that the developer rezone the property to a district that would allow the use they are wanting.

Mr. Max Baldwin, spoke in favor. He stated there is a big demand for senior living. Most of the upscale senior places are full and have a long waiting list.

Mr. Scott Helmring, spoke in favor.

Mr. Yellin stated he feels that Mr. Sebek was the Zoning Administrator until his last day on the job, which was two days after he received Mr. Sebek's letter as Zoning Administrator. He believes the interim does not replace the person that is still there. When they filed this petition, not on person from MPC or the

Zoning Administrator had an issue with this use in the current zoning district.

Motion

Staff's recommendation is to deny the proposed General Development Plan based on the Zoning Administrators determination, and advise the applicant of their options which are as follows:

1. Submit a revised development plan that meets the zoning requirements of the PUD-R zoning classification.
2. Request a zoning map amendment for the subject property to a district that permits the proposed use(s).
3. Appeal the determination made by the Zoning Administrator to the Chatham County Zoning Board of Appeals.

Vote Results (Approved)

Motion: Joseph Welch

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[6. NORWOOD STABLES | PRELIMINARY PLAN | Major Subdivision | 2304 Norwood Avenue | File Number P-171201-00123-1](#)

- 📎 [Letter and Revised Plan Submitted by Petitioner.pdf](#)
- 📎 [Maps.pdf](#)
- 📎 [Norwood Stables Subdivision SDP.pdf](#)
- 📎 [Opinion from Zoning Administrator RE Norwood Stables.pdf](#)
- 📎 [Petition_Norwood Stable Development LoS Final 6-19-19.pdf](#)
- 📎 [Previously-Approved Plan.pdf](#)
- 📎 [07-16-19 - Staff Report P-171201-00123-1 - Norwood Stables - Preliminary Plan.pdf](#)
- 📎 [PR SDP-Norwood-071119 GREENSPACE.pdf](#)
- 📎 [Norwood Stables Letter of Support 7.12.19.pdf](#)

Motion

Motion to continue to the August 6, 2019 MPC meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Nay
Travis Coles	- Aye
Joseph Welch	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Nay
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Nay

IX. Regular Business

[7. WIRELESS TELECOMMUNICATIONS FACILITY MASTER PLAN | Small-Cell System | AT&T Mobility and ANSCO & Associates | PR-000113-2019](#)

- 📎 [Exhibit A - Overall Node Map.pdf](#)
- 📎 [Exhibit B - Coverage Map.pdf](#)
- 📎 [Exhibit D - Site Plans and Photo-Simulations Reduced.pdf](#)
- 📎 [Exhibit E - Certificates of Appropriateness.pdf](#)
- 📎 [MPC Staff Report PR-000113-2019.pdf](#)
- 📎 [Exhibit C - CityScape Memo.pdf](#)

Mr. Matthew Lonnerstater, Development Services Planner, stated in accordance with Article J (Wireless Telecommunication Facilities) of the City of Savannah Zoning Ordinance, the applicants, AT&T and ANSCO, are seeking approval to establish a small-cell wireless network throughout the City of Savannah. The first phase of this network consists of nineteen (19) antenna sites or “nodes.” A Master Plan for the small-cell installation must be approved by the Metropolitan Planning Commission.

The proposed system will be located in 19 “nodes” established throughout the City of Savannah. Ten (10) nodes are proposed within the boundaries of the downtown Savannah Historic District, while one (1) node is proposed within the Victorian Historic District. The remaining nodes are proposed for various other locations throughout the City. Nodes will consist of replacement light poles and mounts atop existing utility poles.

For those nodes within the Landmark Historic District, the Historic Board of Review approved the design of the equipment to be installed at each location, evaluating the proposed designs for context and impact on the existing historic framework. The approvals were issued under Certificates of Appropriateness (19-002149-COA, 19-002202-COA and 19-002150-COA). In the Victorian District, the COA for the one node was approved by Historic Preservation staff (19-002201-COA).

COA approvals by the HDBR are conditioned upon the following:

- a. New posts are to be “Savannah Green.”
- b. New antennas on top of existing wood posts are to be “brown”

The COA for the node within the Victorian District was approved without conditions.

Petitioner is in agreement with staff's recommendation.

Public Comments:

Mr. Ernie Brown, spoke in opposition. He stated his home is at 313 E. Liberty St. His back deck will sit 15 feet below one of AT&T's proposed 5G cell antenna arrays. He stated that this location is completely unacceptable given the uncertainty surrounding the health and environmental impacts of these cell arrays. He asked the MPC to deny this development proposal from AT&T and its contractor until such time as there is conclusive scientific and medical evidence that 5G technology is safe for both humans and the environment.

Motion

MPC staff recommends the following: APPROVAL of the requested height waivers for the following nodes: 5-1c, 431 Montgomery St. 6-1c, 621 Tattnall St. 7-1c, 124 W. Gaston St. 8-1c, 722 MLK Blvd. 10-1c, 1905 Ogeechee Rd. 13-1c, 822 Wexler St. 14-1c, 501 E. Park Ave. 15-1c, 730 Waters Ave. 24-1c, 313 E. Liberty St. APPROVAL of the proposed AT&T small-cell Master Plan for 19 locations, subject to the following conditions: 1. New posts within the Savannah Historic District shall be ";Savannah Green."; 2. New antennas on top of existing wood posts within the Savannah Historic District shall be ";brown."; 3. All conditions outlined in third-party consultant, CityScape's, review, Exhibit C, shall be satisfied. 4. The MPC Executive Director may refer the small-cell Master Plan back to the MPC Board for reconsideration if the third-party consultant finds that the Master Plan is not in substantial compliance with the Savannah Wireless Telecommunications Facilities Ordinance.

Vote Results (Approved)

Motion: Joseph Welch

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Nay
Travis Coles	- Aye
Joseph Welch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Nay
Karen Jarrett	- Nay
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

[8. Chairman to Appoint Nominating Committee](#)

Mr. Joseph Ervin, Chairman, appointed Ms. Karen Jarrett, Mr. Ellis Cook and Mr. Lacy Manigault to the Nominating Committee.

XII. Adjournment

9. Adjourn

There being no further business to present before the Board, the July 16, 2019 Regular Metropolitan Planning Commission Meeting adjourned at 3:05 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/jh

XIII. Development Plans Submitted for Review

10. Development Plans Submitted for Review

📎 [July 16th MPC Meeting Development Log.pdf](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.