

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**February 1, 2005**

**1:30 P.M.**

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**Members Present:** Timothy S. Mackey, Chairman  
Patricia McIntosh, Vice Chairman  
Lacy A. Manigault, Secretary  
Robert Ray, Treasurer  
Michael Brown  
Melissa Jest  
J. P. Jones  
Stephen R. Lufburrow  
Walker McCumber

**Members not Present:** Russ Abolt  
Alexander S. Luten  
Lee Meyer  
Freddie B. Patrick

**MPC Staff Present:** Thomas L. Thomson, Executive Director  
Clyde M. Wester, Deputy Executive Director  
Amanda Bunce, Development Services Planner  
James Hansen, Development Services Planner  
Charlotte L. Moore, Director of Development Services  
Marilyn Gignilliat, Executive Assistant

**Advisory Staff Present:** Tom Todaro, City Zoning Administrator  
Robert Sebek, County Zoning Administrator

**I. Call to Order**

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of those citizens who are attending the meeting for the first time.

## II. Notices, Proclamations and Acknowledgments

- A. Finance Committee Meeting February 8, 2005 11:00 A.M.  
J. P. Jones Conference Room
- B. Personnel Committee Meeting February 15, 2005 11:00 A.M.  
J. P. Jones Conference Room

## III. Consent Agenda

- A. Approval of the January 18, 2005 MPC Meeting Minutes and Briefing Minutes

Ms. Jest **moved** to approve the minutes. Mr. Ray seconded the motion.

**MPC Action:** The motion to approve the January 18, 2005 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Brown, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

- B. Zoning Petitions – Map Amendments
  - 1. Roberto and Deanna Cossio, Owners  
334 Stephenson Avenue  
Amanda Bunce, Project Planner  
MPC File No. Z-050111-50006-2

Mr. Brown stated that he lives near the subject property and he would **abstain** from voting on the petition. He asked that ownership of the panhandle strip at the rear of the subject property be clarified. At one time this was an unopened right-of-way. A portion of it was quitclaimed to the frontage lots. It is not clear why the back end was not quitclaimed to owners of property on the northerly side. The intent of the strip was to provide a buffer to the residential area behind the subject property.

**Issue:** The rezoning of 334 Stephenson Avenue from R-6 (One-Family Residential) and PUD-M-7 (Planned Unit Development-Multifamily) classifications to a PUD-IS-B (Planned Unit Development-Institutional) classification.

**Policy Analysis:** The proposed rezoning is not consistent with the City of Savannah's Future Land Use Plan, which calls for single-family residential along this portion of Stephenson Avenue. However, the PUD-IS-B district will establish a zoning district that is more appropriate and compatible with the existing development and zoning along Stephenson Avenue.

**Staff Recommendation:** **Denial** of the request to rezone the subject property from R-6 (One-Family Residential) and PUD-M-7 (Planned Unit Development-Multifamily) classifications to a PUD-IS-B (Planned Unit Development-Institutional) classification.

**Approval** of rezoning a portion of the subject property (1.020 acres of a 1.046 acre tract) from an R-6 (One-Family Residential) classification to a PUD-IS-B (Planned Unit Development-Institutional) classification. **Approval** of a change of the Future Land Use Map designation from Single-Family Residential to Retail/Office/Commercial.

Mr. Jones **moved** to approve the staff recommendation. The panhandle strip is not to be included in the rezoning until ownership can be verified. Staff was requested to research the ownership of the strip and report to the Board. Mr. Ray seconded the motion.

**MPC Action:** **The motion carried.** The motion was to approve the staff recommendation subject to the condition that the panhandle strip be not included until staff can research the ownership and bring a report to the Board. Voting were Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest. Mr. Brown abstained from voting.

2. Kern-Coleman & Company, Petitioner  
Halo Development, Owner  
0 Ogeechee Road  
Jim Hansen, Project Planner  
MPC File No. Z-041217-50141-1

**Issue:** The petitioner proposes rezoning 4.553 acres of land from an R-A (Residential-Agriculture) classification to a P-B-C (Planned Community Business) classification.

**Policy Analysis:** Although the County's Future Land Use Plan calls for commercial uses on the south side of U.S. Highway 17 South west of Abercorn Street, it appears that the subject properties are planned for residential use. Proposed uses are consistent with existing development patterns. No specific development proposals have been submitted. The properties are of sufficient size that parking and buffer requirements can be met without the need for variances.

**Staff Recommendation:** **Approval** of the request to rezone the subject properties from an R-A (Residential-Agriculture) classification to a P-B-C (Planned Community Business) classification.

**Speaking about the petition:** Terry Coleman, agent, stated that it is the intent of the owner to continue a commercial development of retail office space. The exact nature of that development is not known at this time.

Mr. McCumber **moved** to approve the staff recommendation. Mr. Ray seconded the motion.

**MPC Action:** The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Brown, Mr. Lufburrow, Ms. McIntosh, Mr. Manigault, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

C. Master Plan Revision/General Development Plan/Building Elevation Plan

The Link Youth Activities Building at Savannah Christian Church  
55 Al Henderson Boulevard  
Dan Gay, Thomas & Hutton Engineering, Agent  
Hansen Architects, P.C., Architect  
Amanda Bunce, Project Planner  
PUD-C Zoning District  
PIN; 1-1029-01-016 and 1-1029-01-014  
MPC File No. P-050116-60434-1

**Nature of Request:** The petitioner is requesting approval of a Master Plan Revision, a General Development Plan and a Building Elevation Plan in order to construct a youth activities building (auditorium, meeting space and offices) for the existing Savannah Christian Church within a PUD-C (Planned Unit Development-Community) zoning district. No variance is requested.

**Staff Recommendation:** Approval of the General Development Plan, the Master Plan Revision and the Building Elevation Plan subject to a condition that the Specific Development Plan shows that a Type G buffer is provided along the paved parking spaces adjacent to the County canal.

Mr. Ray **moved** to approve the staff recommendation. Ms. McIntosh seconded the motion.

**MPC Action:** The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Brown, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

**IV. REGULAR BUSINESS**

A. General Development Plan

National Wireless Construction, LLC  
705 East Anderson Street  
Hayden Horton (National Wireless Construction, LLC), Applicant  
Jonathan Yates, Agent  
Charlotte Moore, Project Planner  
R-4 Zoning District  
PIN: 2-0054-12-0016  
MPC File No. T-040702-53685-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan in order to construct a stealth telecommunications tower within an R-4 (Four-Family Residential) district. The petitioner also seeks approval of an antenna collocation for Cingular Wireless. All new wireless telecommunications towers, including tower farms and stealth towers, require approval by the MPC.

**Staff Recommendation:** **Denial** of the 120 foot stealth tower. **Approval** of the General Development Plan with a 90 foot stealth tower, and the following conditions: 1) the ground equipment shall be located in an accessory building that includes a roof, and that conceals all equipment from the view of the public. The building shall be shown on a Specific Development Plan, and building elevations must be provided; 2) provide a recorded copy of an amended plat or a deed showing an access and utility easement from the leased area to Atlantic Street prior to Specific Plan approval; 3) the City Engineer shall determine if improved access will be necessary because the access easement transects a swale; 4) provide a revised Landscape Plan that shows the Tree and Landscape Quality Points to be provided; and, 5) a flag shall not be flown from the tower/pole. **Approval** of a variance to allow the stealth tower to be constructed with only two antenna collocations.

**Speaking about the petition:** Jonathan Yates, agent, stated that new information is before the Board. The petitioner has responded to every request made by the Board at a previous hearing. A 120 foot stealth tower is necessary at this location in order to provide adequate service for customers within this coverage area.

Greg Knight, Senior Radio Frequency Engineer for Cingular Wireless, explained the results of a drive test which showed that coverage from a single 90' pole on Victory Drive would not be adequate. He also mentioned that back-up generators must be tested once a month.

Mr. Brown **moved** to continue the petition until March 1, 2005 in order for the consultant to review the material that has been presented at this meeting. The consultant should determine if there is another physical location or locations, other than in the middle of a residential neighborhood, on which a tower or towers may be placed so as to serve this neighborhood between Victory Drive, Gwinnett Street, Abercorn Street and Bee Road. Mr. Jones seconded the motion.

**MPC Action:** **The motion carried with none opposed.** The motion was to continue to petition until March 1, 2005 in order for the consultant to review the material that has been presented at this meeting. The consultant should determine if there is another physical location or locations, other than in the middle of a residential neighborhood, on which a tower or towers may be placed so as to serve this neighborhood between Victory Drive, Gwinnett Street, Abercorn Street, and Bee Road. Voting were Mr. Brown, Mr. Lufburrow, Mr. Manigault, Ms. McIntosh, Mr. Mackey, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

- B. Information Item: Augusta Avenue Convenience Store,  
1315 Augusta Avenue

Chairman Mackey stated that this is an information item. No action would be taken at this time.

Tom Todaro, City Zoning Administrator, reviewed the sequence of events that lead to the subject property being before the Board for action. At this time there has been no additional information from the petitioner to indicate that he intends to build a new store.

- C. Approval of February 8, 2005 Planning Session Agenda

The Board had no objections to the items on the agenda.

Ms. Jest stated that a discussion of the requirements for stealth towers might be a topic for a future Planning Meeting. Stronger guidelines in terms of height and other features might be in order.

## V. OTHER BUSINESS

- A. Historic District Ordinance and Thomas Square Mid-City Comprehensive Rezoning

Mr. Thomson stated that the current version of each of the above mentioned items was distributed to the Board. These items are on the agenda for the Mayor and Aldermen to consider this week.

- B. Retirement and Reorganization

Mr. Thomson stated that Mrs. Purvis retired on January 3, 2005 after 45 years of service to the Board. Mrs. Brenda H. Smith has assumed the role of Director of Administrative Services.

## VI. ADJOURNMENT

There being no further business to come before the Commission, the February 1, 2005 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**