

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**June 6, 2006**

**1:30 PM**

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**Members Present:** Jon Todd, Secretary  
Robert Ray, Treasurer  
Douglas Bean  
Michael Brown  
Ben Farmer  
Walker McCumber  
Lacy A. Manigault  
Susan Myers  
Russ Abolt

**Members Not Present:** Stephen Lufburrow, Chairman  
Lee Meyer, Vice Chairman  
Timothy Mackey  
Melissa Jest  
Shedrick Coleman

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Harmit Bedi, AICP, Deputy Executive Director  
James Hansen, AICP, Director, Development Services  
Deborah Burke, AICP, Development Services Planner  
Beth Reiter, AICP Director of Historic Preservation  
Courtland Hyser, AICP Land Use Planner  
Amanda Bunce, Development Services Planne  
Constance Morgan, Administrative Assistant

**Advisory Staff Present:** Robert Sebek, Chatham County Zoning Administrator  
Randolph Scott, City of Savannah Zoning Inspector

**I. Call to Order and Welcome**

Due to the absence of Chairman Lufburrow, Secretary Jon Todd called the meeting to order. He asked everyone to stand for Invocation and the Pledge of Allegiance. He explained the agenda for the benefit of those who were attending the meeting for the first time.

## II. Notices, Proclamations and Acknowledgments

### A. Notice(s)

1. Wireless Communication Facilities Workshop is scheduled for Tuesday, June 20, 2006 at 10:00 A.M. in the J. P. Jones Conference Room
2. MPC By-Laws Committee will meet Tuesday, July 11, 2006 at 11:00 A.M. in the J. P. Jones Conference Room

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

#### 1. Zoning Petition – Map Amendment

3 Columbus Drive  
James T. Grantham Sr., Owner  
Debbie Burke, MPC Project Planner  
MPC File No. Z-060410-53777-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for June 20, 2006 Regular Meeting.

Ms. Myers **moved** to approve the petitioner's request to remove this item from the Final Agenda and reschedule it for the June 20, 2006, Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the petitioner's request to continue MPC File No. Z-060410-53777-2 to June 20, 2006 Regular Meeting carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt and Ms. Myers.

#### 2. Telecommunications Facility

New Telecommunications Facility  
0 Spring Hill Road  
R-6 Zoning District  
Hayden Horton (National Wireless Construction, LLC), Applicant  
Jonathan Yates, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. T-060320-57975-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for June 20, 2006 Regular Meeting.

Mr. Farmer **moved** to approve the petitioner's request to remove this item from the Final Agenda and reschedule it for the June 20, 2006, Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the petitioner's request carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt, and Ms. Myers.

### 3. General Development Plan

St. Andrews School Unified Campus Plan  
601 Penn Waller Road  
PUD-IS/EO Zoning District  
PIN: 1-0062 -01-002  
Hussey, Gay, Bell & DeYoung, Inc., Engineer  
Steven C. Wohlfeil, P.E., Agent  
St. Andrews on the Marsh, Inc., Owner/Petitioner  
Gary Plumbley, MPC Project Planner  
MPC File No. P-060427-48535-1

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for June 20, 2006 Regular Meeting.

Mr. Manigault **moved** to approve the petitioner's request to remove this item from the Final Agenda and reschedule it for the June 20, 2006, Regular Meeting. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the petitioner's request carried with none oppose.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt, and Ms. Myers.

### III. CONSENT AGENDA

#### A. Approval of the May 16, 2006 MPC Meeting Minutes and Briefing Minutes.

Mr. Manigault **moved** to approve the Minutes of the May 16, 2006 Meeting and Briefing Minutes. Mr. Ray seconded the motion.

**MPC Action: The motion to approve the May 16, 2006 Meeting and Briefing Minutes carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt, and Ms. Myers.

**B. Zoning Petition – Map Amendment**

1515 Bull Street  
Martin Melaver, Owner  
Randy Peacock, Agent  
Courtland Hyser, MPC Project Planner  
MPC File No. Z-060516-87438-2

**Issue:** At issue is a request to rezone property from a CIV (Civic & Institutional) zoning classification to a TC-1 (Traditional Commercial-Neighborhood) zoning classification.

**Policy Analysis:** The Mid-City Plan is clear in its intent to encourage a “Main Street” model of commercial development along the Bull Street corridor. The TC-1 district has been applied extensively along Bull Street to accomplish this goal, and would be appropriate in this location as well.

**Staff Recommendation:** **Approval** of the request to rezone the subject property from CIV (Civic and Institutional) zoning classification to TC-1 (Traditional Commercial Neighborhood) zoning classification.

Mr. Bean **recused** himself from the vote stating the petitioners were frequent customers. Ms Myers **moved** to accept staff recommendation. Mr. Brown seconded the motion.

**MPC Action:** **The motion to accept staff recommendation for approval carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Abolt and Ms. Myers. Mr. Bean abstained from voting on the petition.

**C. General Development Plan/ Group Development**

Rowland Office Complex  
Rowland Road and Hodgson Memorial Drive  
P-I-P Zoning District  
2.4 Acres  
PIN: 2-0490-05-008 and -022A  
Kevin Hayes, Kern-Coleman and Company, Agent  
Savannah Land Company, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-060522-60213-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct three office buildings within a P-I-P (Planned Institutional-Professional) zoning district. One of the proposed buildings is to be utilized as a dental office, while the uses of the others are not known at this time. However, the applicant states that they will not be utilized for medical related activities. No variances are requested.

**Staff Recommendation: Approval** of the General Development Plan/Group Development Plan. The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following: a) a landscape plan, including a tree establishment and tree protection plan. The City Arborist shall review the landscape plan; b) a water and sewer plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan; c) a drainage plan. The City Stormwater Engineer shall review the drainage plan. The detention pond must be sodded or hydro-seeded; d) building exterior elevations, new and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation scale and exterior construction materials, including texture and color; e) a lighting plan. MPC staff shall review the lighting plan. The lighting plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light –emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees; f) a signage plan. MPC staff shall review the signage plan and g) a dumpster plan, the dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy duty steel posts and frames. A six-foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.

Mr. Bean **recused** himself from the vote stating the petitioners are current/ongoing customers. Mr. Farmer **moved** to approve staff recommendation. Mr. Manigault seconded the motion.

**MPC Action: The motion to accept staff recommendation for approval carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Abolt, and Ms. Myers. Mr. Bean abstained from voting on the petition.

#### **D. Sign Plan**

Happy's Restaurant Signage  
2109 West Bay Street  
B-G Zoning District  
Ligaya Hubbard, Agent  
Patel Alpesh, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. P-060504-58094-2

**Nature of Request:** The petitioner is requesting approval of a fascia sign painted on one wall of a commercial building at 2103 West Bay Street, within a B-G (General Business) zoning district. Section 8-3112 (i) (4) of the City of Savannah Zoning Ordinance requires that signs painted on buildings be approved by the MPC.

**Staff Recommendation: Approval** of the Principal use fascia signage for a total of 68 square feet in area painted on the building subject to the condition that the remaining painted signs on the building shall be removed within 60 days of MPC approval and prior to the issuance of a sign permit.

Ms Myers **moved** to approve staff recommendation. Mr. Farmer seconded the motion.

**MPC Action: The motion to accept staff recommendation for approval carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt, and Ms. Myers.

#### **E. Specific Development Plan**

Shurling Borrow Pit  
4530 Ogeechee Road  
PUD-B-R Zoning District  
Mark Crapps, Kern-Coleman and Company, Agent  
TE Shurling, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050622-55192-2

**Nature of Request:** The petitioner is requesting MPC approval of a Specific Development Plan for a borrow pit. The Mayor and Aldermen approved the General Development Plan in conjunction with a rezoning to the current PD-R (Planned Development Reclamation) zoning on May 12, 2005. A condition of approval was that the MPC must approve the Specific Development Plan. A variance is not requested.

**Staff Recommendation: Approval** of the Specific Development Plan.

Mr. McCumber **moved** to accept staff recommendation. Mr. Bean seconded the motion.

**MPC Action: The motion to accept staff recommendation for approval carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt, and Ms. Myers.

#### **F. Requesting Authorization for the Executive Director to Execute a Contract with Karp, Ronning & Tindol to perform the MPC 2005 Annual Audit**

Mr. Manigault **moved** to approve the recommendation requesting authorization for the Executive Director to execute a contract with Karp, Ronning & Tindol to perform the MPC 2005 Annual Audit. Mr. Abolt seconded the motion.

**G. Authorization for Executive Director to Execute FY 2007 Unified Planning Work Program Grants**

Mr. Abolt **moved** to accept the recommendation requesting authorization for Executive Director to execute FY 2007 Unified Planning Work Program Grants. Mr. Ray seconded the motion.

**MPC Action: The motion to accept the recommendation requesting authorization for Executive Director to execute FY 2007 Unified Planning Work Program Grants carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt and Ms. Myers

**IV. OLD BUSINESS**

None.

**V. REGULAR BUSINESS**

**A. Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction**

Charles W. Smith, Petitioner and Owner  
510 E. Anderson Street  
1-R Zoning District  
PIN No. 2-0053-14-016  
MPC File No. N-060515-36441-2

**Nature of Request:** The petitioner is requesting approval to construct a two story single family residence and two story two-car garage.

**Staff Recommendation: Approval** of the construction of the main dwelling and two car garage with dwelling unit.

Mr. Brown **moved** to accept staff recommendation. Mr. Abolt seconded the motion.

**MPC Action: The motion to accept staff recommendation for approval carried with none opposed.** Voting were Mr. Todd, Mr. McCumber, Mr. Manigault, Mr. Brown, Mr. Ray, Mr. Farmer, Mr. Bean, Mr. Abolt and Ms. Myers

**VI. OTHER BUSINESS**

None

**VII. ADJOURNMENT**

There being no other business to come before the Commission, the June 6, 2006, Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**