



Arthur A Mendonsa Hearing Room
December 1, 2009
MINUTES

December 1, 2009 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
Adam Ragsdale, Vice-Chairman
Jon Pannell, Secretary
Lacy Manigault, Treasurer
Russell Abolt
Ellis Cook
Stephen Lufburrow
Timothy Mackey
Tanya Milton
Susan Myers
Joseph Welch

Members Not Present:
Michael Brown
Ben Farmer
Jon Todd

Staff Present: Thomas Thomson, P.E., AICP, Executive Director
James Hansen, AICP, Director, Development Services
Marcus Lotson, Development Services Planner
Gary Plumbley, Development Services Planner
Jack Butler, Comprehensive Planner
Bri Finau, Administrative Assistant
Christy Adams, Director, Administration
Shanale Booker, Administrative Assistant/IT

Advisory Staff Present: Randolph Scott, City Zoning Inspector
Robert Sebek, County Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [December 1, 2009 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

Attachment: [Finance Committee MeetingAgenda120109 \(2\).pdf](#)

2. [December 22, 2009 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

Acknowledgement(s)

3. [Moment of Silence: recognizing the passing of former MPC Board Member Ronald Kolman](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

4. [12214 Deerfield Road](#)

Attachment: [Z-091102-33743-2 Tax Map.pdf](#)

Attachment: [Z-091102-33743-2 Aerial.pdf](#)

Attachment: [Z-091102-33743-2 Land Use Map.pdf](#)

Attachment: [P-1 Subject Property.pdf](#)

Attachment: [P-2 Southeast along Deerfield.pdf](#)

Attachment: [P-3 West across street from site.pdf](#)

Attachment: [P-4 Southwest along Deerfield.pdf](#)

Attachment: [P-5 Northeast site & commercial area.pdf](#)

Attachment: [P-6 East Pharmacy & Commercial.pdf](#)

Attachment: [P-7 North Commercial.pdf](#)

Attachment: [STAFF REPORT Z-091102-33743-2 12214 DEERFIELD DRIVE.pdf](#)

Board Action:

Postpone Item to the February 23, 2010 Regular MPC Meeting.

- PASS

Vote Results	
Motion: Stephen Lufburrow	
Second: Russ Abolt	
Russ Abolt	- Aye
Michael Brown	- Not Present
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	- Not Present
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 November 10, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [11.10.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.10.09 MPC Meeting Minutes.pdf](#)

Board Action:	
Recommend APPROVAL of the MPC Meeting and Briefing Minutes as submitted.	- PASS
Vote Results	
Motion: Stephen Lufburrow	
Second: Lacy Manigault	
Russ Abolt	- Aye
Michael Brown	- Not Present
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	- Not Present
Joseph Welch	- Aye

Authorization(s)

6. [2009 Budget Adjustment](#)

Attachment: [Budget Adjustment \(2\).pdf](#)

Attachment: [Budget Adjustment 09-01.pdf](#)

Board Action:

Approve budget adjustment as presented. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Susan Myers

Russ Abolt	- Aye
Michael Brown	- Not Present
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	- Not Present
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Amended Master Plan

7. [New Hampstead Amended Master Plan](#)

- Attachment: [EXISTING NEW HAMPSTEAD PUD MASTER PLAN.pdf](#)
- Attachment: [AMENDED NEW HAMPSTEAD PUD MASTER PLAN.pdf](#)
- Attachment: [M-091123-32217-2 AERIAL MASTER PLAN.pdf](#)
- Attachment: [M-091123-32217-2 MASTER PLAN.pdf](#)
- Attachment: [12-01-09 Staff Report M-091123-32217-2 STAFF REPORT NEW HAMPSTEAD AMENDED MASTER PLAN.pdf](#)

The petitioner is requesting approval of an amendment to the New Hampstead Master Plan, a planned development located between Fort Argyle Road and Little Neck Road west of Bush Road within the New Hampstead PUD zoning district. The purpose of the proposed Master Plan amendment is to remove a four acre parcel of land from the New Hampstead development. Gary Plumbley, Development Services Planner, presented this petition before the Board.

Mr. Plumbley stated that the tract was requested to be removed from the New Hampstead PUD to allow the church adjacent to the property to acquire the parcel.

Staff recommends that the MPC forward a recommendation of approval to amend the New Hampstead Master Plan to the Mayor and Aldermen.

Board Action:

Staff recommends that the MPC forward a recommendation of **approval** to the Mayor and Aldermen to amend the New Hampstead Master Plan. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Lacy Manigault

Russ Abolt	- Aye
Michael Brown	- Not Present
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	- Not Present

Joseph Welch

- Aye

Zoning Petition - Map Amendment

8. [455 John Carter Road \(New Hampstead\)](#)

Attachment: [TAX MAP Z-091002-41561-2.pdf](#)

Attachment: [LAND USE MAP Z-091002-41561-2.pdf](#)

Attachment: [AERIAL MAP Z-091002-41561-2.pdf](#)

Attachment: [Staff Zoning Report Z-091002-41561-2.pdf](#)

The petitioner is requesting to rezone a four acre parcel of land from a New Hampstead PUD (New Hampstead - Planned Unit Development) classification to an R-20 (One Family Residential - Two Units Per Net Acre). The subject site is presently located within the New Hampstead development. The petitioner's request, if approved, will necessitate rezoning. Gary Plumbley, Development Services Planner, presented the petition before the Board.

Mr. Plumbley stated that the tract was requested to be removed from the New Hampstead PUD to allow the church adjacent to the property to acquire the subject parcel.

The proposed rezoning, if approved, will allow the future expansion of an existing church on John Carter Road without compromising the integrity and functionality of the New Hampstead planned development. Based on these findings, the MPC staff recommends approval of the petitioner's request.

Board Action:

The proposed rezoning, if approved, will allow the future expansion of an existing church on John Carter Road without compromising the integrity and functionality of the New Hampstead planned development. Based on these findings, the MPC staff recommends **approval** of the petitioner's request - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Russ Abolt

Russ Abolt - Aye

Michael Brown - Not Present

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	- Not Present
Joseph Welch	- Aye

X. REGULAR BUSINESS

Tower - New Facility/Nonconcealed Freestanding-Monopole

9. [CitySwitch LLC/Verizon/Gulfstream Tower](#)

- Attachment: [Verizon Letter of Need.pdf](#)
- Attachment: [Municipality Location.pdf](#)
- Attachment: [Mosquito Control Letter.pdf](#)
- Attachment: [Gulfstream FAA \(no hazard approval letter\).pdf](#)
- Attachment: [Gulfstream FCC Compliance Statement.pdf](#)
- Attachment: [Statement from Verizon Wireless RE other WTFs and History of Ring.pdf](#)
- Attachment: [Photo 1 \(1200' west of the site\).pdf](#)
- Attachment: [Photo 2 \(1200' North of the site\).pdf](#)
- Attachment: [Photo 3 \(1200' East of the site\).pdf](#)
- Attachment: [Photo 4 \(1200' South of the site\).pdf](#)
- Attachment: [Gulfstream - Const Drawings 11.02.09.pdf](#)
- Attachment: [MPC Consultant Recommended Conditions.pdf](#)
- Attachment: [MPC Consultant Report 11.13.09.pdf](#)
- Attachment: [Gulfstream Evidence of Need Statement \(final 11-10\).doc.pdf](#)
- Attachment: [Evidence of Need w- Signatures.pdf](#)
- Attachment: [Verizon Search Ring with WTF locations.pdf](#)
- Attachment: [STAFF WTF Report to MPC T-090819-00058-1.pdf](#)
- Attachment: [Location-Zoning-Imagery.pdf](#)

Robert B. Miller Jr. Road (east of Savannah-Hilton Head Airport)New
Wireless Telecommunications Facility on Railroad right-of-way
County Commission District: 7
Zoning District: I-L Acres: 0.057
PIN: n/a (Railroad right-of-way)
Norfolk-Southern Railroad, property owner
Rob Raville, President, CitySwitch LLC (a Norfolk-Southern division)
MPC File No. T-090819-00058-1
Jack Butler, MPC Project Planner

Request to construct a 147-foot unconcealed monopole wireless
telecommunications facility on railroad right-of-way near Savannah-Hilton
Head International Airport.

Mr. Butler presented the staff report and stated that staff recommendation is

that the petition be approved per the applicant's request for a 147-foot monopole tower with flush-mounted antennae subject to the following conditions:

- 1) The Applicant shall design the tower to provide a total of five antenna-mounting positions.
- 2) The Applicant shall supply the MPC with a letter from a Georgia Registered Professional Engineer that the tower will have a breakpoint at an elevation of 112.5 feet.
- 3) The Applicant shall design the tower to include a top mounted flashing strobe light for daylight conditions and a top mounted flashing red light for nighttime conditions. Both lights shall utilize the minimal number of flashes per minute as allowed by the FAA and the lights are to utilize filters or shielding to minimize downward illumination; and
- 4) All tower feedline ports are to be sealed to prevent wildlife access and/or internal nesting.

Further, staff recommends approval of a 66.5 foot setback variance from the right-of-way of Robert B. Miller, Jr. Road.

Mr. Harold Yellin, representative of the petitioner, stated he and his client agree with the MPC recommendations.

Board Action:

It is recommended that the MPC approve the applicant's request for a 147-foot monopole tower with flush-mounted antennae with the following conditions in addition to a 66.5 for setback variance from the right-of-way of Robert B. Miller, Jr. Road:

- 1) The Applicant shall design the tower to provide a total of five antenna-mounting positions.
- 2) The Applicant shall supply the MPC with a letter from a Georgia Registered Professional Engineer that the tower will have a breakpoint at an elevation - PASS of 112.5 feet.
- 3) The Applicant shall design the tower to include a top mounted flashing strobe light for daylight conditions and a top mounted flashing red light for nighttime conditions. Both lights shall utilize the minimal number of flashes per minute as allowed by the FAA and the lights are to utilize filters or shielding to minimize downward illumination; and
- 4) All tower feedline ports are to be sealed to prevent wildlife access and/or internal nesting.

Vote Results

Motion: Stephen Lufburrow

Second: Timothy Mackey	
Joseph Welch	- Aye
Russ Abolt	- Aye
Michael Brown	- Not Present
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	- Not Present

XI. OTHER BUSINESS

XII. ADJOURNMENT

10. [Submittal](#)

There being no further business to come before the Commission, the December 1, 2009 Regular MPC Meeting adjourned at 2:30 PM.

Respectfully Submitted,

Thomas L. Thomson
Executive Director

/bf

Note: Minutes not official until signed.