



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
April 2, 2019 ~ 1:30 PM
Minutes

April 2, 2019 Regular MPC Meeting

Members Present: Joseph B. Ervin, Chairman
Ellis Cook, Vice-Chairman
Travis H. Coles
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Linder Suthers
Tom Woiwode

Members Not Present: Tommy Branch
Roberto Hernandez
Lacy Manigault
Joseph Welch

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Matt Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Kait Morano, Comprehensive Planner
Christy Adams, Director of Administration
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bridget Lidy, Director of Planning and Urban Design
Mark Revenew, Interim Savannah Fire Chief

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

1. Approval of Agenda

Agenda was approved as submitted.

Motion

Approve agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. April 23, 2019 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

[3. Introduction of New MPC Staff by Melanie Wilson](#)

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

[4. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | Habersham and East 37th Street | Petitioner: Ward Architecture + Preservation | File No. 19-000854-COA](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on April 23, 2019.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. REZONING MAP AMENDMENT | 7201 Van Buren Avenue | R-6 \(One-Family Residential\) to I-P \(Institutional Professional\) | File no. 19-001443-ZA](#)

Motion

MPC Staff recommends a continuance to the April 23rd meeting.

Vote Results (Approved)

Motion: Travis Coles
Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VI. Items Requested to be Withdrawn

[6. REZONING MAP AMENDMENT | 1147 E. President St. | B-C \(Community Business\) to R-D \(Residential-Dormitory\) | 19-001442-ZA](#)

Petitioner requested this petition to be withdrawn.
No vote was taken.

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

7. Approval of March 12, 2019 Briefing and Regular Meeting Minutes

📎 [03-12-19 MPC BRIEFING MINUTES.pdf](#)

📎 [3.12.19 MEETING MINUTES.pdf](#)

Minutes were approved as submitted.

Motion

Approve the March 12, 2019 briefing and regular meeting minutes as submitted.

Vote Results (Approved)

Motion: Wayne Noha

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VIII. Old Business

IX. Regular Business

8. NewZO | Marcus Lotson, MPC Staff and Bridget Lidy, City Staff

📎 [Draft Savannah Zoning Ordinance Adopting Resolution-rev.pdf](#)

📎 [MPC Presentation 040219.pdf](#)

Mr. Marcus Lotson, Director of Development Services, and Ms. Bridget Lidy, Director of Planning and Urban Design, gave a presentation on NewZo. The presentation included the responses for all the comment's received at the last Metropolitan Planning Commission meeting on February 20, 2019, the legal review by attorney Frank Jenkins and the updated timeline.

General Revisions in Article 3 included;

1. Clarification between neighborhood meeting versus public hearing.

2. When applications are considered, added "continued to next public hearing or to a date certain" as a decision that could be made by the reviewing authority and City Council.
3. Removed language in 3.4 Comprehensive Plan Amendment; updated every 5 years (100-12-1).
4. Clarified when a neighborhood meeting is needed.
5. 3.12 Special Exceptions combined with 3.10 Special Use Permits and 3.21 Variances.

Revisions for Article 2.5: Historic Preservation Commission

1. Revised to have the 9 member commission appointed by City Council.
2. All members must reside within City limits.

Revisions for Article 2.6: Downtown Historic District Board of Review

1. "One member be a resident of the Historic Overlay District" language was removed.
2. Composition will be addressed in bylaws.

Revisions for Article 3.1.5: Application Completeness

1. City Manager or designee determines completeness of application prior to review by Planning Director.
2. Occurs within 3 business days.

Revisions for Article 3.2: Neighborhood Notification

1. Prior to the public hearing, the applicant holds a neighborhood meeting.
2. Neighborhood meeting occurs at least 7 days prior to the public hearing.
3. Applicant must notify the neighborhood president's email/mail and include: address and / or property identification number of the subject property, contact information for the applicant of the subject property, zoning districts, nature of application, intended public hearing date, invitation to meet with the applicant.
4. Notification sent to the neighborhood president with copy sent to the Planning Director at least 7 days before the scheduled public meeting.
5. If a neighborhood meeting is scheduled, the applicant shall notify the Planning Director of the time / location of the meeting within 2 working days prior.
6. If an applicant fails to provide neighborhood notification, the public hearing will be postponed.
7. Requirement fulfilled when neighborhood notification is complete and / or neighborhood meeting convened by applicant.

Revisions to Article 3.6: Planned Developments and 6.1: Special Purpose Districts

1. Consolidated Planned Development under 6.1
2. Addressed discrepancy between large and small scale Planned Developments and large scale development within the Development Standards section.
3. Clarified the Planned Development process and when a Planned Development may be considered.
4. Added language to provide more specificity with review procedures.

Revisions to Article 3.7: Zoning

1. Removed requirement that zoning applications formally be considered by Historic Preservation Commission and Downtown Historic Board of Review 3.7.6 thru 3.7.8

Revisions to Article 3.16.3: Interim Protection for Historic District Designation History

1. Prior to interim protection, resolution must be adopted by Council granting interim protection for a year or until Council approves historic district designation.

Revisions to Article 7.2: Savannah-Hilton Head International Airport

1. Future expansion of the Airport Overlay will be accommodated in the ordinance with addition of reserved section.

Updated Timeline:

Present to Planning Commission - April 2
City Council Zoning Hearing - April 25
City Council 1st Reading - May 9
City Council 2nd Reading - May 23

Public Comments:

Mr. Steve Argue stated he still has concerns with the development of the Historic Preservation Commission regarding state law.

Mr. Brinker Long stated he is speaking on behalf of Southern Pine Company regarding the rezoning of their property with NewZO from I-L to TC-1. If the zoning changes to TC-1, then the company would no longer be able to operate the way they do today.

Mr. Michael Ambrose stated the Victorian Neighborhood Association supports NewZO.

Ms. Salaam Jaha stated she is concerned with what the new zoning of her property will be when NewZO

goes into effect and what uses will be allowed.

Mr. Bob Rosenwald stated he encourages the Board to approve it and send it over to City Council for their review.

Ms. Fredrica Taharka stated she doesn't think the new rezoning will be beneficial to her neighborhood.

Mr. Ramsey Khalidi reviewed what will be allowed in the IO district under NewZO.

Mr. Daniel Carey stated he would be happy to help City Council appoint members to the Historic Preservation Commission.

Motion

Staff recommends that the Planning Commission forward the draft zoning ordinance and adoption resolution (NewZo) to the Mayor and Aldermen for approval.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[9. MASTER PLAN AMENDMENT | BERWICK PLANTATION | 270 Berwick Boulevard | PUD-C Zoning District | File Number P-190308-00026-1](#)

📎 [Maps.pdf](#)

📎 [Current Berwick Plantation Master Plan.pdf](#)

📎 [Proposed Berwick Plantation Master Plan.pdf](#)

📎 [P-190308-00026-1 Staff Report - Berwick Plantation Master Plan Amendment - 270 Berwick Blvd.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting MPC approval of an amendment to the Berwick Plantation Master Plan, a planned community located on the west side of U.S. Highway 17 South, approximately 1,000 feet north of Larchmont Drive, within a PUD-C (Planned Unit Development Community) zoning district. The subject site is located on the east side of Berwick Boulevard, approximately 900 feet south of Stonebridge Circle. The purpose of the proposed Master Plan Amendment is to change the land use classification of a 12.12-acre parcel from its current Church

designation to a Congregate Care designation.

Mr. Harold Yellin, agent for the petitioner, stated his client would like to amend the Master Plan to change the land use classification from its current Church designation to Congregate Care designation. He stated the facility will consist of 83 independent units, 43 assisted units and 24 memory care units. The memory care units will be as far from the pond as possible. He stated that they agree with staff's recommendation for approval with conditions.

Mr. Joseph Ervin, Chairman, asked Mr. Yellin if a traffic study will be conducted.

Mr. Yellin stated the traffic generated by the proposed congregate care facility would be very minimal and would not exceed 100 vehicle trips per day which is the minimum threshold for a traffic study. Based on this, a traffic impact analysis will not be required.

Mr. Ervin asked Mr. Lotson if there are any plans on widening Berwick Boulevard.

Mr. Lotson stated no.

Ms. Jarrett asked if there were any other access points or does everyone dump out on Berwick Boulevard?

Mr. Lotson stated everyone comes out on to Berwick Boulevard.

Public Comments:

Ms. Michelle Aycock stated she has a concern about drainage.

Mr. Ross Hughes stated his concern was exactly what kind of congregate care and traffic problems.

Ms. Kathleen Andrews stated her concerns were about the additional traffic and drainage with the canal.

Mr. Yellin stated that they will be working with engineers regarding the drainage issues to pass code. In regards to the comment about the possibility of congregate care being a juvenile detention center, that's not true. The Master Plan specifically states that the congregate care is for independent, assisted and memory care only.

Motion

Staff recommends approval of the petitioner's request to amend the Berwick Plantation Master Plan changing the land use designation of a 12.12-acre parcel from a Church to a Congregate Care Facility, subject to the following conditions:

1. The proposed development shall provide an enhanced vegetative buffer along the entire perimeter of the site, excluding a single curb cut on Berwick Boulevard. The buffer shall be not less than 40 feet in width along Berwick Boulevard, 20 feet in width along the 60-foot canal right-of-way and 25 feet in width along the northern and eastern property lines where proposed buildings do not exceed two stories. Where proposed buildings exceed two stories, within 25 feet of any property line, the Planning Commission may require additional buffers not to exceed a total of 50 feet in width. An enhanced vegetative buffer shall mean an undisturbed vegetative buffer, except for the removal of undesirable vegetation, weeds, and diseased trees as determined by the County Arborist. Also, all areas of the buffer that are void of adequate vegetation to provide an opacity of not less than 70 percent shall be enhanced with additional plantings as needed.
2. The maximum density shall be limited to a maximum of 12 units per gross acre.
3. The address of the subject site will be 270 Berwick Boulevard. Please use this address on all

future submittals.

4. Submit a revised Berwick Plantation Master Plan to change the land use designation of the subject site from Church to Congregate Care.

5. Approval by the Chatham County Engineer.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Nay
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[10. ZONING TEXT AMENDMENT | Establish Savannah Harbor Parcel 5 Planned Unit Development | 19-001440-ZA](#)

📎 [Master Plan.pdf](#)

📎 [Savannah Harbor - Parcel 5-PUD-Draft 040219.pdf](#)

📎 [Comments from Traffic Eng.pdf](#)

📎 [Staff Report-Parcel 5 PUD Text 19-001440.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to amend the zoning ordinance to create the Savannah Harbor Parcel 5 Planned Unit Development, a revision to the original Savannah Harbor Master Plan. The proposed Planned Unit Development includes a governing Master Plan for the 27.41-acre tract of land. The proposed PUD allows a mix of uses consistent with the development pattern of the Historic Downtown Central Business District and the Landmark District at large. The allowed uses include, but are not limited to, all residential housing types, as well as lodging, retail and services. In addition to the proposed mixed use development, a marina is proposed in the slip immediately west of the subject property. The applicant has identified that phase one, which is blocks, A, D and F, is proposed to be developed residentially. Phase one will also include the marina, the public plaza adjacent to the marina and the greenspace. The applicant has also proposed several uses that are not permitted under the current zoning including food trucks, commercial charter or watercraft activities and outdoor events. A full comparison list between the existing zoning and proposed zoning is attached.

Mr. Rusty Ross, agent for the petitioner, stated that the mixed uses proposed for this property will establish this island as a community of Savannah.

Mr. Ray Michaels, sponsor, stated the goal is to create a quality mixed use waterfront, walkable and boatable, community. There are no buildings on the rivers edge, so the river can be enjoyed. Parking will be covered underneath the footprint of the buildings.

Ms. Linder Suthers, Board member, asked if they plan to comply with the traffic engineer regarding the width of the roads being 60 feet and the parking lanes being 8 feet.

Mr. Michaels stated yes, they plan to have 8 foot parking lanes. The width of the streets needs to be studied a little more, but we will comply.

Ms. Suthers asked, in engineering the marina basin, are you looking into the flushing action so that you don't get spoiled material caught up in that area like Harbor Town?

Mr. Michaels stated yes.

Mr. Wayne Noha, Board member, stated he is concerned with the widths of the streets for emergency equipment access.

Mr. Lotson stated that the Fire Marshall has a few issues they would like to be addressed but these issues will have to be addressed, in order to approve each development.

Public Comment:
No public comments

The Text and Map Amendment were heard together as one item but voted on separately.

Motion

Staff recommends approval of the request to create Article R Savannah Harbor Parcel 5 PUD with the following conditions:

Any zoning regulation not specifically addressed by the PUD or master plan shall comply with the City of Savannah Zoning Ordinance.

Any non-zoning regulation or policy not specifically addressed by the master plan shall comply with the applicable regulations and policies of the City of Savannah as well as other local, state and federal laws.

Approval of the street cross-sections by applicable City infrastructure departments prior to the issuance of any permit for land disturbing activities.

Before any signage can be approved, a sign plan for the development shall be submitted and approved by the Planning Commission.

Vote Results (Approved)

Motion: Wayne Noha

Second: W. Lee Smith

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

11. ZONING MAP AMENDMENT | Rezone 27.41 acres from PUD-BW-70 to Savannah Harbor Parcel 5 PUD

- 📎 [Master Plan.pdf](#)
- 📎 [Aerial View.pdf](#)
- 📎 [street section-11 x 17 - Exhibit - 1.pdf](#)
- 📎 [Original Savannah Harbor Master Plan.pdf](#)
- 📎 [maps.pdf](#)
- 📎 [Staff Report-19-001441-ZA-MAP.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone the subject property from a PUD-B-W-70 (Planned Unit Development Waterfront Urban Center-70 dwelling units an acre) classification to a Planned Unit Development (PUD) deemed Savannah Harbor Parcel 5 – PUD, in conjunction with a master plan. The “Downtown Expansion” area is intended to build upon the success of the Landmark Historic District, providing for a greater mix of land uses and more flexible development standards than would be permitted in most base zoning districts. The proposed PUD district with a regulating master plan would be an appropriate zoning classification to direct development in an orderly manner.

The Text and Map Amendment were heard together as one item but voted on separately.

Motion

Staff recommends APPROVAL of a rezoning from a PUD-B-W-70 district to the Savannah Harbor Parcel 5-PUD district in conjunction with a master plan.

Vote Results (Approved)

Motion: Linder Suthers

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[12. REZONING MAP AMENDMENT | Louisiana Ave. | R-A \(Residential-Agriculture\) to R-A/W-T \(Residential-Agriculture/ Wireless Communication and Digital Television Tower Overlay\) Z-190109-00005-1](#)

- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Tower Site Survey.pdf](#)
- [Application Z-190109-00005-1.pdf](#)
- [Staff Report Z-190109-00005-1 Zoning Map Amendment \(003\).pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, stated the petitioner is requesting to rezone a 0.13-acre portion of a 55.67-acre parcel of land from an existing R-A (Residential-Agriculture) zoning classification to a R-A/W-T (Residential-Agriculture and Wireless Communication/Digital Television Tower Overlay) district. As an overlay district, the proposed WT classification would not eliminate the underlying R-A designation but rather open up the small lease parcel to wireless telecommunications facilities. The purpose of this request is that the site be rezoned to permit the erection of a non-concealed freestanding wireless facility (monopole). Refer to File no. T-190109-00006-1.

The Map Amendment and Wireless Telecommunications Facility were heard together as one item but voted on separately.

Motion

MPC staff recommends approval of the petitioner's request to rezone the subject property from R-A [Residential-Agriculture] to R-A/W-T [Residential-Agriculture/Wireless Communication and Digital Television Tower Overlay District].

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present

Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[13. WIRELESS TELECOMMUNICATIONS FACILITY | Louisiana Ave. - Dairy Farm \(9SA0104F\) | Petitioner: Jonathan Yates as agent for T-Mobile | T-190109-00006-1](#)

- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Exhibit B - NWC Tower Site Plan.pdf](#)
- 🔗 [Exhibit C - Evidence of Need Report.pdf](#)
- 🔗 [Exhibit D - CityScape Review.pdf](#)
- 🔗 [Exhibit E - WTF Plan.pdf](#)
- 🔗 [Exhibit F - T-Mobile Drawings.pdf](#)
- 🔗 [Exhibit G - Visual Impact Analysis.pdf](#)
- 🔗 [Application_T-190109-00006-1 - Dairy Farm \(9SA0104F\).pdf](#)
- 🔗 [Staff Report T-190109-00006-1 - Dairy Farm 4-2-19.pdf](#)
- 🔗 [9SA0104F RF Letter_Flush Mount Application.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, stated the petitioner is seeking approval to erect a 145-foot tall monopole Wireless Telecommunications Facility (“WTF”) on a 0.13-acre site, located near the intersection of North Carolina Ave. and Louisiana Ave. The subject site is currently zoned R-A (Residential – Agriculture). In conjunction with the WTF application, the petitioner is requesting that the site be rezoned to a R-A/W-T district to permit the erection of a non-concealed freestanding wireless facility (monopole). Refer to File no. Z-190109-00005-1. The proposed non-concealed freestanding tower can only be approved if the proposed rezoning to R-A/W-T overlay district is approved by the Chatham County Board of Commissioners. The proposed monopole tower generally complies with Section 16, Wireless Telecommunications Facilities, of the Chatham County Ordinance. The Planning Commission has the authority to waive tower setback and landscaping standards, as requested by the petitioner. The tower will be lit and have tape around it for reflection purposes.

Ms. Eula Parker, Board member, asked if they could go over the 145 foot height.

Mr. Lonnerstater stated they would have to come back before the Board to get that approved.

Mr. Jonathan Yates, petitioner, stated in order to accommodate many customers for wireless needs, a tower needs to be placed in this area. He stated that he agrees with staff's recommendation. One concern was brought up by the County Manager regarding County requirements. The FAA has reviewed and approved this WTF with two important findings that there is no hazard to air navigation and also markings and lighting are not necessary for aviation safety, the petitioner plans to comply with the Chatham County ordinance, which requires reflective taping starting at 20 feet and going up in 10 foot increments and a dual lighting system on top. Those will be installed before the tower goes live. I have discussed this further with the County Manager. The lighting is tied into the national operation system and we will get an alert within one minute of a lighting malfunction. The lights are LED, so they are long-lasting lights. I will work with the County Manager to get a number where I can alert the airman of any malfunction until it is fixed. T-Mobile will access 6 to 8 times a year for maintenance, so there will not be much traffic.

Ms. Karen Jarrett asked Mr. Yates if they will remove the tower when it's not needed any longer.

Mr. Yates replied yes and I will make that a condition with the approval.

Public Comments:

Ms. Tracie Macke stated Mr. Yates addressed all her concerns with his presentation.

Mr. Cook, Board member, stated in the pre-meeting there was discussion regarding mosquito control and emergency type vehicles. Is everyone ok with what's going on now or do you still have concerns?

Mr. Lee Smith, Board member and County Manager, stated he has talked with Mr. Yates. The issue of lights even though LED last so much longer, but I will have our chief pilot for mosquito control talk with Mr. Yates. I have talked with Mr. Mark Renew about the issues with law enforcement and searches and we feel its been addressed. As it goes to County Commission, if issues arise, we can address those at that time and add conditions if needed. As of now, with what Mr. Yates said he would do, I'm fine with moving forward on this petition.

Ms. Linder Suthers, Board Member, asked Mr. Smith if the Board should restrict the height.

Mr. Smith stated the height is restricted at 145 feet and, from what he understands, by the regulations it's topped out at that height.

Motion

Staff recommends approval of the 145-foot -tall freestanding con-concealed monopole with the following conditions:

Per the WTF Ordinance, flush-mounted antennas shall be utilized; alternatively the petitioner shall demonstrate through RF propagation analysis that such flush-mounted antennas will not meet the network objectives of the desired coverage area.

Per the CityScape Review, the following conditions shall be met:

All feed lines now and in the future shall be installed within the spine of the support structure; and

The facility shall be constructed so that access is only attainable by qualified personnel; and

Testing of the proposed generator shall be limited to 9 AM until 4 PM all non-holidays Monday through Friday.

The approval of the tower is contingent upon the site being rezoned to R-A/W-T.

Further, staff recommends approval of the landscape requirement waiver with the condition that the property owner will be required to bring the lease site into conformance with the landscape standards if the existing tree line adjacent to North Carolina Ave. is removed to accommodate future development.

Further, staff recommends approval of the residential setback waiver with the condition that flush-mounted antennas be utilized or that it can demonstrated through RF propagation analysis that such flush-mounted antennas will not meet the network objectives of the desired coverage area.

When tower is no longer needed, T-Mobile will remove it.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

14. Adjourn

There being no further business to present before the Board, the April 2, 2019 Regular MPC Meeting adjourned at 3:40 P.M.

Respectfully,

Melanie Wilson,
Executive Director
/jh

XIII. Development Plans Submitted for Review

15. Development Plans Submitted for Review

📎 [April 2nd 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.