



Arthur A. Mendonsa Hearing Room
February 21, 2012 1:30 P.M.
MINUTES

February 21, 2012 Regular MPC Board Meeting

Members Present: J. Adam Ragsdale, Chairman
Jon Pannell, Vice-Chairman
Ellis Cook, Secretary
Tanya Milton, Treasurer
Shedrick Coleman
Stephen Lufburrow
Timothy Mackey
Lacy Manigault
Murray Marshall
Susan Myers
Rochelle Small-Toney
Joseph Welch

Members Not Present: Russ Abolt
Ben Farmer

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
James Hansen, AICP, Director, Development Services
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [March 6, 2012 Metropolitan Planning Commission Planning Meeting at 9:00 A.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [March 13, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [Resignation of Jason Lee \(SAGIS\) and Dennis Hutton \(Comprehensive Planning Director\)](#)

Mr. Noel Perkins, Director of SAGIS, publicly acknowledged the resignation notice of Jason Lee, Senior GIS Analyst. His last day will be February 29, 2012. He will be the Program Manager for Georgia's Coastal Regional Non-Game Office for the Wildlife Resources Division of the Georgia's Department of Natural Resources in Brunswick, Georgia. Mr. Lee was an instrumental part of SAGIS success.

Mr. Thomson acknowledged Mr. Lee's resignation as a loss for the MPC.

Mr. Thomson publicly acknowledged the retirement of Dennis Hutton. His last day will be February 29, 2012. Mr. Hutton has contributed significantly to the Comprehensive Plan and the Healthy Savannah Initiative. Mr. Thomson recognized the attributes of Mr. Hutton as a loss also for the MPC.

V. PRESENTATIONS

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

Tower - New Facility/Nonconcealed Freestanding-Monopole

4. [Proposed Southbridge Tower](#)

Board Action:

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for the March 13, 2012 Regular Meeting. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Ellis Cook

Russ Abolt

- Not Present

Shedrick Coleman

- Aye

Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

Victorian District - New Construction

5. [Petition of Matthew Allen, File No. N-120131-56189-2, New Construction at 505 East Waldburg Street](#)

Board Action:	
Continue to March 13, 2012 at the petitioner's request.	- PASS
Vote Results	
Motion: Timothy Mackey	
Second: Ellis Cook	
Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
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

6. [January 31,2012 MPC Meeting and Briefing Minutes](#)

Attachment: [01.31.12 MEETING MINUTES.pdf](#)

Attachment: [01.31.12 MPC BRIEFING MINUTES.pdf](#)

Board Action:

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Joseph Welch

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Text Amendment

7. [Amendment to the Chatham County - Savannah Comprehensive Plan's Strategic Plan](#)

Attachment: [Combined Strategic Plan Proposed Version with changes 021612.pdf](#)

Ms. Jackie Teel, Water Resources Planner, presented the proposed amended goals and strategies to the Comprehensive Plan's Strategic Plan in the following elements: Land Use; Economic Development; Housing; Historic and Cultural Resources, Natural Resources, Transportation and Community Facilities.

The Comprehensive Plan is mandated by the State of Georgia and full updates are required every ten years. Every five years a status update is required by the State to maintain Qualified Local Government status, which helps with grants and federal funding. Since the Plan's inception in 2002 (later adopted in 2006), the community determined four different areas which needed additional attention: impact of planning on community health, sea level rise on development patterns, aging population resources, and rising energy and food costs.

Ms. Teel presented the proposed amendments suggested by the Planning Commission for adoption. They will then be submitted to the City and County for approval, and finally to Department of Community Affairs.

Board Action:

Approve proposed amendment to the Chatham County-Savannah Comprehensive Plan's Strategic Plan. - PASS

Vote Results

Motion: Stephen Lufburrow

Second: Joseph Welch

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Not Present
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

Zoning Petition - Map Amendment

8. [Rezone 3970 Ogeechee Road - I-H from I-H, P-B-G, and PUD-B-R](#)

Attachment: [Zoning Certification 3970 Ogeechee.pdf](#)
Attachment: [maps.pdf](#)
Attachment: [staff rpt 2.pdf](#)

3970 Ogeechee Road
Petition of Harold Yellin, Agent
Martin Marietta Materials, Inc., Owner
PIN: 2-0711 -01-002
34.58 Acres
Aldermanic District: 1
County Commission District: 8
MPC File No. Z-120131-61588-2

Mr. James Hansen, MPC Project Planner, presented the petitioner's request to rezone the subject property from an I-H, P-B-G, and PUD-B-R zoning classification to an I-H zoning classification. MPC staff recommends approval of the petitioned request.

Mr. Harold Yellin, representative of the petitioner, commended Mr. Hansen's presentation of the petition and presented a visual example of the petition.

Board Action:

It is recommended that the request to rezone the subject property from an I-H, P-B-G, and PUD-B-R zoning classification to an I-H zoning classification be approved. - PASS

Vote Results

Motion: Stephen Lufburrow
Second: Tanya Milton
Russ Abolt - Not Present
Shedrick Coleman - Aye
Ellis Cook - Aye
Ben Farmer - Not Present
Stephen Lufburrow - Aye
Timothy Mackey - Aye
Lacy Manigault - Aye
Murray Marshall - Aye
Tanya Milton - Aye
Susan Myers - Aye
Jon Pannell - Aye
Adam Ragsdale - Aye
Rochelle Small-Toney - Aye
Joseph Welch - Aye

Board Action:

For staff to review discrepancy in zoning lines and parcel delineation and correct as needed. - PASS

Vote Results

Motion: Murray Marshall

Second: Tanya Milton

Russ Abolt	- Not Present
Shedrick Coleman	- Nay
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

Victorian District - New Construction

9. [Petition of Paul McKeever, File No. N-120131-55786-2, New construction at 306 West Waldburg Street](#)

Attachment: [Staff Report.pdf](#)

Attachment: [VICINITY_MAP.pdf](#)

Attachment: [ZONING_MAP.pdf](#)

Attachment: [AERIAL_MAP.pdf](#)

Attachment: [Submittal Packet - Drawings.pdf](#)

Attachment: [Submittal Packet - Materials.pdf](#)

Ms. Sarah Ward, Director of Historic Preservation, presented the petitioner's request for new construction of a two-story single family residence and garage apartment at 306 and 308 West Waldburg Street within the Victorian Planned-Neighborhood-Conservation district.

The Victorian District Design Manual states the guidelines are not intended to require particular or architectural features or dictate architectural style. They are very general in nature and are intended to identify a range of design options which will encourage development compatible with the existing character of the District. Contemporary design and material executed sensitive to the District are strongly encouraged.

There are no variances requested with this petition. All other requirements have been met. The proportions of the front facade and height are compatible with neighboring buildings.

Mr. Mackey asked if enclosed garage parking has ever been allowed downtown.

Ms. Ward replied carriage houses with garage apartments are common. The entrance is from the lane.

Mr. Mackey asked if the eight foot wall is wood.

Ms. Ward stated a cedar plank fence is being proposed. Staff recommends that the applicant resubmit another fence design more consistent with the materials on the building and to be compatible with the District.

Ms. Small-Toney thanked Ms. Ward for that recommendation, but asked why is it to be an eight-foot wall, rather than a six-foot wall. The eight-foot suggests a fortress.

Ms. Ward stated going north toward the Landmark District, the area generally becomes more dense. The buildings are more adjacent to one another, so the privacy fences are taller between properties, some up to 11 feet tall. The Victorian District is different, more spacious and detached. Further south, such as in the Thomas Square District or Mid-City District, six feet is the limit.

Mr. Ragsdale asked what were the building materials for an eight-foot tall fence.

Ms. Ward stated the Victorian District is generally wood vertical planks for tall fencing; picket for lower.

Ms. Myers stated she would like to compliment the use of a contemporary design.

Mr. Ragsdale asked if the final plan would have the ability to come back to the Board. He stated he would like to see the final approved plan regarding the fencing mass, articulation, and architectural detail.

Ms. Ward stated it could back before the Board separate from the house plans.

Mr. Daniel Carey, representing the Historic Savannah Foundation, expressed support of staff's recommendation. They believe it to be good infill and contemporary design.

Board Action:

Approval for new construction of the two-story single-family residence and two-story garage with the following conditions to be resubmitted to staff for final approval:

1. Elongate the windows within the projecting bay to be more proportionate with historic structures and to provide greater verticality within the bay window; increase the width of the accent window on the front façade to be more in keeping with proportions of historic structures and to provide more voids within the solid masonry wall; and provide additional openings along the lane to increase the amount of voids within the solid wall. - PASS
2. Restudy the fencing materials and/or designs to be more consistent with those on the building, i.e. horizontal boards similar to the siding or metal throughout.
3. Final fence and building plans return before the MPC prior to being submitted to Inspections.

Vote Results

Motion: Susan Myers

Second: Stephen Lufburrow

Russ Abolt	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Not Present
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

XI. OTHER BUSINESS

XII. ADJOURNMENT

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

10. [Development Plans Submitted for Review](#)

Attachment: [DEVELOPMENT REVIEW CASE LOG 022112.pdf](#)

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