



Arthur A. Mendonsa Hearing Room
August 5, 2014 1:30 P.M.
MINUTES

August 5, 2014 Regular MPC Meeting

Members Present: W. Shedrick Coleman, Chairman
Murray Marshall, Vice-Chairman
James B. Blackburn, Jr., Secretary
Lacy Manigault, Treasurer
Stephanie Cutter
Ben Farmer
Timothy Mackey
Tanya Milton
Susan Myers
J. Adam Ragsdale
W. Lee Smith

Members Not Present: Ellis Cook
W. James Overton
Joseph Welch

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Charlorte Moore, Director of Special Projects
Jack Butler, Comprehensive Planner
Jackie Teel, Director of Comprehensive Planning
Alizina McCoy

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Geoff Goins, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve August 5, 2014 Agenda](#)

Board Action:

Approve August 5, 2014 MPC Agenda as amended. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Tanya Milton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
James Overton	- Not Present
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Joseph Welch	- Not Present

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [August 5, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [August 26, 2014 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

4. [Reading of Development Plans Submitted for Review](#)

Attachment: [Review Log August 5.pdf](#)

V. PRESENTATIONS

5. [Park and Ride Lot Study of the Coastal Region Metropolitan Planning Organization - Wykoda Wang](#)

Ms. Wykoda Wang presented the statistical analysis of the three major corridors: Northwest (Highway 21), West (US 80 and I-16), and South (US 17 and I-95). Park and ride locations were identified. The final Stakeholder meeting is August 27, 2014.

The Board presented questions regarding public transit.

6. [Presentation on the Housing Authority of Savannah's East Savannah Gateway and Hitch Village Redevelopment Effort](#)

Ms. Rosalyn Truitt, of the Housing Authority of Savannah (HAS), made a presentation on the current East Savannah Gateway (ESG) Plan as well as the Hitch Village Redevelopment effort currently underway.

In 2011, the HAS received a Choice Neighborhoods Initiative Planning Grant to support the development of a comprehensive neighborhood transformation plan. This plan focuses efforts along the Wheaton Street Corridor, identified as The East Savannah Gateway. The plan will transform Robert Hitch Village and Fred Wessels Homes, and the surrounding area along the Wheaton Street Corridor.

Ms. Earline Davis, Mr. Jermaine Durham, and Mr. Mike Hughes are also involved in this project and were in attendance.

For more information on the HAS's efforts visit: <http://www.eastsavannahgateway.com/the-choice-neighborhoods-initiative>

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

Other

7. [Recommendation on Process to Address Private Use of Tree Lawns](#)

Attachment: [Staff recommendation.pdf](#)

Attachment: [Photograph.pdf](#)

Board Action:

Postpone Item - PASS

Vote Results

Motion: Ben Farmer

Second: Lacy Manigault

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Joseph Welch	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye

8. [Report from Nominating Committee](#)

Board Action:	
Postpone Item - August 26, 2014 Regular MPC Meeting.	- PASS
Vote Results	
Motion: Ben Farmer	
Second: Lacy Manigault	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Joseph Welch	- Not Present

Amended Master Plan

9. [Godley Station North - Highlands Business Park - Benton Blvd at Highlands Blvd.](#)

Board Action:	
Postpone Item - August 26, 2014 Regular MPC	

Meeting: must be heard at this meeting or new application must be filed. - PASS

Vote Results

Motion: Ben Farmer

Second: Lacy Manigault

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Not Present

Zoning Petition - Map Amendment

10. [Map Amendment - 216 Felt Drive - R-10 to R-20 14-002433-ZA - WITHDRAWN](#)

Board Action:

Table Item - PASS

Vote Results

Motion: Ben Farmer

Second: Lacy Manigault

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Not Present

Zoning Petition - Staff Text Amendment

11. Digital Sign Ordinance - Street Classification Map Citation - WITHDRAWN

- Attachment: [Sec. 8-3112 Sign Permits-Required-Dec 2013.pdf](#)
- Attachment: [Sec. 8-3025\(c\)\(d\)\(e\)Development standards-Dec 2013.pdf](#)
- Attachment: [Staff Report Digital Sign Amendment.pdf](#)

Board Action:	
Table Item	- PASS
Vote Results	
Motion: Ben Farmer	
Second: Lacy Manigault	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Joseph Welch	- Not Present

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

12. July 15, 2014 MPC Meeting and Briefing Minutes

- Attachment: [07.15.14 MINUTES.pdf](#)
- Attachment: [07-15-14 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Susan Myers

Second: Lacy Manigault

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Not Present

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

Amended General Development Plan / Group Development Plan

13. [SCAD Weston-Dyson Housing Redevelopment - 121 & 231 W. Boundary Street](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plans.pdf](#)

Attachment: [Staff Report - 14-003361-PLAN.pdf](#)

Attachment: [Building Elevation Phasing Plan 08-05-14.pdf](#)

SCAD Weston-Dyson Housing Redevelopment

121 & 231 West Boundary Street

Aldermanic District: 1

County Commission District: 8

PIN 2-0017-01-014 and 2-0017-02-007

Zoning District: P-B-C

MPC File Number: 14-003029-PLAN

Engineer: Wolverton and Associates, Inc.

Owner: Savannah College of Art and Design (SCAD)

Agent: Tom Cetti

**** Mr. Ragsdale recused himself from this petition due to being a**

consultant on this project.

Mr. Gary Plumbley presented the petitioner's request for consideration of an Amended General Development Plan/Group Development for a site located at the southwest corner of West Oglethorpe Avenue and West Boundary Street. The purpose of the proposed development is to construct new dormitories for SCAD. There are 904 additional beds being requested to what was previously approved in 2010.

The MPC staff recommends **Approval** of the proposed Amended General Development Plan/Group Development including a 28 foot height variance from the maximum permitted height of 35 feet.

Mr. Harold Yellin, representative of the petitioner, presented their request. They are in agreement with staff's recommendation.

Mr. Neil Dawson, representative of the petitioner, stated the architectural plans have been modified to satisfy staff recommendations. They have consciously tried to retain the historic character of the area in their plans. The variance request is to get out of the flood plane.

There was Board discussion between the petitioner's representative and the Board.

Mr. Marshall motioned to approve staff recommendation with the condition that a full traffic study be done at the expense of the petitioner. It must be reviewed and approved by the Commission.

Mr. Thomson stated there is a written guide that the MPC will provide. He promised to be committed to the petitioner for assistance.

Mr. Blackburn stated he has concerns about traffic on West Boundary Street. He cannot approve without that being addressed. He moved to amend the motion that the traffic study and the specific development plan return to the Commission. **Ms. Myers** seconded the motion.

Mr. Thomson stated the site plan elements of a specific plan, not the full construction drawings for the buildings and things like that.

Mr. Plumbley stated that is basically an amended general development plan.

Mr. Mackey asked for clarification.

Mr. Thomson stated Mr. Plumbley is saying the petitioner needs to bring back an amended general development plan with a traffic study. He stated he (Mr. Thomson) phrased it as approving the general development plan with the condition that the specific development, the site plan elements of the specific plan with the traffic study be brought back and any specifics be included in that.

Mr. Plumbley stated the requirements of a Specific Development Plan have a significant cost difference; thus the amended general development would be more appropriate.

Mr. Coleman stated as long as s Plan comes back before the Commission.

Mr. Marshall stated the scope of the project is so large, the traffic study has to be done. If what is presented is not acceptable, they will just have to come back.

Ms. Cutter stated the City is in the process of capital projects adjacent to this area. Comprehensive traffic studies are underway; a wide area is taken into consideration. The concerns are being addressed.

Mr. Coleman requested the motion to be restated.

Mr. Blackburn stated to amend the motion for the specific site plan and traffic study be brought back to the Commission for review and approval. He stated perhaps he should not have used that terminology.

Mr. Mackey stated he wanted to be sure the developer's momentum does not stop.

Mr. Coleman stated that should not be a problem; it should already be in motion.

Mr. Thomson clarified that Mr. Marshall's motion was approval of the staff recommendation with the traffic study comment for MPC review. **Mr. Coleman** agreed. **Mr. Thomson** clarified Mr. Blackburn's original statement was to require a specific plan as an amendment or addition. **Mr. Blackburn** stated it probably should have been an addition. **Mr. Thomson** stated that would be to approve the general development plan with the specific plan needing to come back with the traffic study to the Planning Commission with any recommendation.

Mr. Coleman stated the Board is voting on the amendment to the original motion to add the review of specific development plan to the motion.

There was question about 3 feet and 28 feet variances. **Mr. Plumbley** stated the 28 foot variance included a 25 foot variance previously approved plus an additional 3 feet.

All voted by hand.

Mr. Plumbley stated you cannot have an amended specific development plan without first having submitted a specific development plan.

Mr. Coleman stated the Board needed to vote on the amended motion by Mr. Marshall. **Mr. Thomson** stated it was that the staff recommendation of approval of the general development plan be approved with the condition that the

specific development plan be returned to the Commission for review and approval and the traffic study in conjunction with the specific development be returned with any recommendations for needed improvements.

Board Action:

The MPC staff recommends **Approval** of the proposed Amended General Development Plan/Group Development including a 28 foot height variance from the maximum permitted height of 35 feet. FULL TRAFFIC ANALYSIS AT - PASS EXPENSE OF PETITIONER MUST BE INCLUDED AND APPROVED. Details of full study requirements will be provided by MPC and City.

Vote Results

Motion: Murray Marshall
Second: Ben Farmer
James Blackburn Jr. - Aye
Shedrick Coleman - Aye
Ellis Cook - Not Present
Stephanie Cutter - Aye
Ben Farmer - Aye
Timothy Mackey - Aye
Lacy Manigault - Aye
Murray Marshall - Aye
Tanya Milton - Aye
Susan Myers - Aye
James Overton - Not Present
Adam Ragsdale - Abstain
W. Lee Smith - Aye
Joseph Welch - Not Present

Board Action:

The MPC staff recommends **Approval** of the proposed Amended General Development Plan/Group Development including a 28 foot height variance from the maximum permitted height of 35 feet. INCLUDE AMENDED - PASS SPECIFIC SITE DEVELOPMENT AND TRAFFIC STUDY AT RETURN TO MPC BOARD FOR APPROVAL. Details of traffic study requirements will be provided by MPC and City.

Vote Results

Motion: James Blackburn Jr.

Second: Susan Myers

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Abstain
W. Lee Smith	- Nay
Joseph Welch	- Not Present

Zoning Petition - Staff Text Amendment

14. [Amended to Chatham County Zoning Definitions - Dwelling Units and Accessory Uses](#)

Attachment: [Z-140610-00058-1 Staff Report Accessory Building Conversion to Dwelling Units.pdf](#)

Mr. Jack Butler presented the MPC Staff request for an amendment to the Chatham County Zoning Ordinance, Sec. 2-10, 2-7, 2-117, 2-118, and 2-119 of the definitions section. Definitions to clarify the definitions of accessory and dwelling uses, and to facilitate the regulation of accessory structures are needed for proper reinforcement.

There was discussion regarding fraternity houses.

Board Action:

Staff recommends **approval** of the proposed amendment. - PASS

Vote Results

Motion: Susan Myers

Second: Ben Farmer

James Blackburn Jr.	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye

Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Not Present

15. [Establishing a Short Term Residential Rental Use | City of Savannah | Multiple Ordinance Sections | File No. 14-003621-ZA](#)

Attachment: [Staff Report-14-003621-ZA.pdf](#)

Attachment: [PowerPoint-August 5 2014.pdf](#)

Ms. Charlotte Moore presented the need for establishing a Short-term Residential Rental use to include a definition for the use, zoning districts, use conditions and parking requirements.

Mr. Keith Galloway, citizen and business owner, expressed his opposition to the petition.

Ms. Susan Trimble, citizen, expressed her approval of the petition.

Mr. Bill Durrence, citizen and business owner, stated he supported owner-occupied rentals. He expressed concern regarding properties without owner occupation, as well as concerns regarding density.

Mr. Bob Rosenwald, citizen and business owner, expressed concern regarding the density of VRBO's. He expressed concern about the trash generated by the businesses.

Mr. Michael Owens, President of the Tourism and Leadership Council, expressed his approval of the petition.

Ms. Gina Stone, citizen and business owner, expressed her approval of the petition.

Mr. Cory Jones, citizen and business owner, expressed his approval of the petition.

Ms. Inga Moore, citizen and business owner, expressed her concerns about student rentals.

Mr. Brett Turner, citizen and business owner, expressed his approval of the petition.

There was Board discussion.

Staff recommended approval of amendments to the following sections:

Article B (Zoning Districts)

- Sec. 8-3002 (Definitions)
- Sec. 8-3025(a) (Provisions Regarding Uses in the C & R Districts)
- Sec. 8-3025(b) (Provisions Regarding Uses in the B & I Districts)
- Sec. 8-3028(9) (Victorian Planned Neighborhood Conservation District)
- Sec. 8-3046(b)(1)(d) (Planned Unit Development-Mixed Use)

Article K (Mid-City Districts)

- Sec. 8-3214(2)(a) (Traditional Neighborhood District, Principal Uses)
- Sec. 8-3216(2)(a) (Traditional Commercial Districts, Principal Uses)
- Sec. 8-3217 (Residential Use Standards)

Article D (Off-street Parking and Service Requirements)

- Sec. 8-3089(1)c., Minimum Space Requirements for Off-street Parking Areas

The Board requested clarity of the proposed definition, therefore, postponed action on the petition.

Board Action:

Postpone Item - August 26, 2014 Regular MPC Meeting. - PASS

Vote Results

Motion: Murray Marshall

Second: Ben Farmer

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Nay

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Nay

Susan Myers - Not Present

James Overton - Not Present

Adam Ragsdale - Aye

W. Lee Smith	- Not Present
Joseph Welch	- Not Present

X. OTHER BUSINESS

XI. ADJOURNMENT

16. [Adjournment of August 5, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the August 5, 2014 Regular MPC Meeting at 4:58 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log August 5.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.