



Arthur A. Mendonsa Hearing Room
February 4, 2014 1:30 P.M.
MINUTES

February 4, 2014 Regular MPC Meeting

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

Members Not Present: Russ Abolt
Stephanie Cutter
W. James Overton

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
Charlotte Moore, Director of Special Projects
Jack Butler, Comprehensive Planner

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Tiras Petrea, Senior Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [February 6, 2014 | Chatham County Commission | Confirming Your Budget Goals Session | at 9:30 AM at the Trade Center.](#)

Attachment: [Abolt, Re; Confirming Your Budget Goals Session for Thursday, the 6th of February 012314.pdf](#)

2. [February 11, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)

3. [February 18, 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: [Development Review Case Log February 4, 2014.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

5. [11901 and 11903 Idlewood Drive | R-6 \(Single-family Residential\) to PUD-IS-B \(Planned Unit Development-Institutional\) or O-I \(Office-Institutional\) | File No. 13-005862-ZA](#)

Board Action:

Withdrawn by petitioner. - PASS

Vote Results

Motion: Ben Farmer

Second: Lacy Manigault

Russ Abolt - Not Present

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- 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 7, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [01.07.14 MPC MINUTES.pdf](#)

Attachment: [01-07-14 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

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

Authorization(s)

7. [Authorization for the Chairman to sign the authorizing resolution to submit the 2015 5303 \(Transit Planning\) grant application to the Georgia Department of Transportation](#)

Attachment: [MPC Board Memo for Resolution.pdf](#)

Board Action:

Approval for Chairman to authorize resolution for grant submission. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Susan Myers

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

8. [Authorize the Executive Director to execute the FY 2014 Metropolitan Transportation Planning Services Supplemental Agreement with GDOT.](#)

Attachment: [MPC Board Memo for Supplemental Agreement.pdf](#)

Board Action:

Authorize the Executive Director to execute the FY 2014 Metropolitan Planning Services Supplemental Agreement with Georgia Department of Transportation. - PASS

Vote Results

Motion: Ellis Cook

Second: Lacy Manigault

Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye

Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

Zoning Petition - Text Amendment

9. [Amendment to Sec. 8-3025\(b\), the Business and Industrial Use Schedule, to Allow Hotels or Apartment Hotels \(Use 7\) and Inns \(Use 9b\) in the B-C \(Community Business\) Zoning District | File No. 14-000202-ZA](#)

Attachment: [Staff Report Feb 4.pdf](#)

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

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Text Amendment

10. [Amendment to Section 8-3025\(a\), Conservation and Residential Use Schedule, to Allow a Bed and Breakfast Guest Unit, Use 12, in the RM-25 \(Residential Multi-family District, maximum of 25 dwelling units per net acre\) | File No. 13-006395-ZA](#)

Attachment: [Staff Report-Feb 4.pdf](#)

File No. 13-006395-ZA

Applicant: Vickie L. Weaver

Ms. Charlotte Moore, MPC Project Planner, stated the applicant was cited for illegal operation of a bed and breakfast in her residence in an RM-25 district. Staff recommended denial of the petition because it was not appropriate for the area where the house is located.

Ms. Myers stated many people are looking into doing that.

Ms. Vicki Weaver, petitioner, stated she was cited for operating an illegal inn, not bed and breakfast. She petitioned to rent excess bedrooms to students. She stated she has had international visitors that did not want to stay in a hotel, and to those that are transitioning to the area. The business and approval she seeks benefits Savannah and the neighborhood.

Mr. Mackey stated this type of business is contrary to the design of the area funded and accepted by the city to keep the integrity of the area; the restrictions are enforced to maintain that integrity. Changing the zoning may allow others to take advantage of the zoning and possibly yield unwanted rooming houses that will change the integrity of the area. He asked the petitioner if she contacted the neighborhood association regarding her request.

Ms. Weaver replied no, she was not aware that was necessary. She stated having the restriction of the homeowner living in the structure would reduce the unwanted transiency.

Mr. Blackburn requested staff to reconsider with consideration of restrictions for time of guest stay, number of bedrooms, and owner on the premises.

Mr. Plumbley stated this proposed change would be city-wide, not just the petitioner's neighborhood. He requested specific parameters from Mr. Blackburn.

Mr. Farmer requested consideration to make this work. He stated this is the hostess city of the south and Savannah has a reputable historic district.

Mr. Mackey stated time needs to be taken because this is a proposed city-wide change. Everyone will not want this in their neighborhood.

Board Action:

Postpone Item - to the February 18, 2014 Regular MPC Meeting. - PASS

Vote Results

Motion: Ben Farmer

Second: Susan Myers

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

Zoning Petition - Staff Map Amendment

11. [604 Wilmington Island Road | P-R-3/E-O \(Planned Multi-family Residential/Environmental Overlay\) to T-B \(Tourist Business\)/E-O | File No. Z-131211-00115-1](#)

Attachment: [Staff Report-Feb 4.pdf](#)

Attachment: [Follow-up Letter to Meeting Attendees-Dec 12.pdf](#)

Attachment: [Maps.pdf](#)

File No. Z-131211-00115-1

604 Wilmington Island Road

Property Identification Number: 1-0109-01-009

1.73 acres

County Commission District: 4 (Farrell)

Existing Zoning District: P-R-3-4.25 (Planned Multi-family Residential, 4.25 dwelling units an acre) / E-O (Environmental Overlay)

Proposed Zoning District: T-B (Tourist Business)/E-O (Environmental Overlay)

Petitioner: DBL, Inc. d/b/a Sail Harbor Marina and Boatyard

Owner: DBL, Inc.

Mr. Ragsdale recused himself from this petition because he is the

consultant for the project.

Ms. Charlotte Moore, MPC Project Planner, presented the petitioner's request for approval of a rezoning from a P-R-3-4.25 (Multi-family Residential-4.25 per net acre) district to a T-B (Tourist-Business) district in conjunction with a General Development Plan as provided in Sec. 4-6.5(1)(a). (See File No. 131211-00116-1 for the General Development Plan). The petitioner would like to construct a personal service pavilion, storage and parking. Staff recommended approval with the 12 conditions in the staff report and a variance to reduce a required buffer adjacent to an existing single family residence.

Mr. Richard Long, petitioner, stated his plans for the site to provide a safer entrance to the marina for its patrons. He does not plan to have two-story storage.

Mr. Dennis Chandler, neighboring resident, indicated there is RV storage on the site. He requested the property stay as it is currently zoned; it has been rezoned three time previously. He believes the presented site plan is not true to what is actually being done. The T-B rezoning will open the property to a lot of options not conducive to the neighborhood. He explained some of the previous rezonings that were granted and the requested zoning only benefits the petitioner.

Mr. Mackey asked what is the process according to the ordinance regarding zoning shopping.

Ms. Moore stated the property owner has the right to request any zoning district.

Mr. Mackey stated more questions should be asked at time of request to determine actual need to prohibit abuse of the process and burden on the neighborhood.

Ms. Penny Rossiter, area resident, stated the property has always been residential since her family has owned property in that area. The zoning is too broad; a future owner may disrespect the residential pattern of the area for current and future residents. She stated she was not aware of any neighborhood meeting initiated by the petitioner; was made aware of the plans of the petitioner by another neighbor.

Ms. Ann Howell, area resident, stated the broad zoning will allow RV's; the petitioner already has RV's on the property. The property values are just rising and the petitioner's buffering is not sufficient. The neighbors have concerns about the pavilion: the amount of people and potential parties. She stated she was not informed by the petitioner either, nor the residents in her building.

Ms. Sue Woolley, area resident, highlighted environmental issues and their impact that concern her.

Mr. Farmer stated the Department of Natural Resources would be involved as needed; some aspects are outside the jurisdiction of the MPC.

Mr. Mackey asked if all residents were notified of the postponed January 28, 2014 MPC meeting.

Ms. Moore replied that additional notices were not sent. However, original notification instructs all recipients to call the MPC the day of the meeting to see if the item is still on the agenda.

Mr. Thomson stated the January 28, 2014 meeting was opened by the chairman and no one was in attendance, therefore the meeting was then closed.

Mr. James Martin, area resident, stated the petitioner's plans may contribute to traffic problems on one of the worst curved roads in Chatham County. He requested the area be able to keep the integrity of the neighborhood.

Mr. Mackey stated in the previous petition, the integrity of the neighborhood was a key factor in deciding to continue it. The same integrity should be considered in all petitions for all the neighborhood, not just a part of it.

Mr. Coleman agreed.

Ms. Mary Ann Heim, area resident, stated three rezonings have been requested on this property since 2002 and the variance is not needed. She requests denial of the rezoning request.

Board Action:

Deny petitioner's request. - PASS

Vote Results

Motion: Ben Farmer

Second: Tanya Milton

Russ Abolt - Not Present

James Blackburn Jr. - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Not Present

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Not Present

Adam Ragsdale - Abstain

Joseph Welch - Aye

General Development Plan

12. [Sail Harbor Marina Expansion \(Vehicle Parking and Boat Storage\) | 604 Wilmington Island Road | File No. P-131211-00116-1](#)

- Attachment: [Staff Report-Feb 4.pdf](#)
- Attachment: [Site Plan-Jan 16 Submission.pdf](#)
- Attachment: [Follow-up Letter to Meeting Attendees-Dec 12.pdf](#)
- Attachment: [Site Photos.pdf](#)
- Attachment: [Site-1.pdf](#)

Board Action:

Deny petitioner's request. - PASS

Vote Results

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

Wireless Telecommunications Facility - New Facility/Nonconcealed Freestanding-Monopole

13. [Highlands WTF | 690 Highlands Blvd. | 4828](#)

- Attachment: [Maps and Images 4828.pdf](#)
- Attachment: [CityScape Report Highlands 4828.pdf](#)
- Attachment: [Supporting Documents 4828.pdf](#)
- Attachment: [WTF Report to MPC 13-004828-PLAN.pdf](#)

The applicant, Vantage Tower, is seeking approval to erect a 154-foot Wireless Telecommunications Facility ("WTF") with internally mounted antennae on a

property at 609 Highlands Boulevard, behind an existing pump station.

Staff recommended that the MPC **approve** the development of a 154-foot concealed wireless telecommunications facility with the following conditions: 1) tower shall be marked and lit per WTF Ordinance section 8-3196 (6) (b); 2) all feed lines be contained within the spine of the support structure; 3) all feed line ports shall be properly sealed to prevent access by wildlife; and 4) testing of the proposed generator onsite shall be limited to between 8 a.m. and 4 p.m., Mondays through Fridays.

Staff recommended **approval** of the requested reduction of the planted buffer from 15 feet with a six-foot fence to a five-foot vegetative buffer with a 10-foot fence.

Mr. Jack Butler, MPC Planner, presented the petitioner's request.

Mr. Terry Thomas, petitioner, was available to answer questions. Because of development plans currently in place, some of the trees cannot be removed. This necessitates the specifics of the petitioned request.

Board Action:

Approve the development of a 154-foot concealed wireless telecommunications facility with the following conditions: 1) tower shall be marked and lit per WTF Ordinance section 8-3196 (6) (b); 2) all feed lines be contained within the spine of the support structure; 3) all feed line ports shall be properly sealed to prevent access by wildlife; and 4) testing of the proposed generator onsite shall be limited to between 8 a.m. and 4 p.m., Mondays through Fridays. - PASS

Approval of the requested reduction of the planted buffer from 15 feet with a six-foot fence to a five-foot vegetative buffer with a 10-foot fence.

Vote Results

Motion: Ben Farmer
Second: Joseph Welch
Russ Abolt - Not Present
James Blackburn Jr. - Not Present
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Ben Farmer - Aye
Timothy Mackey - Aye

Lacy Manigault	- Aye
Murray Marshall	- Not Present
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Not Present
Adam Ragsdale	- Aye
Joseph Welch	- Aye

14. [North Godley WTF | 210 Highlands Blvd. | 13-004860-PLAN](#)

- Attachment: [CityScape Report North Godley 4860.pdf](#)
- Attachment: [Supporting Documents 4860.pdf](#)
- Attachment: [Maps and Images 4860 01-24-14.pdf](#)
- Attachment: [WTF Report to MPC 13-004860-PLAN.pdf](#)

The applicant, Vantage Tower, is seeking approval to erect a 154-foot Wireless Telecommunications Facility (“WTF”) with internally mounted antennae on a property at 210 Highlands Boulevard, within a community amenities site.

Staff recommended that the MPC approve the development of a 154-foot concealed wireless telecommunications facility with the following conditions: 1) tower shall be marked and lit per WTF Ordinance section 8-3196 (6) (b); 2) all feed lines be contained within the spine of the support structure; 3) all feed line ports shall be properly sealed to prevent access by wildlife; and 4) testing of the proposed generator onsite shall be limited to between 8 a.m. and 4 p.m., Mondays through Fridays.

Staff recommended **approval** of the requested reduction of the planted buffer from 15 feet with a six-foot fence to a five-foot vegetative buffer and 10-foot fence along the southeast side of the enclosure.

Mr. Jack Butler, MPC Planner, presented the petitioner's request. One resident in the area was concerned about possible health affects. He informed her the tower would be built to the specifics of the FCC which addresses health concerns.

Mr. Terry Thomas, petitioner, availed himself to questions, to which there were none.

Board Action:
Approve the development of a 154-foot concealed wireless telecommunications facility with the following conditions: 1) tower shall be marked and lit per WTF Ordinance section 8-3196 (6) (b); 2) all feed lines be contained within the spine of the support structure; 3) all feed line ports shall be properly sealed to prevent access by wildlife; and 4) testing of the proposed generator onsite shall be - PASS

limited to between 8 a.m. and 4 p.m., Mondays through Fridays.

Approval of the requested reduction of the planted buffer from 15 feet with a six-foot fence to a five-foot vegetative buffer and 10-foot fence along the southeast side of the enclosure.

Vote Results

Motion: Ben Farmer

Second: Adam Ragsdale

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

XI. OTHER BUSINESS

15. [Board Discussion Regarding 249 East Lathrop Avenue](#)

Attachment: [Before and After Photos.pdf](#)

Attachment: [Findings from the Office of the Zoning Administrator.pdf](#)

Attachment: [249 Lathrop Memo to Board.pdf](#)

Mr. Marcus Lotson addressed the recently rezoned parcel at 249 E. Lathrop Avenue regarding use of the property and enforcement actions taken by the City of Savannah.

XII. ADJOURNMENT

16. [Adjournment of February 4, 2014 Regular MPC Meeting](#)

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log February 4, 2014.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.