



Arthur A. Mendonsa Hearing Room
July 15, 2014 1:30 P.M.
MINUTES

July 15, 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
Tanya Milton
Susan Myers
W. James Overton
J. Adam Ragsdale
W. Lee Smith

Members Not Present: Timothy Mackey
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
Ellen Harris, Director of Urban Planning and Historic Preservation
Leah Michalak, Preservation Planner
Julie Yawn, Systems Analyst

Advisory Staff Present: Geoff Goins, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve Agenda](#)

Board Action:

Approve Agenda as presented. - PASS

Vote Results

Motion: Susan Myers

Second: Lacy Manigault

James Blackburn Jr. - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Not Present

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [July 22, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)

3. [August 5, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

Information Item(s) for Board Members

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

Attachment: [Review Log July 15.pdf](#)

V. PRESENTATIONS

5. [Beth Shiroishi, President, AT&T Georgia](#)

Attachment: [Shiroishi bio.pdf](#)

Ms. Beth Shiroishi, President of AT&T Georgia, was introduced by Gary Sanchez. Ms. Shiroishi has been with AT&T for 15 years. She explained AT&T's plans for communication in the future; how to best meet consumer demands and foster economic growth. Over \$34 million has been invested in Savannah in the past 3 years.

6. [Briefing on the 'Reclaiming Old West Broad Street- I-16 Exit Ramp Removal Study Phase II'](#)

Attachment: [OWB Mtg Flyer.pdf](#)

Ms. Emily Resiler and **Ms. Denise Krabowski**, along with Ellen Harris presented the briefing. Highlights from the public presentation were provided: aesthetics, access, and vibrancy.

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

Amended Master Plan

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

Board Action:

This item to be heard during the August 5, 2014 Regular MPC Meeting. - PASS

Vote Results

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

Zoning Petition - Map Amendment

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

Board Action:

This item to be heard during August 5, 2014
Regular MPC Meeting. This item is requested to - PASS
be re-advertised and not be further continued.

Vote Results

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

9. [June 24, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [06-24-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.24.14 MINUTES.pdf](#)

Board Action:

Approve minutes as submitted. - PASS

Vote Results

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

Victorian District - New Construction

10. [Petition of Sawyer Design Studio | 14-002964-COA | 202 West Waldburg Street | New Construction: 1 Duplex and 1 Triplex](#)

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

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

Attachment: [14-002964-COA Staff Report REVISED.pdf](#)

Board Action:

1. Approve the petition for new construction of a two-story triplex along West Waldburg Street and a two-story duplex along Barnard Street with the following conditions to be submitted to staff for final review and approval.
 - a. Relocate the paired windows on the rear façades of both buildings to align with the triple windows below.
 - b. Add a full-width transom above all front entry doors on the Waldburg building; and raise the head heights of all windows.
 - c. Increase the depth of the box windows on the front façade of the Barnard building.
 - d. Remove the solid walls proposed to separate the units on the porches and stoops for both buildings.
 - e. Reduce the height of all balustrades and handrails on both buildings to a maximum of 36 inches high, ensure that balusters are spaced no more than 4 inches apart, and increase the size of the newel posts.
 - f. Increase the diameter of the round portion of the

columns on the front stoops for the Barnard building.

g. Revise roofs to be all one material; either all asphalt shingle or all standing seam metal is acceptable.

h. Paint or stain all fences and vehicular gates visible from public rights-of-way (streets).

2. Approve all proposed rear and side yard setback variances because they are consistent with the development pattern of surrounding contributing sites and buildings.

Vote Results

Motion: Murray Marshall

Second: Tanya Milton

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

11. [Petition of Robert Van Dyke | 14-002974-COA | 523-525 East Park Avenue | New Construction: Single-Family](#)

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

Attachment: [Submittal Packet - Roof Sample and Mass Model.pdf](#)

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

Attachment: [14-002974-COA Staff Report REVISED.pdf](#)

Board Action:

Approval for new construction of a one-story, single-family residence on the two vacant parcels located at 523-525 East Park Avenue with the following conditions to be submitted to staff for final review and approval:

1. Add caps and bases to the front porch posts; they should be simple in design to complement the

modern design of the building.

2. Reduce the front porch balustrade height to 36 inches maximum; ensure that the picket spacing does not exceed 4 inches.

3. Add newel posts to the bottom of each stair rail at the front porch; they should be simple in design to complement the modern design of the building.

4. Redesign the proposed lattice infill type between the front porch piers to be simpler (less traditional lattice design – example: horizontal hog-penning) to complement the modern design of the building. Ensure that the infill is inset a minimum of 3 inches to accentuate the piers. - PASS

5. Ensure that the standing metal seam panel widths do not exceed 18-24 inches.

6. Add a smooth coat stucco finish to all concrete block foundation walls.

7. Ensure that the window muntins do not exceed 7/8 inch wide and have a simulated putty-glazed profile.

8. Reduce the height of the front fence to 6 feet maximum.

Vote Results

Motion: Murray Marshall

Second: Tanya Milton

James Blackburn Jr. - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Not Present

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

Zoning Petition - Text Amendment

12. [Text Amendment - Section 8-3025\(b\)19 Add Amphitheater to Cultural Facilities Use](#)

Attachment: [Z-130429-00029-1 Staff Report.pdf](#)

Mr. Ragsdale recused himself from this item.

Text Amendment to Savannah Zoning Ordinance Section 8-3025(b)(19)

Petitioner: Randolph Street Development LLC.
MPC File No. 14-002980-ZA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's proposition to amend Section 8-3025(b)(19) of the Savannah Zoning Ordinance to add amphitheater to the list of examples of cultural facilities. Recommend **approval** of the amendment to add amphitheater to the list of examples of cultural facilities in Use #19 with the condition that the establishment of the use require site plan approval.

Mr. Harold Yellin, representative of the petitioner, stated the petitioner is in agreement with staff recommendation. He stated he is aware of the additional procedures needed for project to start.

Mr. Marshall expressed concern about parking; amended the motion for parking to be considered with the site plan for approval.

Mr. Yellin stated there is no objection to the amended motion.

Board Action:

Recommend **approval** of the amendment to add amphitheater to the list of examples of cultural facilities in Use #19 with the condition that the establishment of the use require site plan approval. PARKING TO BE INCLUDED IN SITE PLAN APPROVAL. - PASS

Vote Results

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

James Overton	- Aye
Adam Ragsdale	- Not Present
W. Lee Smith	- Aye
Joseph Welch	- Not Present

Zoning Petition - Map Amendment

13. Map Amendment - 660 East Broughton Street, 10 East Broad Street and 88 Randolph Street - RIP-B and I-L to R-B-C

Attachment: [Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Existing and Proposed Zoning Districts.pdf](#)

Mr. Ragsdale recused himself from this item.

Petitioner: Harold Yellin, Agent
Randolph Street Development LLC, Owner

660 East Broughton Street, 10 East Broad Street and 88 Randolph Street
PIN(s) 2-0005-06-010, 200005-06-012 and 2-0005-22- 002
8.8 acres
Aldermanic District; 2
County Commission District: 2
MPC File No. 14-002980-ZA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone property located at 660 East Broughton Street, 10 East Broad Street and 88 Randolph Street from the current R-I-P-B and I-L zoning districts to the R-B-C zoning district. Staff recommended approval of the request to rezone 660 East Broughton Street, 10 East Broad Street and 88 Randolph Street from the R-I-P-B and I-L classification to the R-B-C classification.

Mr. Yellin, representative of the petitioner, stated they support staff recommendation.

Board Action:

Recommend approval of the request to rezone 660 East Broughton Street, 10 East Broad Street and 88 Randolph Street from the R-I-P-B and I-L classification to the R-B-C classification. - PASS

Vote Results

Motion: Ben Farmer
Second: Murray Marshall

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

14. [Historic District Height Map Amendment | 200-500 West River Street | 14-002976-ZA](#)

- Attachment: [Staff Report - Height Map.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Submittal Packet.pdf](#)
- Attachment: [PUBLIC COMMENT Re 200-500 West River Street 14-002976-ZA LEON ANDERSON.pdf](#)
- Attachment: [PUBLIC COMMENT Re 200-500 West River Street 14-002976-ZA MARK TERESA BRADSHAW.pdf](#)

Ms. Ellen Harris, Director of Historic Preservation presented the petitioner's requesting to amend the Historic District Height Map (established in Section 8-3030(n)(2), Historic District, Design Standards, Height, of the City of Savannah Zoning Ordinance) to modify the height zones in the northwestern quadrant of the historic district. The amendment proposes to allow a maximum of three stories or 45 feet above Bay Street (approximately six stories) in the northwestern corner of the Savannah Historic District extending (i) approximately 190 feet west of the western right-of-way line of Martin Luther King, Jr. Blvd. along the Savannah River; and (ii) approximately 555 feet east of the eastern right-of-way line of Martin Luther King, Jr. Blvd. along the Savannah River ("Power Plant Site"); and a maximum of one story above Bay Street (approximately four stories) in the northwestern corner of the Savannah Historic District extending approximately 250 feet along the Savannah River to the east of the Power Plant Site, as illustrated in the Historic District Height Map.

After a lawsuit was filed alleging the zoning procedures law was violated, the City Attorney recommended the petitioner resubmit this item as a map amendment, rather than as a text amendment to satisfy noticing preferences.

Staff recommended denial of the proposed amendment to the Historic District Height Map, referenced in Section 8-3030(n)(2) of the Savannah Zoning

Ordinance, to allow a maximum of three stories or 45 feet above Bay Street (approximately six stories) in the northwestern corner of the Savannah Historic District extending (i) approximately 190 feet west of the western right-of-way line of Martin Luther King, Jr. Blvd. along the Savannah River; and (ii) approximately 555 feet east of the eastern right-of-way line of Martin Luther King, Jr. Blvd. along the Savannah River (“Power Plant Site”); and a maximum of one story above Bay Street (approximately four stories) in the northwestern corner of the Savannah Historic District extending approximately 250 feet along the Savannah River to the east of the Power Plant Site, as illustrated in the Historic District Height map.

Mr. Brooks Stillwell, City Attorney, explained the reasoning of their suggestion to the petitioner. The City wanted to be sure no one could say they were not noticed about this petition.

Mr. Harold Yellin, representative of the petitioner, stated they are willing to follow the City Attorney's recommendation.

There was discussion between Mr. Stillwell and the Board regarding how the potential change could affect the area versus only the petitioned area.

Ms. Julie Barnes, area resident, requested the Board consider thoughtfully before approving this petition. Keeping the historic area as it is understood and perceived to be essential to the integrity of the area; adjusting the height could have a negative impact on tourism.

Mr. Daniel Carey, of the Historic Savannah Foundation, stated he and his organization support staff recommendation. They also support the project as it will help the area by using the existing power plant. However, they object to the three new buildings immediately to the east as they are 4 to 6 stories above River Street.

Mr. Yellin stated the request is restricted to the petitioned property.

Board Action:

Approve petitioner's request (deny staff recommendation). - PASS

Vote Results

Motion: Tanya Milton

Second: Ellis Cook

James Blackburn Jr. - Aye

Shedrick Coleman - Nay

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Nay

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

XI. OTHER BUSINESS

15. [Chairman to Appoint Nominating Committee](#)

Mr. Coleman nominated Mr. Overton, Ms. Milton, and Mr. Ragsdale. Per Mr. Coleman, all have accepted the nominations.

Mr. Thomson stated the committee will report at the August 5, 2014 MPC meeting. The vote will be at the August 26, 2014 meeting. The backup voting will be in September 2014 for voting and taking of office in October 2014.

XII. ADJOURNMENT

16. [Adjournment of July 15, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the July 15, 2014 MPC Meeting at 3:37 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log July 15.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.