



Arthur A. Mendonsa Hearing Room  
March 11, 2014 1:30 P.M.  
MINUTES

**March 11, 2014 Regular MPC Meeting**

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

**Members Not Present:** Russ Abolt  
Stephanie Cutter  
Ben Farmer

**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  
Charlotte Moore, Director of Special Projects  
Ellen Harris, Director of Historic Preservation  
Julie Yawn, Information Services

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator  
Geoff Goins, City Zoning Administrator  
Peter Shonka, Assistant City Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

1. [March 11, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
2. [March 25, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)
3. [April 1, 2014 MPC Bylaws Committee Meeting at 11:00 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: [Development Review Case Log March 11 2014.pdf](#)

**V. PRESENTATIONS**

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

**Tri-Centennial Comprehensive Plan Amendment - Map Amendment**

5. [5108 Skidaway Road | Future Land Use Map Amendment from Residential Suburban Single Family to Commercial Neighborhood | File No. 14-000899-CPA](#)

**Board Action:**

Postpone Item to April 1, 2014 Regular MPC meeting. - 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 - Not Present  
Timothy Mackey - Aye

Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

**Zoning Petition - Map Amendment**

6. [5108 Skidaway Road | R-6 \(One Family Residential\) to O-I \(Office-Institutional\) | File No. 14-000638-ZA](#)

**Board Action:**

Postpone Item to April 1, 2014 Regular MPC meeting. - 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	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

7. [2111 Norwood Avenue Rezoning Request R-1 / TC \(One Family Residential / Towncenter Overlay to P-B-C \(Planned Community Business\)](#)

**Board Action:**

Postpone Item to April 22, 2014 Regular MPC meeting. - 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 - Not Present  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Murray Marshall - Aye  
Tanya Milton - Aye  
Susan Myers - Aye  
James Overton - Aye  
Adam Ragsdale - Aye  
Joseph Welch - Aye

**Zoning Petition - Text Amendment**

8. [Amendment to Section 8-3025\(a\), Conservation and Residential Use Schedule, to Allow a Bed and Breakfast Guest Unit, Use 12, in the R-M \(Residential Multi-family District\) | File No. 13-006395-ZA](#)

Attachment: [Planning Commission Staff Continuance Request.pdf](#)

**Board Action:**

Postpone Item to April 1, 2014 Regular MPC meeting. - 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 - Not Present  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Murray Marshall - Aye  
Tanya Milton - Aye  
Susan Myers - Aye  
James Overton - Aye  
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

#### 9. [February 18, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [02.18.14 MEETING MINUTES.pdf](#)

Attachment: [02-18-14 MPC BRIEFING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: Tanya Milton

Second: Susan Myers

Russ Abolt - Not Present

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

### Tri-Centennial Comprehensive Plan Amendment - Map Amendment

#### 10. [1716 Habersham St and 401 E 34th St | Future Land Use Map Amendment from Traditional Neighborhood to Traditional Commercial | File No. 14-000905-CPA](#)

Attachment: [Maps.pdf](#)

Attachment: [Sanborn Historic Maps.pdf](#)

Attachment: [Comp Plan Policies.pdf](#)  
Attachment: [Staff Report-March 11-Updated.pdf](#)

**Board Action:**

Retention of the existing Traditional Neighborhood Future Land Use Map classification. This classification will not affect the multi-family residential development planned for the subject property and does not limit the desired density. - PASS

**Vote Results**

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

**Zoning Petition - Map Amendment**

11. 540 Selma Street |B-C (Community Business) to RIP-B-1 (Residential Medium Density) | File No. 14-000778-ZA

Attachment: [Staff Report-Mar 11.pdf](#)  
Attachment: [B-C District List of Uses.pdf](#)  
Attachment: [RIP-B-1 List of Uses.pdf](#)  
Attachment: [R-B-C-1 List of Uses.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Letter of Opposition.pdf](#)  
Attachment: [Maps.pdf](#)

**Board Action:**

Approval of the request to rezone the subject property from a B-C (Community Business) zoning classification to an R-B-C-1 (Residential Business Conservation-Extended) zoning classification. - PASS

**Vote Results**

Motion: Tanya Milton

Second: Susan Myers

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

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**Amended General Development Plan / Group Development Plan**

12. [Victory Crossing Shopping Center - 1800 E. Victory Drive - Amended General Development Plan/Group Development](#)

Attachment: [01-07-14 General Development Plan.pdf](#)

Attachment: [03-11-14 Revised Gen Dev Plan.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [03-11-14 - Staff Report - 13-005277-PLAN - Victory Crossing - Amended Gen Dev Plan.pdf](#)

*This item was removed from the Consent Agenda.*

Victory Crossing Shopping Center

1800 East Victory Drive

Amended General Development Plan/Group Development

Zoning: B-H

PIN 2: 0078-10-013, 014, 015, 016, 017, 018, 019, and 020

Aldermanic District: 2

County Commission District: 2

Acreage: 6.76 Acres

Engineer: Wolverton and Associates  
Owner: Morley Investment Group, LLC  
Agent: Tom Cetti

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request for consideration of an Amended General Development Plan/Group Development for a site located at 1800 East Victory Drive. The petitioner is desirous of expanding the existing commercial shopping center by incorporating the westernmost 1.24 site (presently 8 individual parcels).

**Mr. Blackburn, Jr.** asked if time restrictions for truck passage were proposed.

**Mr. Plumbley** replied no.

**Mr. Kevin Finly** identified himself as president of Worley Investment Group.

**Ms. Myers** asked if the excess 50 parking spaces could be traded to preserve the oak tree on the corner of Victory and Victory Manor Place.

**Mr. Finly** replied he did not know.

**Mr. Tom Cetti**, representative of the petitioner, stated the status of the tree would have to be confirmed.

**Mr. Blackburn, Jr.** asked if the developer would be opposed to adding restrictions for delivery truck times in order to respect the neighbors.

**Mr. Finley** replied yes.

**Mr. Cetti** stated that they have to adhere to what the traffic engineer requires; they have to have access to the traffic light.

**Mr. Cook** motioned to accept staff recommendation; seconded by **Mr. Welch**. **Mr. Blackburn, Jr.** motioned to amend the motion is impose time restrictions on delivery trucks for the outlet at Victory Place from 9:00 a.m. to 9:00 p.m. The motion to amend failed.

**Board Action:**

The MPC staff recommends **approval** of the requested variances and the proposed Amended General Development Plan/Group Development. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Joseph Welch  
Russ Abolt - Not Present



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

**Board Action:**  
The MPC staff recommends **approval** of the requested variances and the proposed Amended General Development Plan/Group Development. WITH RESTRICTION OF HOURS (NONE BETWEEN 9:00 AM AND 9:00 PM )OF OPERATION FOR COMMERCIAL TRUCKS. - FAIL

**Vote Results**  
Motion: James Blackburn Jr.  
Second: Lacy Manigault

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

**Zoning Petition - Text Amendment**

[13. Amendment to Sec. 8-3030\(n\)\(12\), Historic District, Design Standards, Fences, Trellises, and Walls | File No. 14-000641-ZA](#)

Attachment: [Staff recommendation.pdf](#)

Attachment: [Photograph.pdf](#)

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

**Ms. Ellen Harris**, Director of Urban Planning and Historic Preservation, presented a request to amend Article B (Zoning Districts), Sec. 8-3030 (Historic District), (n) (12) Fences, trellis, and walls to allow a 32 inch tall wooden picket fence in the tree lawn at 554 East Taylor Street. This is a result of the applicant building fence without obtaining Certificate of Appropriateness and after review, the after-the-fact-petition was denied. The Historic Board of Review stated it was not visually compatible.

Staff believes this request should be through appeals or variance processes as opposed to a text amendment. Staff recommends denial of the amendment to Article B (Zoning Districts), Sec. 8-3030 (Historic District), (n) (12) Fences, trellis, and walls to allow a 32 inch tall wooden picket fence in the tree lawn at 554 East Taylor Street.

**Board Action:**

Denial of the amendment to Article B (Zoning Districts), Sec. 8-3030 (Historic District), (n) (12) Fences, trellis, and walls to allow a 32 inch tall wooden picket fence in the tree lawn at 554 East Taylor Street. - PASS

**Vote Results**

Motion: Susan Myers

Second: Lacy Manigault

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

14. [Amendment to Sec. 8-3030\(n\)\(12\), Historic District, Design Standards, Height to Increase the Maximum Number of Building Stories | File No. 14-000709-ZA](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet- Application and supporting information.pdf](#)

Attachment: [Aerial.pdf](#)

Attachment: [Context- Historic maps.pdf](#)

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

Ms. Ellen Harris presented the petitioner's request 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 (effectively six stories) in the northwestern corner of the Savannah Historic District extending approximately 775 feet along the Savannah River to the east and west of the Power Plant Site.

The amendment also proposes to allow a maximum of one story above Bay Street (effectively four stories) extending approximately 375 feet along the Savannah River to the east of the Power Plant Site as illustrated in the attached application and submittal.

In 1992, a report entitled, "A City of Streets and Squares: Savannah Design Guidelines for the Historic District" was prepared for the City of Savannah by Christopher Chadbourne with Clarion Associates, Inc. Also known as the Chadbourne Report, it made recommendations for measurable design standards in the Savannah Historic District to help preserve the historic character and provide predictability to property owners and residents. The Report stressed the importance of height guidelines to bring "predictability to the development community, surety to the neighborhoods and continuity to the historic city which is at the root of the city's tourist economy." This report included the first height map developed for the historic district (Figure 1).

A citizen steering committee, using the Chadbourne recommendations as a guide, revised the historic district ordinance including a new height map, and was officially adopted by the Mayor and Alderman in 1997 (Figure 2).

In 2003, the height map was subsequently reevaluated and amended, but the changes did not impact the subject area (Figure 3).

The current adopted height map limits height to three stories west of the Power Plant and two stories for the Power Plant itself and the area east of the Power Plant.

The amendment proposes to allow a maximum of three-stories or 45 feet above Bay Street for the area that includes the Power Plant as well as east and west of the site. 45 feet above Bay Street, as measured at City Hall, equates to 79 feet tall at the subject site. The petitioner has stated that they intend to construct a six story building (Building C) east of the power plant. The number of stories for the building to the west of the power plant was not specified.

The amendment also proposes to allow a maximum of one story above Bay Street (effectively four stories) to the east of the Power Plant. The petitioner has stated that they intend to construct two four story buildings (Buildings A and B) in this location.

The distinction in maximum heights along the riverfront versus those on Bay Street (ie the distinction between “three above Bay” or “three above River”) references the historic condition of taller buildings along following the 40-foot bluff. The bluff condition does not exist at the River Street level, therefore staff recommends any change to the Height Map in this area reference the number of stories above River Street, not Bay Street.

Chadbourne’s Height Map recommends five stories be permitted at the west of the Power Plant, and three stories be permitted at the Power Plant and to the east of the Power Plant.

Chadbourne’s Report notes the importance of retaining low building heights along the water front to allow visibility of the legible edge to the city made by buildings on the south side of the street. Retaining lower stories along the waterfront helps to extend the historic development pattern into these adjacent areas to provide a cohesive edge to the district.

While this area is unusual in that a tall, historic building currently exists on the north side of River Street, staff feels it is critically important for the height north of River Street to transition to lower heights to the east, to be more in keeping with the low, smaller scale buildings which exist north of River Street further east.

In this zoning district of the Savannah Historic District, large scale development has the opportunity to earn a “bonus” story above the height map for meeting certain criteria, provided the proposed height is visually compatible.

Staff recommends approval of an alternative amendment to the Historic District Height Map, referenced in Section 8-3030(n)(2) of the Savannah Zoning Ordinance, to allow “five stories above River Street” to the area west of and including the Power Plant site, and to allow “three stories above River Street” to the area east of the Power Plant site. Development may qualify for a “bonus story” as permitted in the Historic District Ordinance.

**Mr. Harold Yellin**, representing the petitioner, stated they sought guidance from MPC staff and local leaders as to the appropriate review process. He held an Open House and invited various entities though notices were not required. Because there are multiple buildings involved, it was desired not to go before the ZBA with five different petitions. The route they have chosen still requires going before the HBR. They will not seek a bonus story if the height map amendment is approved.

**Mr. Christian Sottile**, representative of the petitioner, provided a visual

presentation of the historical site and the proposed project. He stated the area itself designates the design of the project. He believes the height map is incorrect; it is not calibrated to the site, using the historical streets and structures as guides. There are aspect of the map they do agree with, such as the necessity a park and stairs to connect with the river front. He stated Chadbourne stated if the site is decommissioned, that would be an opportunity to fix the problem. They would like to develop broad sidewalks on the north side of River Street and fill in the massing; a six-story structure west and east sides of the power plant, and feather down to the existing four-story height zone to the east.

**Mr. Richard Kessler**, petitioner, stated this project was designed with the city in mind and it will be an economic benefit.

**Ms. Myers** asked who will pay for the extension of the River Walk.

**Mr. Kessler** stated that has not yet been determined, nor the sidewalk. They are in conversation with the city regarding that funding. It is in the plan of the developer for the park with the project development.

**Mr. Cook** asked what will be the plan if the city does not get involved.

**Mr. Kessler** stated the believes the city recognizes it would be to the city's benefit to participate.

**Mr. Keith Howington**, speaking as citizen, requested the Board carefully consider the petition's request. The text amendment can set a precedent that can have a negative affect on the Oglethorpe Plan, specifically properties north of River Street.

**Mr. Richard Mopper**, citizen, stated the project will block his view.

**Ms. Gene Carpenter**, citizen, asked the Board to remember the reason the plan was adopted as it was regarding this end of River Street. The petitioner should be able to work with the existing guidelines. The text amendment will affect the future.

**Mr. Bill Stuebe**, Downtown Neighborhood Association, stated they support the project but oppose the text amendment. Variances should be requested rather than a blanket change; it will grant the developer much more than presented.

**Mr. Daniel Carey**, Historic Savannah Foundation, stated the Oglethorpe Plan went to the water. He stated revenue should not be considered in the decision-making process. He requested more time to process all of this information. He has concerns about views from the north as well. The existing building should be as is and the proposed buildings to the east of the existing building should go through the normal process; it takes no additional time. Those buildings should go through ZBA and HDBR.

**Mr. Robin Williams**, citizen, stated height is measured in stories, not in feet. It is possible each story is 20 feet high; the building height itself needs to be regulated. He requested for the Board to proceed with caution and for the height to follow the profile of the waterfront as it steps down.

**Mr. Patrick Shay**, downtown resident, showed a visual presentation of what the text amendment would allow. He requested the Board to tie the height limit to River Street; a 'story' is ill-defined in the ordinance. The height of the building could be higher than what is presented.

**Mr. Rusty Ross**, representing Rockbridge Capital, stated he client is considering building a hotel on the opposing end of River Street. He stated he and his client are watching what will be allowed for this petition; this petitioner has requested a 300% increase in height. His client is trying accepting and trying to stay within the parameters of the ordinance, rather than request more or modify the ordinance.

**Mr. Bob Isaacson**, representing the owner of the building in front of the petitioned structure, stated the proposed project will obstruct the view of his client's view of the river. He believes the project will be beneficial for the area, but it needs to be have the input of the current tenants and landowners. Height limitations are critical to the vibrancy of River Street. He stated his client did not get notice; necessary for a requested change of this magnitude to the law itself. He is also opposed to staff recommendation.

**Mr. Noble Boykin**, representing Laudin Place residents, stated his clients have purchased their homes to view the river. They were purchased with the protective view charter and paid taxes to ensure that. This project may start a precedent that may not be able to be stopped. They are requesting tabling the petition to get input from the neighbors.

**Mr. Ramsey Khalidi**, citizen, stated height is not 'one size fits all'.

**Mr. Yellin** stated they are more than willing to enter into a restrictive covenant to reassure all that they are not trying to gain extra height or strive to have 100% lot coverage. He stated he is certain all notice requirements were met. Many revisions were made to appease as many as possible.

**Mr. Sottile** stated the proposed project is smaller than the original footprint. They are using a private parcel but opening up accessibility to the public, contrary to the Hyatt. They have considered views from existing properties and working on it.

**Ms. Harris** stated the HBR protects buildings and fences, not corridors. She gave explanation of staff recommendation. She agreed that the Height Map should be reevaluated.

**Mr. Pete Shonka**, City Engineer, stated it is premature to make a statement regarding a river walk; the city does not own that property. Permission from

state and federal government would have to be obtained.

**Mr. Blackburn, Jr.** stated text amendments do not warrant individual notice to adjacent property owners and did not have to be posted; the appropriate measures were taken.

**Mr. Marshall** asked how many feet for roof height maximum for River Street.

**Ms. Harris** stated there is no feet limitation; there is a story limitation. The only exception is the three-story limit on Bay Street or 45 feet. The petitioner is requesting this and staff feels this is inappropriate. It would allow up to 79 feet in height.

**Mr. Blackburn, Jr.** asked if the petitioner could accept staff's recommendation.

**Mr. Sottile** replied no.

**Mr. Blackburn, Jr.** stated he would like to continue petitioner so staff and the petitioner can get together to determine what all can live with, not necessarily what all desires.

**Board Action:**

Continue public hearing to April 1, 2014 Regular MPC meeting. - PASS

**Vote Results**

Motion: Adam Ragsdale

Second: Joseph Welch

Russ Abolt - Not Present

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Not Present

Susan Myers - Aye

James Overton - Nay

Adam Ragsdale - Aye

Joseph Welch - Aye

15. 2010 East President Street | Future Land Use Map Amendment from Commercial Suburban to Residential General | File No. 14-000900-CPA

Attachment: [14-000900-CPA - Staff Report - Comp Plan Amendment report-2010 East President Street.pdf](#)

Attachment: [Maps.pdf](#)

2010 East President Street  
Property Identification Number: 2-0008-01-001 (portion)  
18.73 acres  
City Aldermanic District: 3 (Hall)  
County Commission District: 3 (Center)  
Existing Future Land Use Map Classification: Commercial Suburban  
Proposed Future Land Use Map Classification: Residential General  
Petitioner: Mariner Group, LLC  
Property Owner: JS&H Enterprises, LLC  
Agent: Harold B. Yellin (HunterMaclean)

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request to change the zoning to R-M-27 and B-C from PUD-BC. The site was rezoned from R-M and B-C to its present PUD-BC classification to accommodate a Costco store, which did not come to fruition, leaving the property unused. It has been determined residential would be appropriate for the site. Any approved business would generate more traffic than a residential area.

**Mr. Blackburn, Jr.** stated the reason it is not residential now is because of the industrial community next to it.

**Mr. Harold Yellin**, representative of the petitioner, stated the plan of the project will help preserve the trees on the site. The plan is to maximize tree protection.

MPC staff recommends **Approval** of the petitioner's request to amend the Future Land Use Map from Commercial Suburban to General Residential.

**Board Action:**

MPC staff recommends **Approval** of the petitioner's request to amend the Future Land Use Map from Commercial Suburban to General Residential. - PASS

**Vote Results**

Motion: Adam Ragsdale  
Second: James Blackburn Jr.  
Russ Abolt - Not Present  
James Blackburn Jr. - Aye



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

### Zoning Petition - Map Amendment

16. 2010 East President Street | PUD-BC (Planned Unit Development Community Business) to R-M-27 and B-C (Multi-family Residential, 27 dwelling units per net acre and Community Business) | File No 14-000710-ZA

Attachment: [14-000710-ZA - Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [14-000710-ZA - Staff Report.pdf](#)

File No. 14-000710-ZA

2010 East President Street

Property Identification Number: 2-0008-01-001

18.73 acres

City Aldermanic District: 3 (Hall)

County Commission District: 3 (Center)

Existing Zoning District: PUD-BC (Planned Unit Development-Community Business)

Proposed Zoning District(s): RM-27 (Multi-family Residential, 27 dwelling units per net acre and B-C (Community Business))

Petitioner: Mariner Group, LLC

Property Owner: JS&H Enterprises, LLC

Agent: Harold B. Yellin (HunterMaclean)

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request to change the zoning to R-M-27 and B-C from PUD-BC. The site was rezoned from R-M and B-C to its present PUD-BC classification to accommodate a Costco store, which did not come to fruition, leaving the property unused. It has been determined residential would be appropriate for the site. Any approved business would generate more traffic than a residential area.

**Mr. Blackburn, Jr.** stated the reason it is not residential now is because of the industrial community next to it.

**Mr. Harold Yellin**, representative of the petitioner, stated the plan of the project will help preserve the trees on the site. The plan is to maximize tree protection.

MPC staff recommends **Approval** of the petitioner's request to rezone the subject property from a PUD-B-B-C classification to R-M-27 and B-C classifications based on findings identified in the staff report

**Board Action:**

MPC staff recommends **Approval** of the petitioner's request to rezone the subject property from a PUD-B-B-C classification to R-M-27 and B-C classifications based on findings identified in the staff report. - PASS

**Vote Results**

Motion: Adam Ragsdale

Second: James Blackburn Jr.

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

17. [6413 Waters Avenue | R-6 \(One-family Residential\) to O-I \(Office-Institutional\) | File No. 13-004852-ZA](#)

Attachment: [Staff Report-Mar 11.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [R-6 District Permitted Uses.pdf](#)

Attachment: [O-I District Permitted Uses.pdf](#)

Attachment: [Photos.pdf](#)

*This item was removed from Consent Agenda.*

File 13-004852-ZA

6413 Waters Avenue  
Property Identification Number: 2-0146-03-002  
Acreage: 0.85  
Aldermanic District: 4 (Sprague)  
County Commission District: 1 (Stone)  
Existing Zoning District: R-6 (One-family Residential)  
Proposed Zoning District: O-I (Office-Institutional)  
Petitioner: Christopher J. Masters  
Property Owner: Christopher J. Masters

**Ms. Charlotte Moore**, MPC Project Planner, presented the petition to be rezoned from R-6 to O-I. This zoning will afford more use flexibility for the property. Staff approves of the petitioner's request.

**Mr. Paul Troxler**, area resident, is concerned with the change altering the character of the neighborhood. Would like for the zoning to stay as it is. The area residents need to be considered. He thinks R-6 is appropriate zoning.

**Mr. Chris Masters**, petitioner, stated there has always been business on the property and the opposing corners.

**Mr. Pop Seniwong**, purchaser of the property, stated he wants to expand his current internal medicine practice. He addressed the traffic by his current patient zip code percentatge; most are already on the southside. He states they see 20 to 24 patients per day.

**Board Action:**

Approval. See staff report. - 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 - Not Present  
Timothy Mackey - Not Present  
Lacy Manigault - Aye  
Murray Marshall - Aye  
Tanya Milton - Not Present  
Susan Myers - Aye

James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Not Present

18. Map Amendment - 41 Tidewater Road - R-1-A (One Family Residential 12,000 square foot lot minimum) to R-1 (One Family Residential 6,000 square foot lot minimum) Z-140212-00017-1

- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Exhibits.pdf](#)
- Attachment: [Staff Report.pdf](#)

*This item was removed from the Consent Agenda.*

Petitioners: Richard T. Abt & Sally Hamilton, Owners

Address: 41 Tidewater Road  
PIN: 1-0303-02-084  
0.77 Acres  
Aldermanic District: NA  
Commission District: 1  
MPC File No. Z-140210-00017-1

**Mr. Marcus Lotson**, MPC Project Planner, presented the petitioner's request for a map amendment from R-1-A to R-1 at 41 Tidewater Road. Staff recommends **approval** of the request to rezone a portion of 41 Tidewater Road from the existing R-1-A to the proposed R-1 zoning classification.

**Mr. Rick Abt**, petitioner, stated his plan is to best utilize the property and neighborhood. Current house is an eyesore. Spoke with neighborhood; great support.

**Board Action:**

MPC staff recommends **approval** of the request to rezone a portion of 41 Tidewater Road from the existing R-1-A to the proposed R-1 zoning classification. - PASS

**Vote Results**

Motion: Susan Myers  
Second: James Blackburn Jr.  
Russ Abolt - Not Present  
James Blackburn Jr. - Aye  
Shedrick Coleman - Aye  
Ellis Cook - Aye  
Stephanie Cutter - Not Present

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

## General Development Plan

### 19. Mariner Grove Apartment Complex - 2010 East President Street

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

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [03-11-14 - Staff Report 14-000701-PLAN - Mariner Grove - GDP.pdf](#)

Mariner Grove Apartment Complex  
2010 East President Street  
Northwest corner of East President Street and Wahlstrom Road  
PIN 2-008-01-001 (portion)  
Acreage: 16.223 Acres  
Agent: Ryan Smith  
Engineer: Thomas and Hutton Engineering  
Developer: Mariner Group LTD.  
Owner: JS&H Enterprises, LLP  
Aldermanic District: 3  
County Commission District: 3  
Zoning District (requested): R-M-27  
MPC File Number 14-000701-PLAN

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request for consideration of a General Development Plan for a residential multi-family apartment complex to be located at the northeast corner of East President Street and Wahlstrom. The proposed complex will consist of 323 units on a 16.223 acre tract of land. It has been determined residential would be appropriate for the site. Any approved business would generate more traffic than a residential area. The MPC staff recommends **Approval** of the proposed General Development Plan to include the requested variance of a 9 foot rear yard setback variance from the required 25 feet on the northwest portion of the site. The purpose of the requested variance is to allow the construction of a covered garage for 10 parking spaces.

**Mr. Blackburn, Jr.** stated the reason it is not residential now is because of the industrial community next to it.

**Mr. Harold Yellin**, representative of the petitioner, stated the plan of the project will help preserve the trees on the site. The plan is to maximize tree protection.

**Board Action:**

The MPC staff recommends **Approval** of the proposed General Development Plan to include the - PASS requested variance.

**Vote Results**

Motion: Adam Ragsdale

Second: James Blackburn Jr.

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

**Zoning Petition - Staff Text Amendment**

20. [Text Amendment - Section 8-3025\(d\) - Development Standards for Residential Density](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Broughton Street Corridor.pdf](#)

Staff generated text amendment to the Savannah Zoning Ordinance

Section 8-3025(d)

MPC File No. 14-000889-ZA

**Mr. Marcus Lotson**, MPC Project Planner, presented staff's proposition of a Text Amendment to exempt certain mixed used buildings from the lot area per dwelling unit requirement. Staff recommends **approval** of a text amendment for the Broughton Street corridor that would exempt certain mixed use buildings from the lot area per dwelling unit requirement.

**Mr. Blackburn, Jr.** stated he does not think this is a good idea because of the business and residential mix. There is no available parking. Adding density does not help this already bad problem.

**Ms. Myers** suggested not giving residential decals; that may help.

**Mr. Manigault** stated he feels this petition is jumping the gun; and that a change should be not be made to benefit a person who may be purchasing property on Broughton Street but has not yet done so.

**Board Action:**

Continue Item to April 1, 2014 Regular MPC meeting. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Susan Myers

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

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

21. [Adjournment of March 11, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the March 11, 2014 MPC Meeting at 6:58 p.m.

Respectfully submitted,

Thomas L. Thomson  
Executive Director

TLT/bf

**Note: Minutes not official until signed.**

### **XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

#### 22. Development Plans Submitted for Review

Attachment: [Development Review Case Log March 11 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.*