



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION
Planning the Future - Respecting the Past

Arthur A. Mendonsa Hearing Room
May 13, 2014 1:30 P.M.
MINUTES

May 13, 2014 Regular MPC Meeting

Members Present: W. Shedrick Coleman, Chairman
James B. Blackburn, Jr., Secretary
Lacy Manigault, Treasurer
Ellis Cook
Stephanie Cutter
Timothy Mackey
Tanya Milton
Susan Myers
W. James Overton
J. Adam Ragsdale
W. Lee Smith
Joseph Welch

Members Not Present: Murray Marshall, Vice-Chairman
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
Leah Michalak, Preservation Planner
Jackie Teel, Director of Comprehensive Planning
Ellen Harris, Director of Urban Planning and Historic Preservation
Noel Perkins, Director of SAGIS
Lara Hall, GIS Systems Analyst
Julie Yawn, Systems Analyst
Charlotte Moore, Director of Special Projects

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. Reading of Consent Agenda

Board Action:

Approve agenda. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Susan Myers

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Not Present

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. May 13, 2014 MPC Personnel Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.

Rescheduled to after the Regular Meeting is adjourned.

3. May 20, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street

4. [June 3, 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

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

Attachment: [Review Log May 13.pdf](#)

V. PRESENTATIONS

6. [Georgia FEMA Coastal Study - Storm Surge Meeting](#)

Attachment: [20140508_SSAU Meeting Agenda.pdf](#)

Ms. Jackie Teel reviewed the study initiated by FEMA that has been underway for the past five years. Information is anticipated to be presented to the public next year. The study is comprised of the following counties: Bryan, Chatham, Camden, Charlton, Effingham, Glynn, Liberty, Long, and McIntosh.

Ms. Lara Hall, GIS Systems Analyst, stated the purpose is to prepare for current flood risks for our area and provide modern safety. The projected milestones were Spring 2013 for Draft Maps, Summer 2015 for Community Open Houses, and Summer 2015- Summer 2016 for Appeal and Adoption/Compliance Period.

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

Zoning Petition - Map Amendment

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

The petitioner requested this item to be withdrawn from consideration.

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

8. [April 22, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [04.22.14 MEETING MINUTES.pdf](#)
Attachment: [04-22-14 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Lacy Manigault

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Not Present

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Aye

VIII. OLD BUSINESS

Zoning Petition - Staff Text Amendment

9. [Text Amendment - Section 8-3025\(d\) - Minimum Lot Area per Dwelling Unit](#)

Attachment: [Corridor Boundaries.pdf](#)

Attachment: [Staff Report v2.pdf](#)

Staff generated text amendment to the Savannah Zoning Ordinance to Amend the Minimum Lot Area per Dwelling Unit Requirement.

Section 8-3025(d)

MPC File No. 14-000889-ZA

Mr. Marcus Lotson, MPC Project Planner stated that staff is proposing an Text Amendment to change the minimum lot area per dwelling unit requirement in the Broughton Street corridor. The current requirement is 600 feet of lot area per dwelling unit. Staff is recommending that this requirement be eliminated for a portion of Broughton Street. Staff met with the Downtown Business Association; they were in favor of increased density in the downtown core and the issue of parking was not a major factor in increasing residential density.

Ms. Myers asked if the size of apartments/condominiums would be regulated.

Mr. Lotson stated that the size of residential units is not regulated by the zoning ordinance.

Mr. Blackburn, Jr. stated since the lot area of Drayton Towers and DeRenne Apartments has not been studied, this proposition is not valid. Though those are pre-existing, so is Broughton Street. He asked why not extend this proposal to East Broad Street that has vacant properties and those in need of redevelopment that could be affected by this.

Mr. Lotson stated the proposal was stopped at Lincoln because the neighborhood character was different.

Mr. Harold Yellin, local real estate attorney, supports the recommendation. The Downtown Business Association stated they would like to see more density on Broughton Street. He highlighted various parking requirements for various uses in the area. He highlighted the point that non-residential uses have greater parking demand than residential uses.

Mr. Cook asked if the residents will have residential parking stickers off of Broughton to keep parking flowing.

Mr. Yellin stated he was not opposed to that. However, that is a function of the City of Savannah Parking Services.

Mr. Blackburn, Jr. stated he agrees that something needs to be done; however, eliminating regulations is not the solution. He stated he does not believe staff has presented all needed information to properly address. Other areas in the city have high-rises; what is there zoning and regulations. This is leading to the only regulations being left is building and fire codes. Other considerations have not been addressed.

Mr. Thomson stated there is not a density cap in the area currently.

Mr. Ragsdale motioned to approve staff recommendation; Mr. Welch seconded the motion.

Mr. Blackburn, Jr. stated this is a good idea toward vibrancy of downtown, however eliminating limitations is not the way and more study is needed regarding the proposed amendment.

Board Action:

Staff recommends **approval** of the Text Amendment as submitted. - PASS

Vote Results

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

IX. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

10. 199 Lathrop Avenue Comprehensive Plan Amendment Residential Single Family to Commercial Neighborhood

Attachment: [Comp Plan Amendment report-199-201 Lathrop.pdf](#)

Petitioner: Fox Construction, Jan Fox, Agent
A. Fox, Owner
199-201 Lathrop Avenue
Pin(s): 2-0019-09-015, -017, and -018
.18 Acres
Aldermanic District: 1
County Commission District: 8
MPC File No. 14-002209-CPA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to amend the Tricentennial Comprehensive Plan Future Land Use Map from Residential Single Family to Commercial Neighborhood for the subject property. Staff recommends **approval** of the request to amend the Future Land Use Map.

Ms. Jan Fox, petitioner, stated they are in agreement with staff recommendation. The area has been blighted for many years. They have been able to determine what the neighborhood wants; residential is not reasonable - it has been commercial for decades prior. Her company needs an office space and this area fits. They believe it will be an asset to the community because it will not be blighted.

Ms. Gloria Edwards, President of the West Savannah Community Organization, stated they are not in opposition to the petition, but they want to be sure that they will adhere to what is applied for.

Mr. Coleman stated they will have the right of whatever the O-I designation allows.

Ms. Cutter asked Ms. Edwards if the list was examined and if there are any concerns for the area based on the required allowances.

Ms. Edwards stated the real issue is parking on that corner; all of the uses will require some parking.

Ms. Ardis Wood, Savannah resident, stated concern about the changing of the character of an area, specifically if it abuts a residential, the tree lawn is lost for parking. She recommended maintaining the landscape to protect the character.

Mr. Coleman stated this is not the site development plan review; those issues are usually addressed at that time. He encouraged the petitioner to include the neighborhood in the process.

Mr. Mackey stated there have been instances in which approval was granted with the caveat that the site plan come back before the Committee for approval.

Board Action:

Staff recommends **approval** of the request to amend the Future Land Use Map. - PASS

Vote Results

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

Zoning Petition - Map Amendment

11. Rezoning Request for 199 E. Lathrop Avenue-Rezone from R-4 to O-I

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

A. Fox Construction, Inc., Owner
199 East Lathrop Avenue
0.16 ACRES
PIN(s): 2-0019 -09-015, -017, AND -018
Rezone R-4 TO O-I
City Council District: 1
County Commission District: 8
Jan Fox, Agent
MPC File NO. 14-001534-ZA

Mr. Marcus Lotson, MPC Project Planner, presented this petition in conjunction with the previous item. MPC Staff recommends **approval** of the request to rezone the subject properties from R-4 to O-I

Board Action:

MPC Staff recommends **approval** of the request to rezone the subject properties from R-4 to O-I - PASS

Vote Results

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

Zoning Petition - Text Amendment

12. Amendment to Sec. 8-3112(c)(5)e. 1. and 11., Sign Permits-Restricted Signs | Request to Adjust Cap on Digital Billboard Sign Faces and to Allow Digital Sign Faces in the B-N (Neighborhood-Business) District | File No. 14-001078-ZA

Attachment: [Staff Report-May 13 \(2\).pdf](#)

Attachment: [PowerPoint-May 13.pdf](#)

File No. 14-001078-ZA

Petitioner: Adams Outdoor Advertising

Agent: John B. Manly (Bouhan Falligant)

Ms. Charlotte Moore, MPC Planner, presented an alternative text amendment suggested by staff, which supports the petitioner's request to adjust the cap on digital billboard sign faces and to allow digital sign faces in the B-N district. Ms. Moore stated in 2007, digital sign faces were adopted subject to conditions. It was later amended in 2011 with additional restrictions, including a cap of sign faces permitted and distance requirements. In 2013, it was further amended to allow companies with no digital signage with an affidavit. Currently, there are restrictions including a 10-second sign change, lighting standards, distance requirements from residential districts, and prohibition in historic and national register districts and urban redevelopment areas. The City Manager also has the ability to modify if there is an indication of traffic being affected by the digital sign.

The applicant is requesting a digital sign just outside of a residential neighborhood, in a B-N district, which is not allowed. The location is at a convenience store on an six-lane arterial street, Abercorn Street. The applicant proposes the cap be eliminated; staff recommends an alternative adjusting the cap. Staff recommends approval of the alternative.

Ms. Myers asked if this contributes to billboard blight.

Ms. Moore stated the signs are already there; only the sign face is changing, not the addition of billboards. This is just for this location, not city-wide.

Mr. John Manly, representative of Adams Outdoor, stated the Department of Transportation restricts the additions of digital billboards and they have permitted them for this. He and his clients believe the area should govern the ability to put on in an area, not the district. Some existing billboards will have to be removed due to non-conformity and to be in compliance with the digital ordinance.

Mr. Manigault stated he has met with the residents in the area and they are not welcoming of the digital sign.

Mr. Mackey asked if there is protection regarding illumins.

Ms. Moore stated there are lighting standards.

There was discussion regarding removing vinyl billboards and replacing with digital.

Ms. Ardis Wood, citizen, stated the digital billboards are unattractive and ruin trees. She stated it mocks the Highway Federal Act. If removed for-road-widening, the owner has to be paid for future revenue not obtained.

Ms. Susan Trimble, citizen, stated she is not in favor of digital billboards.

Mr. Manly stated many studies show digital billboards are safe. They reduce vinyl trash and will not decrease in value.

Mr. Ragsdale motioned to deny the staff recommendation and the petitioner's request. Ms. Myers seconded. Mr. Ragsdale cited Sec. 8-3183 (b) as basis for his motion. The boards are not safe; they are a public hazard.

Board Action:

Deny petitioner's and staff request due to adverse impact on adjacent and nearby properties. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Susan Myers

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Aye

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Not Present

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Joseph Welch - Aye

Victorian District - New Construction

13. [Petition of JSRB Ventures | 14-001734-COA | 502 and 504 East Henry Street | New Construction Duplex](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet - Application, Project Description, and Photographs.pdf](#)

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

Ms. Leah Michalak, Preservation Planner, presented the applicant's request of approval for new construction of a two-story, side-by-side, duplex building on the vacant property located at 502 and 504 East Henry Street. Staff recommended to approve the petition with the following conditions to be submitted to staff for final review and approval:

1. Change the material of the stoop landings from concrete to wood.
2. Paint or stain the proposed wood fences that are visible from public rights-of-way.

The applicant has applied to the Zoning Board of Appeals [File No. 14-000992-COA] for the following variances:

1. Requesting a 120 square foot variance from the required lot minimum of 2100 square feet (for each of the two lots).
2. Requesting a parking variance for each of the two lots (one parking space per lot is required.)
3. Requesting an 8 foot rear yard setback variance from the required 35 foot rear yard setback (for each of the two lots).

Board Action:

Approve the petition for new construction of a two-story, side-by-side, duplex building on the vacant property located at 502 and 504 East Henry Street with the following conditions to be submitted to staff for final review and approval. - PASS

1. Change the material of the stoop landings from concrete to wood.
2. Paint or stain the proposed wood fences that are visible from public rights-of-way.

Vote Results

Motion: Susan Myers

Second: Stephanie Cutter

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

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

14. [Petition of Ellen Baker Wikstrom | 14-001841-COA | 309 West Bolton Street | New Construction](#)

Attachment: [Application - 309 West Bolton Street 14-001841-COA.pdf](#)
Attachment: [Submittal Packet - Drawings and Photographs.pdf](#)
Attachment: [Submittal Packet - Specifications.pdf](#)
Attachment: [Staff Report.pdf](#)

Ms. Leah Michalak, Preservation Planner, presented the applicant's request of approval for New Construction of a 2½-story, single-family home and a 2-story carriage house on the vacant property located at 309 West Bolton Street.

Approval for New Construction of a 2½-story, single-family home and a 2-story carriage house on the vacant property located at 309 West Bolton Street with the following conditions to be submitted to staff for final review and approval:

1. The owner is to work with Georgia Power to relocate the proposed electric meter locations (on the front-lane-façade) of the carriage house to a more inconspicuous location and provide staff with the final meter locations.
2. Recess the front stoop hog-penning a minimum of 3-inches from the face of the piers.
3. Revise the proposed windows to be the wood clad version (instead of PVC) of the Windsor, Legend Series with 5/8 inch wide simulated putty glazed muntins.
4. Revise the door muntins to have 5/8 inch wide simulated putty glazed muntins.
5. Provide a specification for the garage doors.
6. Change the garage door on the north façade of the carriage house to be man doors (provide a specification).
7. Clarify the fencing on the east and west property lines.
8. Provide the following information for the proposed fences:
 - Provide a dimensioned elevation of the proposed new fence.
 - Provide a dimensioned section through the proposed new fence.
 - Provide manufacturer's specifications for all proposed fence products.

Ms. Ellen Wickstrom, petitioner, stated she agrees to staff conditions.

Board Action:

Approval for New Construction of a 2½-story, single-family home and a 2-story carriage house on the vacant property located at 309 West Bolton Street with the following conditions to be submitted to staff for final review and approval:

1. The owner is to work with Georgia Power to relocate the proposed electric meter locations (on the front-lane-façade) of the carriage house to a more inconspicuous location and provide staff with the final meter locations.
2. Recess the front stoop hog-penning a minimum of 3-inches from the face of the piers.
3. Revise the proposed windows to be the wood clad version (instead of PVC) of the Windsor, Legend Series with 5/8 inch wide simulated putty glazed muntins.
4. Revise the door muntins to have 5/8 inch wide simulated putty glazed muntins. - PASS
5. Provide a specification for the garage doors.
6. Change the garage door on the north façade of the carriage house to be man doors (provide a specification).
7. Clarify the fencing on the east and west property lines.
8. Provide the following information for the proposed fences:
 - Provide a dimensioned elevation of the proposed new fence.
 - Provide a dimensioned section through the proposed new fence.
 - Provide manufacturer's specifications for all proposed fence products.

Vote Results

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

XI. OTHER BUSINESS

15. [Executive Session](#)

Rescheduled to the May 20, 2014 Planning Meeting.

XII. ADJOURNMENT

16. [Adjournment of May 13, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the May 13, 2014 MPC Meeting at 4:06 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 May 13.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.