



Arthur A. Mendonsa Hearing Room  
October 28, 2014 1:30 P.M.  
MINUTES

**October 28, 2014 Regular MPC Meeting**

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

**Members Not Present:** Lacy Manigault, Treasurer  
W. Lee Smith

**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  
James Small, Administrative Assistant  
Charlotte Moore, Director of Special Projects  
Ellen Harris, Director of Historic Preservation

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION and PLEDGE OF ALLEGIANCE**

### III. APPROVAL OF AGENDA

#### 1. [Approve Agenda](#)

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

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

2. [November 4, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)

3. [November 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: [Review Log Oct 28.pdf](#)

### V. PRESENTATIONS

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

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

#### 5. [October 7, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [10-07-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [10.07.14 MINUTES.pdf](#)

#### Board Action:

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

#### Vote Results

Motion: Ben Farmer

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Not Present

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Not Present

W. Lee Smith - Not Present

Joseph Welch - Aye

None

#### 6. [ADD - Monday, December 22, 2014 Regular MPC Meeting at 1:30 PM in the Arthur A. Mendonsa Room 112 East State Street](#)

#### Board Action:

Add December 22, 2014 to Regular MPC  
Calendar. - PASS

**Vote Results**

Motion: Ben Farmer

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Not Present

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Joseph Welch - Aye

**VIII. OLD BUSINESS**

**IX. REGULAR BUSINESS**

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

7. Tri-Centennial Comprehensive Plan Future Land Use Map Amendment - 7339, 7341,  
and 7343 Skidaway Road

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

Tri-Centennial Comp. Plan Future Land Use Map Amendment

7339, 7341, and 7343 Skidaway Road

PIN 1-0376-08-002, 004, and 004A

Acreage: 2.1 Acres

County Commission District: 1

MPC File Number: Z-141003-00082-1 FLUM

Petitioner: Jason Conley and MTAB Twin Investments, LLC

**Mr. Gary Plumbley**, Project Planner, presented the petitioner's request for consideration of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map. The future land use designation of the subject site located at 7339, 7341, and 7343 Skidaway Road is Residential Suburban Single Family. The petitioner is requesting that the future land use designation be changed to Commercial-Neighborhood. **Mr. Plumbley** gave a history of the

zoning of the area.

Staff recommends **Approval** of the request to change the future land use designation of the subject site identified as 7339, 7341, and 7343 Skidaway Road from Residential Suburban Single Family to Commercial-Neighborhood.

There was discussion between the Board and staff regarding the process of obtaining historical designation of the petitioned area.

**Mr. Philip McCorkle**, representative of the petitioner, presented their reasoning for selecting the petitioned area for their project and rezoning request.

**Mr. Norman Luten, Jr.**, area resident and acting neighborhood president, presented opposition to the petition.

**Ms. Sabrina E. Kent**, president of the Nottingham Association, spoke in behalf of Sandfly against the petition.

There was discussion between the Board regarding the challenge of getting the area designated as historical and possible future development plans.

**Board Action:**

Staff recommends **Approval** of the request to change the future land use designation of the subject site identified as 7339, 7341, and 7343 Skidaway Road from Residential Suburban Single Family to Commercial-Neighborhood. - PASS

**Vote Results**

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

Joseph Welch

- Aye

### Zoning Petition - Map Amendment

8. Zoning Petition - Map Amendment - 7339, 7341, and 7343 Skidaway Road

Attachment: [Letters.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [McCorkle Narrative including Traffic Analysis.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Staff Report.pdf](#)  
Attachment: [Use Tables.pdf](#)

Zoning Map Amendment  
7339, 7341, and 7343 Skidaway Road  
PIN 1-0376-08-002, 004, and 004A  
Acreage: 2.1 Acres  
County Commission District: 1  
Zoning District: R-1/TC  
MPC File Number: Z-140923-00080-1  
Petitioner: Jason Conley and MTAB Twin Investment, LLC  
Agent: Attorney Phillip McCorkle

MPC Project Planner: Gary Plumbley

The petitioner is requesting consideration of a zoning map amendment for a site consisting of properties identified as 7339, 7341, and 7343 Skidaway Road (PIN 1-0376-08-002, 004, and 004A). The site is presently zoned R-1/TC (Single Family Residential/Town Center) and the petitioner is desirous of rezoning the site to an RB-1/TC (Planned Residential Business/Town Center) classification.

Staff recommends **Approval** of the petitioner's request to rezone the subject site from an R-1/TC classification to an RB-1/TC classification.

***\*\*This petitioned item was heard concurrent with the previous petitioned item.***

#### Board Action:

Approve petitioner's request. - FAIL

#### Vote Results

Motion: Ben Farmer  
Second: Adam Ragsdale  
James Blackburn Jr. - Nay  
Shedrick Coleman - Nay

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

## X. OTHER BUSINESS

### 9. [Discussion of Proposed Bylaw Changes](#)

Attachment: [Revised Bylaws 10282014.pdf](#)

**Ms. Melony West**, Finance and Systems Director for the MPC, explained the necessity of the proposition. There was discussion among the Board to determine if the reasoning is sound. This discussion will continue at a future meeting with possible attorney input.

## XI. ADJOURNMENT

### 10. [Adjourn October 28, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the October 28, 2014 Regular MPC Meeting at 4:13 p.m.

Respectfully submitted,

Thomas L. Thomson  
Executive Director

TLT/bf

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

## XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Oct 28.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.*