



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

**April 1, 2014 Regular MPC Meeting**

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

**Members Not Present:** Russ Abolt

**Staff Present:** Noel Perkins, Director of SaGIS  
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 Urban Planning and Historic Preservation

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

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

1. [April 1, 2014 MPC Bylaws Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.](#)
2. [April 1, 2014 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [April 22, 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 April 1.pdf](#)

**V. PRESENTATIONS**

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

**Zoning Petition - Map Amendment**

5. [2111 Norwood Avenue Rezoning Request R-1 / TC \(One Family Residential / Towncenter Overlay to P-B-C \(Planned Community Business\)\)](#)

**Board Action:**

Postpone Item - April 22, 2014 Regular MPC Meeting. - 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 - Aye

Ben Farmer - Aye

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**

6. [Text Amendment - Section 8-3025\(d\) - Broughton Street Residential Density](#)

<b>Board Action:</b>	
Postpone Item - April 22, 2014 Regular MPC Meeting.	- PASS
<b>Vote Results</b>	
Motion: Susan Myers	
Second: Ellis Cook	
Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
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. [Amendment to Sec. 8-3112\(c\)\(5\)e., Sign Permits-Restricted Signs | Request to Remove Cap on Digital Sign Faces and to Allow Digital Signs in the B-N \(Neighborhood-Business District\) | File No. 14-001078-ZA](#)

Attachment: [Staff Report-April 1.pdf](#)

<b>Board Action:</b>	
Postpone Item - April 22, 2014 Regular MPC Meeting.	- PASS
<b>Vote Results</b>	
Motion: Susan Myers	
Second: Ellis Cook	
Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye

Ben Farmer	- Aye
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

#### 8. [March 11, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [03-11-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [03.11.24 MEETING MINUTES.pdf](#)

#### **Board Action:**

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

Ben Farmer - Aye

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

9. Rezoning Map Amendment - 32 Island Drive - R-1-C to R-1-A One Family Residential

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

**Board Action:**

Recommend approval to the County Commission to rezone a portion of 32 Island Drive from the existing R-1-C / EO zoning classification to the R-1-A / EO zoning classification. - 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 - Nay  
Ben Farmer - Aye  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Murray Marshall - Aye  
Tanya Milton - Aye  
Susan Myers - Aye  
James Overton - Aye  
Adam Ragsdale - Aye  
Joseph Welch - Aye

**Victorian District - New Construction**

10. Petition of Ryan Claus, Felder Associates Architects | 14-001006-COA | 115 West Waldburg Street | New Construction

Attachment: [Submittal Packet - Photographs and Drawings.pdf](#)  
Attachment: [Submittal Packet - Specifications.pdf](#)  
Attachment: [Staff Report.pdf](#)

**Board Action:**

Approval for demolition of a non-contributing building and for new construction of a detached two-story building, which will be used as a conferencing center, on the vacant property located at 115 West Waldburg Street because the proposal is visually compatible. - 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	- Aye
Ben Farmer	- Aye
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**

**Zoning Petition - Text Amendment**

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

Attachment: [Aerial.pdf](#)

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

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Letter GeorgiaTrust Opposing Amendment to Sav Height Map 04-01-2014.pdf](#)

File No: 14-000709-ZA

Petitioner: SRD, LLC d/b/a The Kessler Corporation

Agent: Harold Yellin

**Ms. Ellen Harris**, AICP, MPC Project Planner, 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 Power Plant Site as illustrated in the attached application and submittal.

**Ms. Harris** noted that this petition was previously heard by the MPC on March 17 and continued. She explained that staff had an alternate amendment that was not acceptable to the applicant. Two neighborhood meetings were held on March 19 and March 26. The petitioner could not attend the March 19 meeting. Primary concerns expressed by the adjacent property owners and interested party included the increased height east of the Power Plant, as well as the process for approval.

**Ms. Harris** stated measures should be taken to regain and preserve the historical uniqueness of the area, since it is part of the locally designated historic district, though not part of the Landmark District. However, the entire area is subject to the height map. Chadbourne's report discussed the Power Plant site, which was identified as a pinnacle feature of the area. He stated that the area to the west should not exceed five stories. To the east, development is unique to the country and should not exceed three stories. The 1997 adopted Height Map did not reflect all of the recommendations of the Chadbourne Report. Historically, other buildings existed on the site that varied in height. Challenges of the correctness of the height map necessitated the request of a text amendment. Two letters regarding the petition were received by the MPC.

**Mr. Farmer** asked what was the alternative recommended by staff.

**Ms. Harris** replied that the area west of the plant be allowed five stories; the area to the east would step down to three stories.

**Mr. Farmer** asked the Chairman if staff recommendation was an option.

**Mr. Coleman** replied yes.

**Mr. Blackburn, Jr.** asked why is the recommendation restricted to five stories to the west.

**Ms. Harris** replied that the area was subject to design review because it is part of the local district. The intent is to provide a buffer area to protect and complement the historic district. The plant is 95 feet tall.

**Mr. Ragsdale** asked does staff believe the map is not in error?

**Ms. Harris** replied yes- staff does not believe the map is in error. However, changes since the adoption of the Height Map warrant further consideration of the area.

**Mr. Harold Yellin**, representative of the Kessler Group, stated they requested a text amendment because they believe there is a mistake in the height map. They do intend on going before the HBR for height approval.

**Mr. Christian Sottile**, representative the Kessler Group, stated the proposed alternatives were not acceptable to their needs. They are using the site's history as a base pattern for their proposal. They believe the power plant should be the centerpiece of redevelopment and no new structure should exceed it in height. This amendment is to correct the height map; it acknowledges the history as the city's power plant. The historical heights are being requested for implementation. Recommendations in the Chadbourne report include nine story buildings; the

petitioner's project is to remain at six stories.

**Mr. Richard Kessler**, petitioner, stated the project will benefit all and will be his most important. There is an estimated economic benefit from the project. The plan includes a park and bust to honor Martin Luther King, Jr. He wants the best for Savannah because he grew up here. The power plant should be saved and highlighted as the tallest structure in the project because it is a historical structure. He stated he believes he is following the process originally suggested by MPC staff some years ago.

**Mr. Blackburn, Jr.** asked if modification to the project plan would be considered.

**Mr. Kessler** replied that their research indicates their petitioned request is historically correct and would like to stay in harmony with that.

**Mr. Rusty Ross**, representative of Rock Bridge Capital, stated he and his clients still take issue with the matter of lack of notice. He stated the height map is not in error; the structures may have been a non-conforming use at that time, in anticipation of the structures coming down to return to the two-story level. The petitioner bought the property fully aware of the restrictions. The uniqueness of the area needs to be maintained, thus the request needs to be denied.

**Ms. Tanya Glaize**, representing Callen Trust, stated her property is one of the largest stakeholders in the area. She stated as such, they should have been notified about the requested changes. However, they were not.

**Mr. Blackburn, Jr.** reminded all that text amendments are not specific to a parcel of land because it applies to anywhere in the city. This is not a rezoning. Changes to wording are noticed to the city as a whole, not individual property owners.

**Mr. Cook** asked Mr. Ross if he was aware that there have been amendments to the height map.

**Mr. Ross** replied yes.

**Mr. Bill Stuebe**, representative of the Downtown Neighborhood Association, stated the two-story height map has been reviewed many times but yet still determined appropriate. He questioned why is it deemed an error in this area but not in others.

**Mr. Daniel Carey**, representative of Historic Savannah Foundation, stated the decision regarding this petition could affect the national designation of the area and Savannah. The petitioner should go before the Historic Board of Review.

**Mr. Dickey Mopper**, citizen and representative of Lowdon Place, stated the constitutional rights of the property owners are being violated. Financial decisions and adaptations were made to residential buildings with the protected view of the river in mind. They are opposed to the process the petitioner is taking.

**Mr. Blackburn, Jr.** asked will the proposed project obstruct your frontal view.

**Mr. Mopper** replied no, but it will of some of the other residents in the building.



**Mr. Blackburn, Jr.** stated that those same people were obstructed by the power plant.

**Mr. Mopper** replied that there is a huge distinction: what was there was not a block building and one could see through the previous structure.

**Mr. Farmer** asked if a compromise could be met.

**Mr. Mopper** stated yes, it is possible. He is willing to negotiate a compromise.

**Mr. Mackey** asked Mr. Mopper if a viewshed is a right of a property owner.

**Mr. Mopper** replied an owner has reasonable expectation to have a particular view based on the approved height map, blessed by the MPC and the City. The process should not be maneuvered. The petitioner was aware of what was allowed. Politicking should not supercede rights and law.

**Mr. Coleman** stated this is not a political forum.

**Mr. Patrick Shay**, local architect, asked that the possible ramifications be considered. He stated the height map currently in place was twice adopted. It limits the height of new construction, not existing non-conforming uses. The structures that were torn down were machines, not for inhabitants. This could cause a cascading effect along the river front claiming error on the map. He requested the petitioner go before the HBR and the ZBA. The national historic landmark status could be affected.

**Mr. Farmer** asked Mr. Shay did he not have a similar petition.

**Mr. Shay** replied he and his client said the height map was in error because it was out of the Landmark District and because of location.

**Mr. Bob Isaacson**, representing a Paul Robinson, stated the requested changes should be done by variance. The plans should be viewed before voting in the interest of the city.

**Mr. Ruel Joyner**, president of the Savannah Downtown Business Association, stated change is necessary for growth. He is in favor of the text amendment.

**Mr. Ted Kleisner**, citizen, stated he supported the petition and proposed project.

**Mr. Ramsay Khalidi**, citizen, supports the petition.

**Mr. Yellin** stated that he personally invited several entities to an open house regarding the project; he apologized that the Callen Trust parties were not aware. It was not a deliberate exclusion. The project as currently presented will yield a loss of 100,000 square feet, which will be used as public access

**Mr. Marshall** asked if the petitioner had the right to take the fence down.

**Mr. Yellin** stated a survey is needed to answer accurately.

**Ms. Cutter** stated the City has the right to ask the landowner to remove the fence if it

is encroached on public right-of-way.

**Mr. Ragsdale** asked if MPC staff advised the petitioner that a height variance of this nature would be reasonable.

**Ms. Harris** stated she was not involved in the conversation and not sure who was involved.

**Mr. Kessler** stated he is sure that Ms. Sarah Ward would have been there. He stated there were many height restrictions he was not aware of; he did specifically ask if a height increase was reasonable and was told yes.

**Mr. Ragsdale** asked if this petition was granted, would it apply to all of River Street.

**Ms. Harris** replied no.

**Mr. Ragsdale** asked if bonus stories were available.

**Ms. Harris** stated bonus stories are available west of the power plant, not to the east as the ordinance currently stands. Mezzanines are limited in size; they do not add another floor/story.

**Mr. Ragsdale** stated that he wants staff to review the height map for "hazard areas." When additional recommendations are made the map shouldn't be amended again.

**Ms. Myers** said she doesn't believe that there was an error in the map. The site has changed. She stated she personally would like to vote for staff recommendation.

**Mr. Farmer** stated that there should be a reasonable expectation that there won't be change to property when you buy property. There should be some protections. He feels like amendments go too far.

**Mr. Blackburn, Jr.** stated he is in favor of the amendment for a number of different reasons. It's important to community; redevelopment are needed to make money. No one has proposed to do anything. The height being sought isn't greater than what exists. The piece to west is less than what they should be seeking. Height regulations are not cast in stone. Chadbourne's recommendation was opinion. He believes the amendment is for long-term good.

**Board Action:**

**Approve petitioner's request.** - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Joseph Welch

Russ Abolt - Not Present

James Blackburn Jr. - Aye

Shedrick Coleman - Nay

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Nay

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

## X. REGULAR BUSINESS

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

#### 12. 5108 Skidaway Road | Future Land Use Map Amendment from Residential Suburban Single Family to Commercial Neighborhood | File No. 14-000899-CPA

Attachment: [Maps.pdf](#)

Attachment: [Staff Report 14-000899-CPA .pdf](#)

File No. 14-000899-CPA

5108 Skidaway Road

Property Identification Number: 2-0137-01-002 (portion)

City Aldermanic District: 3 (Hall)

County Commission District: 3 (Center)

Existing Future Land Use Classification: Residential Suburban Single Family

Proposed Future Land Use Classification: Commercial Neighborhood

Petitioner: Marion T. Lanier, III

Owner: Marion T. Lanier, III

Agent: Robert L. McCorkle, III (McCorkle & Johnson, LLP)

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request to change the existing Comprehensive Future Land Use Map classification from a Suburban Residential Single Family Classification to a Commercial Neighborhood classification. The MPC staff recommends **approval**.

**Mr. Robert McCorkle**, representative of the petitioner, stated they support the staff recommendation.

**Mr. Paul Amrein**, citizen, stated he was not for or against the petition. He wants to know how it will affect his property and the neighborhood.

**Mr. Coleman** explained the rezoning process to Mr. Amrein.

#### **Board Action:**

The MPC staff recommends **approval** of the petitioner's request to change the existing Comprehensive Future Land Use Map classification from a Suburban Residential Single Family - PASS

Classification to a Commercial Neighborhood classification.

**Vote Results**

Motion: James Blackburn Jr.

Second: Susan Myers

Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye
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	- Aye

**Zoning Petition - Map Amendment**

13. [5108 Skidaway Road | R-6 \(One Family Residential\) to O-I \(Office-Institutional\) | File No. 14-000638-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report 14-000638-ZA.pdf](#)

Attachment: [Site Photos.pdf](#)

Attachment: [Skidaway Photos.pdf](#)

**Board Action:**

The MPC staff recommends **approval** of the petitioner's request to rezone the site located at 5108 Skidaway Road from an R-6 classification to an O-I classification. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Joseph Welch

Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Ben Farmer	- Aye
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	- Aye

14. [225 Old Hwy. 204 | R-A \(Residential-Agriculture\) to PD-R \(Planned Development-Reclamation\) | File No. Z-14034-00028-1](#)

- Attachment: [Uses in R-A.pdf](#)
- Attachment: [Mining Plan.pdf](#)
- Attachment: [STAFF REPORT Z-140304-00028-1.pdf](#)
- Attachment: [Maps-Updated.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Letter from Ogeechee River Keeper.pdf](#)

File No. Z-14034-00028-1

Property Identification Number: 1-1047-01-015 (Portion)  
Acreage: 67.12  
County Commission District: 7 (Kicklighter)  
Existing Zoning District: R-A (Residential-Agriculture)  
Proposed Zoning District: PD-R (Planned Development-Reclamation)  
Petitioner: Morgan Corporation  
Property Owner: Plum Creek Timberlands, L.P.  
Agent: Steve Wohlfeil, P.E. (Hussey, Gay, Bell & DeYoung, Inc.)

**Mr. Gary Plumbley**, MPC Project Planner, presented the petitioner's request to rezone the subject property located at 225 Old Highway 204 from the current R-A (Residential Agriculture) classification to a PDR-SM (Planned Development Reclamation - Surface Mine) classification including the proposed Mining Operation Site Plan. The MPC staff recommends **approval**.

**Mr. Plumbley** highlighted the petitioner's schedule of work. All is scheduled to be completed by December 2017. Estimated 10 cubic yards per truckload; 8 trucks per hour, Monday through Friday, daylight hours. Will enter on old 204. A traffic study for transportation review was requested and all was determined acceptable with no recommended road improvements. The majority of the site is wetlands. Pictures will be taken before and after the mining operation. All damages to the toad, if any, will be the responsibility of the petitioner. A wet truck to keep dust down will be required. The land use designation will not change because the proposed mining activity is a temporary use. Upon completion of the mining operation, there are stringent state requirements for shutting down a borrow pit.

**Mr. Steve Wolfheil**, representative of the petitioner, stated a wetlands delineation is required by the Corps of Engineers. the subject site will be well-screened for safety. The neighbors have been contacted. They were also assured that the future residential use will restrict mobile homes.

**Ms. Connie Shreve**, adjacent business owner, stated Mr. Abolt previously stated that the County planned to buy the subject property. She stated her company has concerns over the future plans of the property.

**Mr. Ragsdale** stated everything has to be approved and authorized by Chatham County Engineering and Army Corps of Engineers before anything can be done.

**Mr. Matthew Donahue**, representing the area residents, stated they want to ensure the water going into the wetland is properly taken care of. He highlighted the animals in woods and expressed concern for their safety. He stated there was a design flaw with the exit from old 204 to Highway 204. He stated they were told by the petitioner that there would be 30 to 40 trucks an hour, 300 per day for a year, take time off, then return. He stated that children catch the bus near the site. He and the neighbors are happy it will not be delineated as 'landfill'.

There was discussion about the operation of the borrow pits, the number of dump trucks, and the noise generated by the pumps.

**Board Action:**

The MPC staff recommends **approval** of the petitioner's request to rezone the subject property located at 225 Old Highway 204 from the current R-A (Residential Agriculture) classification to a PDR-SM - PASS (Planned Development Reclamation - Surface Mine) classification including the proposed Mining Operation Site Plan.

**Vote Results**

Motion: Murray Marshall

Second: Susan Myers

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

**General Development Plan**

15. [Wallace Adams Sand Mine | 225 Old Highway 204 | File No. P-140304-00029-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Gen Dev. Plan.pdf](#)  
Attachment: [Staff Report P-140304-00029-1.pdf](#)

**Board Action:**

The MPC staff recommends **approval** of the proposed General Development Plan. WITH RESTRICTIONS: 100 FT BUFFER REMAIN NONDISTURBED EXCEPT WHERE REQUIRED FOR VEHICLE ACCESS FOR WATER DISCHARGE OR ELECTRICAL UTILITIES - PUMP: ELECTRIC ONLY - HOURS OF OPERATION FOR MINING WILL BE 8:00 A.M. - 6:00 PM, MONDAY THROUGH FRIDAY - PERIMETER FENCE BE 6 FT HIGH CHAIN LINK AND GATE ALSO AT LEAST 6 FEET HIGH, CHAIN LINK - WEIGHT LIMIT ON OLD HIGHWAY 204 BE SUFFICIENT TO ACCOMODATE 16 CUBIC YARD TRUCK WITH 12 CUBIC YARDS OF WET MATERIALS - POST MINING OPERATION FUTURE LAND USE WILL BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN COMPLIANCE WITH R-1 STANDARDS. - PASS

**Vote Results**

Motion: Murray Marshall

Second: James Blackburn Jr.

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

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

16. [Adjournment of April 1, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the April 1, 2014 MPC Meeting at 5:59 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 April 1.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.*