



Arthur A. Mendonsa Hearing Room
December 10, 2013 1:30 P.M.
MINUTES

December 10, 2013 Regular MPC Meeting

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

Members Not Present: Russ Abolt

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

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. [December 10, 2013 MPC Bylaws Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.](#)
2. [January 7, 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

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

Attachment: [Development Review Case Log December 10.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

4. [3314 Ogeechee Road Rezoning Request I-L \(Light - Industrial\) to B-C \(Community Business\)](#)

Board Action:

The Petitioner has requested that this item be **postponed** until January 7, 2014. - PASS

Vote Results

Motion: Lacy Manigault

Second: Tanya Milton

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

5. [1716 Habersham Street and 410 E. 34th Street | TN-2 \(Traditional Neighborhood-2\) to TC-1 \(Traditional Commercial-1\) | File No. 13-005875-ZA](#)

Board Action:

The Petitioner has requested that this item be **postponed** until January 7, 2014. - PASS

Vote Results

Motion: Lacy Manigault

Second: Tanya Milton

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

6. [11901 and 11903 Idlewood Drive | R-6 \(Single-family Residential\) to PUD-IS-B \(Planned Unit Development-Institutional\) | File No. 13-005862-ZA](#)

Attachment: [Staff Report-Dec 10.pdf](#)

Attachment: [Maps.pdf](#)

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

Attachment: [Petitioner's Proposal.pdf](#)

Attachment: [Photos.pdf](#)

Board Action:

The Petitioner has requested that this item be **postponed** until January 7, 2014. - PASS

Vote Results

Motion: Lacy Manigault

Second: Tanya Milton

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

7. [Amendment to Sec. 8-3214\(5\), Traditional Neighborhood-2 \(TN-2\) Residential Density and Sec. 8-3216\(5\) Traditional Commercial-1 \(TC-1\) Residential Density | File No. 13-005882-ZA](#)

Board Action:	
The Petitioner has requested that this item be postponed until January 7, 2014.	- PASS
Vote Results	
Motion: Lacy Manigault	
Second: Tanya Milton	
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. [November 19, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [11.19.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.19.13 MEETING 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 - 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

Acceptance of Work Program

9. [Adoption of 2014 MPC Budget and Work Program](#)

Attachment: [2014 MPC Budget - Part 1.pdf](#)

Attachment: [2014 MPC Budget and WP - Part 2.pdf](#)

Board Action:

Adopt as presented. - PASS

Vote Results

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

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

10. [1491 & 1499 Grove Point Road - Commercial - Regional to Residential - Suburban Single Family](#)

Attachment: [1491-1499 Grove Point Road - Comprehensive Plan Amendment.pdf](#)

Tricentennial Comprehensive Plan Amendment - Future Land Use Map

Address: 1491 & 1499 Grove Point Road

PIN(S): 1-1005-07-004 & 004A

Acreage: 3.47 Acres

Aldermanic District: NA

County Commission District: 6

MPC File No. Z-131118-00102-FLUM

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request that the Future Land Use Category for the subject properties 1491 and 1499 Grove Point Road be changed from Commercial – Regional to Residential – Suburban Single Family. Staff recommends approval of the request to change.

Board Action:

Staff recommends approval of the request to change the future land use category of the properties identified as 1491 and 1499 Grove Point Road (PINs 1-1005-07-004 & 004A) from Commercial - Regional to Residential – Suburban Single Family. - PASS

Vote Results

Motion: Ben Farmer
Second: Tanya Milton
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

11. [Rezoning Map Amendment - 1499 Grove Point Road - P-B-C to R-1](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

Petitioner: Sean McCray

Owner(s): Sean McCray (lot 4) Betty & Daniel McCray (lot 4A)

Address: 1491 & 1499 Grove Point Road

PIN(s): 1-1005-07-004 & 1-1005-07-004A

3.47 Acres (2 lots)

Aldermanic District: NA

County Commission District: 6

MPC File No: 131118-00102-1

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request for approval to rezone property located at 1491 & 1499 Grove Point Road from the existing P-B-C (Planned - Community - Business) zoning classification to the R-1 (One family residential) zoning classification. Recommend approval to the County Commission of the request

to rezone 1491 and 1499 Grove Point Road from the existing P-B-C zoning classification to the R-1 zoning classification.

Board Action:

Recommend approval to the County Commission of the request to rezone 1491 and 1499 Grove Point Road from the existing P-B-C zoning classification to the R-1 zoning classification. - PASS

Vote Results

Motion: Ben Farmer
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

12. [Rezoning Map Amendment - 607 Abercorn Street - RIP-D to RIP-B](#)

Attachment: [Maps.pdf](#)
Attachment: [Photo.pdf](#)
Attachment: [staff rpt.pdf](#)

Petitioner: Harold Yellin, Agent
JMLS 1422 LLC, Owner
Address: 607 Abercorn Street
PIN: 2-0032-60-002
Acres: 0. 66
Aldermanic District: 2
County Commission District: 2
MPC File No. 13-005571-ZA

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone property located at 607 Abercorn Street from an existing RIP-D (Residential, Medium Density) classification to an RIP-B (Residential,

Medium Density) classification. Recommend **approval** to City Council of the request to rezone 607 Abercorn Street from the RIP-D zoning classification to the RIP-B zoning classification.

Mr. Ragsdale recused himself from this petition item.

Mr. Harold Yellin, representative of the petitioner, requested MPC approval.

Mr. Farmer, Mr. Manigault, and **Mr. Yellin** discussed the details of having an alcohol license, restaurant, school, and zone permitting.

Board Action:

RECOMMENDATION: Recommend **approval** to City Council of the request to rezone 607 Abercorn Street from the RIP-D zoning classification to the RIP-B zoning classification. - PASS

Vote Results

Motion: James Blackburn Jr.
Second: Susan Myers
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 - Abstain
Joseph Welch - Aye

General Development Plan

13. [One West Park Avenue Mixed Use Development](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Photos1.pdf](#)
- Attachment: [Photos2.pdf](#)
- Attachment: [General Development Plan .pdf](#)
- Attachment: [Miscellaneous.pdf](#)
- Attachment: [Staff Report including all variances.pdf](#)

One West Park Avenue Mixed Use Development
1107 Bull Street
PIN 2-0044-31-012
Agent: Christian Sottile
Engineer: Wolverton and Associates
Owner/Developer: One West Park Avenue, LLC
Aldermanic District: 1
County Commission District: 2
Zoning District: 2-R
MPC File Number: 13-005568-PLAN

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of a General Development Plan for a mixed use development located at the southwest corner of West Park Avenue and Bull Street. The proposed development will consist of attached one-family residential townhomes, multi-family lofts, and retail development. Eighteen parking spaces are required; the petitioner is providing fifteen. The MPC staff recommends **approval** of the petitioner's request including a three-space off-street parking variance.

Mr. Plumbley reviewed the parking analysis, presenting the reasoning for approving the parking as it currently stands and the requested variance.

Mr. Farmer stated he has concerns about a homeowner not having guaranteed parking, especially when it can be controlled at the outset.

Mr. Blackburn, Jr. stated he is concerned that the proposed plans seem out of character for the neighborhood and excessively overbuilds the lot; he stated he sees no justification for it.

Mr. Christian Sottile, representative of the petitioner, presented the plans of the petitioner based on years of research. It was developed with urban design, historical, revitalization and current living trends in mind. He addressed the parking and visual compatibility concerns, and assured that the Historical Director is being consulted. He addressed **Mr. Farmer**, stating each residence will have one parking space each. There was discussion between Mr. Sottile and **Mr. Blackburn, Jr.** regarding the history of the lot size and the Sanborn Map.

Mr. Blackburn, Jr. stated it is inaccurate for the petitioner to label or present the rest of the neighborhood as office space; office space is not commercial. That is misleading. The properties primarily to the east are commercial. He is concerned that too much is trying to be stuffed in this space; the amount of residential stuck on top of the commercial.

Mr. Marshall suggested this be continued to the January 7, 2014 Regular MPC meeting for more details on parking variances and the neighborhood impact.

Mr. Sottile stated he does believe other provisions could be made.

Mr. Dana Braun, representative of the petitioner, stated the neighboring attorney's office is fully aware that they are subject to losing their parking; it is the possession of the petitioner. The neighboring restaurant has a parking license agreement from 2009, in which it is written the agreement can be terminated at any time. He does not believe this is an issue. He stated there were no opposing comments made at the neighborhood meeting when presenting this project.

Mr. Farmer stated he thinks the project is beautiful, but he cannot approve the variance without assurance that all will have parking for their vehicle, regardless of size. A resident should not be limited to a compact vehicle to park at their home.

Mr. Hugh Golson, neighbor to the proposed project, stated he is supportive of it.

Mr. John Galick, owner of Sanctuary Inn neighboring the proposed project, stated he is supportive of it.

Ms. Kristin Russell, lives and works in the area, stated she is supportive of the proposed project.

Mr. and Mrs. Roger Carson, neighboring residents, stated they are supportive of the proposed project but opposed to the variance. They do have concerns about the parking and small alleyway between the windows. The parking study was done when SCAD was not in session, which was not at a good time for reality. Mr. Carson questions the need for a variance if the petitioner states to be under the requirement.

Mr. David Paddison, neighboring business resident, stated he supports the proposed project and has no concerns with the variance. There is ample parking immediately around the corner.

Ms. Zelda Tenenbaum, neighboring resident, stated she has no concerns regarding parking because that is part of the historic downtown lifestyle. She stated she supports the proposed project.

Mr. Blackburn, Jr. addressed **Mr. Sottile** and stated there are more than one variance of three parking spaces at issue. He stated there are five lot area variances and five setback variances.

After Ms. Myers motioned to approve staff recommendation, **Mr. Farmer** stated regardless of the feelings of the neighbors about the parking, the ordinance needs to be followed.

Mr. Blackburn, Jr. stated he agrees something needs to be there, but he does not agree with the proposed plan. The varying sizes of the housing units does not complement the neighborhood. The number of setback variances concern him but not the parking.

Mr. Welch stated the challenges of downtown parking is part of downtown living.

Ms. Cutter stated she supports the proposed project; she asked that the petitioner works to be a good neighbor to all.

Board Action:

The MPC staff recommends **approval** of the petitioner's request including a three-space off-street parking variance. - PASS

Vote Results

Motion: Susan Myers

Second: Ellis Cook

Russ Abolt - Not Present

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Not Present

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Abstain

Joseph Welch - Aye

XI. NEW ZONING ORDINANCES (NewZO)

XII. OTHER BUSINESS

XIII. ADJOURNMENT

14. [Adjournment of December 10, 2013 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the December 10, 2013 MPC Meeting at 3:54 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XIV. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log December 10.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.