



Arthur A. Mendonsa Hearing Room
June 03, 2014 1:30 P.M.
MINUTES

June 3, 2014 MPC Regular 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

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. [Approve Agenda](#)

Board Action:

Approve agenda as presented. - PASS

Vote Results

Motion: Susan Myers

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

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. [June 3, 2014 MPC Bylaws Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

3. [June 24, 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 June 3.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. [May 13, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [05.13.14 MEETING MINUTES.pdf](#)

Attachment: [05-13-14 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Ben Farmer

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Aye

Timothy Mackey - Not Present

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

Authorization(s)

6. [Authorize the Executive Director to execute the FY 2015 Metropolitan Transportation Planning Services contract with the Georgia Department of Transportation contract PI 0012937](#)

Attachment: [FY 2015 PL MPC Board Memo.pdf](#)

Board Action:

Approve authorization. - PASS

Vote Results

Motion: Ben Farmer	
Second: James Blackburn Jr.	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Aye
Timothy Mackey	- Not Present
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

Zoning Petition - Map Amendment

7. [Map Amendment - 215 W. Liberty - R-I-P-A to R-I-P-B - File No. 14-002238-ZA](#)

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

Petitioner, Owner: Lorraine Collins
215 W. Liberty Street
PIN: 2-0031-16-007
8,637 Square Feet
Aldermanic District: 2
Commission District: 3
MPC File No. 14-002238-ZA

Mr. Ragsdale recused himself from this petition due to his firm representing the petitioner.

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone the subject property located at 215 W. Liberty Street from the existing R-I-P-A (Residential Medium Density) zoning classification to the R-I-P-B (Residential Medium Density) zoning classification. Staff has found it is in compliance with the Comprehensive Plan and recommend approval.

Mr. John Collins, petitioner, was in attendance and explained the need for his request.

Mr. Marshall asked if there was a zoning classification that limited the property for beer and wine only; to exclude mixed drinks.

Mr. Lotson replied there is not, but permitting can limit the type of alcohol.

Board Action:

MPC Staff recommends **approval** of the request to rezone 215 W. Liberty Street from the existing R-I-P-A zoning classification to the R-I-P-B zoning classification. - PASS

Vote Results

Motion: Ben Farmer
Second: Susan Myers

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

Zoning Petition - Staff Map Amendment

8. [Zoning Map Amendment - R-4 to R-B - 1301 Waters Avenue](#)

Attachment: [Maps.pdf](#)
Attachment: [Permitted Uses.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [Staff Report 14-002009-ZA.pdf](#)
Attachment: [Letters.pdf](#)

Zoning Map Amendment
1301 Waters Avenue
PIN 2-0055-06-001
Acreage: 0.157 Acres
Aldermanic District 2
County Commission District 2
Zoning District: R-4

MPC File Number: 14-002009-ZA
Petitioner/Agent: Attorney Isaacson
Owner: Lmalynda Anne Kennedy

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of a zoning map amendment for the property located at 1301 Waters Avenue (PIN 2-0055-06-001). The subject property is presently zoned R-4 (Four-Family Residential) and the petitioner requested that the site be rezoned to an R-B (Residential-Business) classification in order to establish a restaurant that serves beer and wine..

The MPC staff recommended **Denial** of the petitioner's request to rezone the subject site identified as 1301 Waters Avenue from an R-4 classification to an R-B classification; it will permit uses that will be inappropriate in the redevelopment process of the area. Staff further recommended **Approval** of an alternative R-B-1 zoning classification.

Mr. Robert Isaacson, agent for Lmalynda Kennedy was not present during petition hearing.

Area residents were given opportunity to speak.

The Board then entertained a motion to accept staff's recommendation and then discussed the motion and the effect the petitioner's request will have on the area. After the motion failed, a second motion was made to rezone the property to O-I. The second motion also failed.

Board Action:

The MPC staff recommends **Denial** of the petitioner's request to rezone the subject site identified as 1301 Waters Avenue from an R-4 classification to an R-B classification. Staff further recommends **Approval** of an alternative R-B-1 zoning classification. - FAIL

Vote Results

Motion: Ben Farmer
Second: Murray Marshall
James Blackburn Jr. - Aye
Shedrick Coleman - Aye
Ellis Cook - Nay
Stephanie Cutter - Nay
Ben Farmer - Aye
Timothy Mackey - Nay
Lacy Manigault - Not Present
Murray Marshall - Aye

Tanya Milton	- Nay
Susan Myers	- Nay
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Nay

Board Action:	
Recommend O-I for subject property.	- FAIL
Vote Results	
Motion: James Blackburn Jr.	
Second: Ellis Cook	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Nay
Ellis Cook	- Nay
Stephanie Cutter	- Nay
Ben Farmer	- Nay
Timothy Mackey	- Nay
Lacy Manigault	- Not Present
Murray Marshall	- Nay
Tanya Milton	- Nay
Susan Myers	- Nay
James Overton	- Nay
Adam Ragsdale	- Nay
W. Lee Smith	- Not Present
Joseph Welch	- Nay

XI. OTHER BUSINESS

9. [Bylaws Committee report and discussion for Planning Commission input.](#)

Attachment: [Opinion on Quorum Discussion 05202014.pdf](#)

Mr. Farmer stated the recommendation from the Bylaws Committee is when the chairman is notified that a quorum is lost, the meeting is to end. If the chairman is not notified, the meeting continues. This will be proposed to the Board to amend the Bylaws to reflect this at a later time.

10. [Wireless Telecommunication Facilities Ordinance proposed amendments.](#)

Attachment: [MPC Article J Wireless Facilities - Draft Update with Changes.pdf](#)

Attachment: [Draft DAS Changes Short Form.pdf](#)

Attachment: [Tower Land Limits - Green \(3\).pdf](#)

Mr. Jack Butler, Comprehensive Planner, presented some of the developing amendments to the ordinance regarding telecommunication. He also presented information on upcoming telecommunication technology.

On March 25, 2014, we held the first of several informational sessions on Wireless Telecommunications Facilities issues and our proposed response. At the planning meeting, CityScape consultant Rick Edwards and staff planner Jack Butler began the process with a “primer” on the current state of cellular communications. We discussed how cell phones work, the basics of network development, and the limitations of the technology.

At that meeting, Commissioner Murray Marshall requested a map indicating where towers are presently located, and where they cannot be located in the future. We produced this map (see attachment) which has been made a part of our review process for new facilities. We have also implemented at the Board’s request, a dialog with residential developers, encouraging the inclusion of potential wireless facility locations in the layout of new developments.

On June 3, we will report on addressing some of the specific concerns raised by the Board, and we will bring you up to speed on the FCC’s Ruling on Section 6409, and begin discussion of a proposed amendment to our Wireless Ordinances.

11. [Executive Session](#)

The Board into Executive Session at 4:07 p.m. for discussion only on a personnel matter. The Board reconvened at 4:29 p.m., with no votes taken.

XII. ADJOURNMENT

12. [Adjournment of June 3, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the June 3, 2014 MPC Meeting at 4:30 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log June 3.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.