



Arthur A. Mendonsa Hearing Room
October 7, 2014 1:30 P.M.
MINUTES

October 7, 2014 Regular MPC Meeting

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

Members Not Present: Ellis Cook
Stephanie Cutter

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
Julie Yawn, Systems Analyst
Charlotte Moore, Director of Special Projects
Jackie Teel, Director of Comprehensive Planning

Advisory Staff Present

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve October 7, 2014 Regular MPC Meeting Agenda](#)

Board Action:

Approved as submitted. - PASS

Vote Results

Motion: Tanya Milton

Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
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
W. Lee Smith	- Aye
Joseph Welch	- Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [October 28, 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: [Review Log Oct 7.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

4. [413 Whitaker Street | RIP-A to RIP-C | 14-004108-ZA](#)

Board Action:

Postpone Item - Nov 18, 2014 - PASS

Vote Results

Motion: Susan Myers

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Not Present

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

W. Lee Smith - 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

5. [September 16, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [09-16-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [09.16.14 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Susan Myers

Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
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
W. Lee Smith	- Aye
Joseph Welch	- Aye

None

6. [RESCHEDULE - November 11, 2014 MPC Planning Meeting to November 4, 2014 at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

Board Action:

Reschedule as requested.	- PASS
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Vote Results

Motion: Susan Myers

Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Not Present
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
W. Lee Smith	- Aye
Joseph Welch	- Aye

VIII. OLD BUSINESS

Other

7. [Election of Officers for 2014 - 2015](#)

Mr. Ragsdale, stated the Nominating Committee composed a slate of commission members for election as officers for the 2014-2015 term. The nominees were:

Mr. Coleman, Chairman

Mr. Marshall, Vice Chairman

Ms. Milton, Secretary

Mr. Overton, Treasurer

Board Action:

Approve as submitted. - PASS

Vote Results

Motion: Susan Myers

Second: Ben Farmer

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Not Present

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

W. Lee Smith - Aye

Joseph Welch - Aye

Zoning Petition - Map Amendment

8. [920 East Victory Drive | Rezoning from R-6 \(One-family Residential\) to R-I-P \(Residential-Institutional-Professional\) | File No. 14-003763](#)

Attachment: [Staff Report-October 7.pdf](#)

Attachment: [Use Comparison Table.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Memo Re Zoning Alternatives-Oct 7.pdf](#)
Attachment: [Petitioner's Revision.pdf](#)
Attachment: [Petitioner's Letter.pdf](#)
Attachment: [Petition in Support of Rezoning.pdf](#)
Attachment: [Email of Concern.pdf](#)
Attachment: [Photos-Sept 16.pdf](#)

File No. 14-003763-ZA

920 East Victory Drive
Property Identification Number: 2-0076-12-002
0.64 acres
Aldermanic District: 2 (Osborne)
County Commission District: 2 (Holmes)
Existing Zoning District: R-6 (One-family Residential)
Proposed Zoning District: R-I-P (Residential-Institutional-Professional)
Petitioner: Sue S. Gouse
Owner: Sue S. Gouse
Agent: Harold Yellin

Ms. Charlotte Moore, MPC Project Planner, presented the petitioner's request to rezone from an R-6 classification to an R-I-P classification applying the "unusual and extraordinary" provision of Sec. 8-3031 (D)(1)(a). At the Board's request, other options were researched for this petition. Staff recommended conditional zoning for this parcel.

Mr. Harold Yellin, representative of the petitioner, requested the size and location of the property to be considered for petition approval. The specifics of the property intent was detailed: must be owner-occupied, limited to five rooms, bound by R-6 standards, no parking lots or fields, and all conditions are site-plan specific. None will impact other properties or quality of life of neighbors. All restrictions in staff report the petitioner agrees to.

Board Action:

Approval of the request to rezone from an R-6 classification to an R-I-P classification applying the "unusual and extraordinary" provision of Sec. 8-3031(D)(1)(a). - PASS

Vote Results

Motion: Ben Farmer
Second: Susan Myers
James Blackburn Jr. - Nay
Shedrick Coleman - Aye
Ellis Cook - Not Present
Stephanie Cutter - Not Present

Ben Farmer	- Aye
Timothy Mackey	- Nay
Lacy Manigault	- Aye
Murray Marshall	- Nay
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Joseph Welch	- Nay

Board Action:

Allow this use in the R-6 district provided it is on an arterial street, the building on the property is more than 2,000 square feet, not more than 5 rentable bedrooms, provide 5 off-street parking spaces, and requires Zoning Board of Appeals approval.

- FAIL

Vote Results

Motion: James Blackburn Jr.
Second: Timothy Mackey

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

IX. REGULAR BUSINESS

Zoning Petition - Map Amendment

9. 8511 Waters Avenue | Rezoning from an R-6 (One-family Residential) district to an O-I (Office-Institutional) district | File No.14-004580-ZA

Attachment: [Staff Report.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Existing and Proposed Use Tables.pdf](#)

File No. 14-004580-ZA

8511 Waters Avenue
Property Identification Number: 2-0496-01-001A
7.25 acres
Aldermanic District: 4 (Sprague)
County Commission District: 1 (Stone)
Existing Zoning District: R-6 (One-family Residential)
Proposed Zoning District: O-I (Office-Institutional)
Petitioner: Montressa Powell
Owner: The Light Assembly of God

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone from an R-6 district to an O-I district. The intent is to establish a daycare on site without the 36 child limit. Staff recommends **approval** of the request to rezone 8511 Waters Avenue from the existing R-6 zoning district to the proposed O-I zoning district.

Ms. Montressa Powell, petitioner, stated she was in agreement with staff recommendation.

Board Action:

Staff recommends **approval** of the request to rezone 8511 Waters Avenue from the existing R-6 - PASS zoning district to the proposed O-I zoning district.

Vote Results

Motion: James Blackburn Jr.

Second: Joseph Welch

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

10. [Amendment to Abercorn at Wilshire Master Plan | Multiple Lots | File No. 14-004130-ZA](#)

Attachment: [Staff Report-Oct 7.pdf](#)
Attachment: [B-N & B-C Use List.pdf](#)
Attachment: [MAPS.pdf](#)
Attachment: [Master Plan & GDP-Sept 23 Revision.pdf](#)
Attachment: [Exhibit A-Property List & Owner Authorizations.pdf](#)
Attachment: [City Council Minutes-Sept 6 2001.pdf](#)
Attachment: [Photos-Oct 7.pdf](#)

File No. 14-004130-ZA

Abercorn Street / Wilshire Boulevard / Redwood Circle
Property Identification Nos: 2-0649-04-(1-10); 2-0649-05-(1-9); 2-0649-06-004 (4-15)
10.37 acres
Aldermanic District: 6 (Thomas)
County Commission District: 5 (Shabazz)
Existing Zoning District: P-B-C with master plan
Proposed Zoning District: P-B-C with amended master plan
Petitioner: Polestar Development, LLC
Agent: Robert B. Brannen, Jr.

****Mr. Ragsdale recused himself from this item, as he represents the petitioner.*

Ms. Charlotte Moore, MPC Project Planner, presented the petitioner's request, with conditions regarding parking, signage, and acknowledgment that the results of the traffic study may impact or require modifications of the site plan. Proposed details of the petitioned plan were explained by Ms. Moore, as well as conditions in the staff report. Board questions regarding signage, setbacks, and more were answered by Ms. Moore.

Mr. Rob Brannen, representative of petitioner and agent for the area residents, stated there were many obstacles they had to overcome to accomplish their goals, such as having a public street directly through the property. The traffic improvements will be costly, but viable for the area. The flood mitigation also yields to loss of property use and additional expense. Parking requirements are still in discussion and the justifications for the variance request were explained.

Mr. John Trammell, area business owner, expressed concern as to what is allowed in the requested new rezoning. **Ms. Moore** stated a stand alone bar is not allowed.

Mr. Jerry Konter, area property owner, stated his property required rezoning to refinance. He supports the General Development Plan as presented, but has concerns with parking lot. He requested consideration of the petitioner's

variance request. He also expressed about the buffers and light blight.

Staff recommends approval of the proposed amendment with the conditions listed in the staff report.

Board Action:

Approval of the proposed amendment with the conditions listed in the staff report. - PASS

Vote Results

Motion: Murray Marshall

Second: James Blackburn Jr.

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

Amended Master Plan / General Development Plan

11. [Abercorn at Wilshire General Development Plan | Grocery Store & Fuel Station | File No. 14-004184-PLAN](#)

Attachment: [Site Plan-Oct 7.pdf](#)

Attachment: [Master Plan & GDP-Sept 23 Revision.pdf](#)

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

File No. 14-004184-PLAN

Abercorn at Wilshire General Development Plan / Grocery Store & Fuel Station

19 and 10 Wilshire Boulevard

Property Identification Nos: 2-0649-04-(1-10); 2-0649-05-(1-9); 2-0649-06-004-(4-15)

10.37 acres

Aldermanic District: 6 (Thomas)
County Commission District: 5 (Shabazz)
Existing Zoning District: P-B-C
Proposed Zoning District: P-B-C
Applicant: Polestar Development, LLC
Agent: Robert B. Brannen, Jr.

****Mr. Ragsdale recused himself from this item, as he represents the petitioner.*

Ms. Charlotte Moore, MPC Project Planner, presented the petitioner's request and staff's recommendation of approval of the general development plan based on the condition provided in the staff report. Denial of the two variances to: 1) reduce the amount of parking spaces required for the grocery store; and, 2) allow a drive aisle encroachment into the front yard setback for the fuel station.

Board Action:

Approval of the general development plan based on the condition provided in the staff report. Denial of the two variances to: 1) reduce the amount of parking spaces required for the grocery store; and, 2) allow a drive aisle encroachment into the front yard setback for the fuel station. **WITHOUT BUFFER RESTRICTION AND REDUCE PARKING REQUIREMENT.** - PASS

Vote Results

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

Committee Report(s)

12. [Report of the Bylaws Committee](#)

Mr. Farmer and **Ms. West** stated the Bylaws Committee Meeting completed their year-long study for proposed changes. Information for study was presented to the Board.

X. OTHER BUSINESS

13. [Floridan Aquifer Groundwater Users Stakeholders Meeting Update](#)

Attachment: [Planning Commission_Thomson_Floridan Aquifer Groundwater Users Group Update 091014.pdf](#)

Attachment: [MPC Pres_EPD Floridan Aquifer Groundwater Permit Committee 092914.pdf](#)

Ms. Jackie Jackson-Teel highlighted the activities of the stakeholder's meeting.

XI. ADJOURNMENT

14. [Adjourn October 7, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the October 7, 2014 Regular MPC Meeting at 5:00 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Oct 7.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.