



Arthur A. Mendonsa Hearing Room  
September 16, 2014 1:30 P.M.  
MINUTES

**September 16, 2014 Regular MPC Meeting**

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

**Members Not Present:** Stephanie Cutter  
Susan Myers  
W. Lee Smith

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Gary Plumbley, Director, Development Services  
Charlotte Moore, Director of Special Projects  
Christy Adams, Director, Administration  
Bri Finau, Administrative Assistant  
Julie Yawn, IT Systems Analyst

**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 AMENDED Agenda

**Board Action:**

Approve amended Agenda as presented. - PASS

**Vote Results**

Motion: Ben Farmer

Second: Tanya Milton

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Not Present

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Joseph Welch - Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. September 16, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.

Financial Statements and Independent Auditor's Report for year ended December 31, 2013 were presented to the Board.

3. September 30, 2014 MPC Bylaws Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.

4. September 30, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street

5. October 7, 2014 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.

**Acknowledgement(s)**

6. [Staff Introductions - Thomas Thomson](#)

James Small - Administrative Assistant

Sarah Far - Preservation Planner

**Information Item(s) for Board Members**

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

Attachment: [Review Log September 16.pdf](#)

**V. PRESENTATIONS**

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

**Amended Master Plan / General Development Plan**

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

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.

**\*\*Continued to October 7, 2014 Regular MPC Meeting per petitioner's request.\*\***

**\*\*Mr. Ragsdale abstained to vote due to representing petitioner.\*\***

**Board Action:**

Postpone Item - October 7, 2014 Regular MPC Meeting - PASS

**Vote Results**

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

**Zoning Petition - Map Amendment**

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

Attachment: [Staff Report-Sept 16.pdf](#)  
Attachment: [MAPS.pdf](#)  
Attachment: [Amended Master Plan.pdf](#)  
Attachment: [B-N & B-C Use List.pdf](#)  
Attachment: [City Council Minutes-Sept 6 2001.pdf](#)  
Attachment: [Exhibit A-Property List & Owner Authorizations.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.  
**\*\*Continued to October 7, 2014 Regular MPC Meeting per petitioner's request.\*\***

**\*\*Mr. Ragsdale abstained to vote due to representing petitioner.\*\***

**Board Action:**

Postpone Item - October 7, 2014 Regular MPC Meeting. - PASS

**Vote Results**

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

10. [August 26, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [08.26.14 MEETING MINUTES.pdf](#)  
Attachment: [08-26-14 MPC BRIEFING MINUTES.pdf](#)

**Board Action:**

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

**Vote Results**

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

### Victorian District - New Construction

11. [Petition of Wubbena Architects | 14-004119-COA | 207 East Anderson Street | New Construction: Duplex](#)

Attachment: [Context Maps.pdf](#)  
Attachment: [Staff Site and Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Application.pdf](#)  
Attachment: [Submittal Packet - Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Specifications and materials.pdf](#)  
Attachment: [Staff Report.pdf](#)

#### Board Action:

Approval for new construction of a two-story main building and two-story carriage house to be located on the vacant parcel at 207 East Anderson Street because the proposed work is visually compatible. - PASS

#### Vote Results

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

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

**VIII. OLD BUSINESS**

**Master Plan**

12. [644 East Broughton Street - Trustees Garden Proposed Master Plan](#)

- Attachment: [Proposed Trustees Garden Master Plan.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Staff Report 0916.pdf](#)
- Attachment: [Email from adjacent property owner.pdf](#)

Petitioner: Evan Bennett, Agent  
Randolph Street Development, LLC, Owner  
10 East Broad Street  
Pin(s) 2-0005-06-010, 012, 013, 014, & 2-0005-22-002  
9.9 Acres  
Aldermanic District: 2  
County Commission District: 2  
MPC File No. 14-003770-PLAN

**Mr. Marcus Lotson**, MPC Project Planner, presented the petitioner's request for approval of a Master Plan for 9.9 acres of land in the northeast portion of the Landmark District identified as Trustees Garden. The petitioner is requesting a 201 off street parking space variance from the 396 space requirement. Staff recommends **approval** of the proposed Master Plan and parking variance for Trustees Garden.

**Mr. Harold Yellin**, representative of the petitioner, stated the staff recommendations are agreeable to the petitioner.

<b>Board Action:</b> Staff recommends <b>approval</b> of the proposed Master Plan and parking variance for Trustees Garden.	- PASS
<b>Vote Results</b> Motion: James Blackburn Jr. Second: Timothy Mackey James Blackburn Jr.	- Aye

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

**Zoning Petition - Staff Text Amendment**

13. [Response to City Council Regarding Fences in Tree Lawns](#)

Attachment: [Photograph.pdf](#)

Attachment: [COA - 554 East Taylor Street13-000388-COA Denied.pdf](#)

Attachment: [Staff recommendation.pdf](#)

Attachment: [HSF Comments 09-16-2014.pdf](#)

**Ms. Ellen Harris**, Preservation Planner, stated City Council returned the recommendation for denial of a text amendment to allow a 32” tall wooden fence at 554 East Taylor Street to request that the Metropolitan Planning Commission examine the fence standards of the Historic District Ordinance as related to tree lawns and develop a solution. Staff recommends sending this overview with examples of fencing that may be visually compatible to City Council.

**Mr. Blackburn, Jr.** suggested defining 'fence'.

**Ms. Monique Armstrong**, resident of 554 East Taylor Street, presented and defended her fence, which was built to be a trellis. She stated though it is unusual, it is compatible.

**Ms. Danielle Meunier**, representative of the Savannah Historic Foundation, stated the HSF recommends tree lawns and fencing to be minimal.

**Board Action:**

Staff recommends sending this overview with



examples of fencing that may be visually compatible to City Council. - PASS

**Vote Results**

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

**IX. REGULAR BUSINESS**

**Zoning Petition - Map Amendment**

14. [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-Sept 16.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Use Comparison Table.pdf](#)  
Attachment: [Petitioner's Letter.pdf](#)  
Attachment: [Petition in Support of Rezoning.pdf](#)  
Attachment: [McKellar Email.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

**Ms. Charlotte Moore**, MPC Project Planner, presented the petitioner's request to rezone from an R-6 classification to an R-I-P classification. Staff recommends denial of the request to rezone from an R-6 classification to an R-I-P classification because it allows uses that may be atypical for the area.

There was discussion among the Board.

**Mr. Harold Yellin**, representative of the petitioner, stated they are willing to self-impose certain restrictions to protect the neighborhood and appease staff. They are requesting the change for ease of selling the property.

The Board expressed concern about the possibility of the character of the neighborhood changing if the petition is granted. There was discussion between the Board and petitioner representative for clarity. The petitioner was encouraged to get support or feedback from the neighboring Diocese.

The petitioner requested continuance to the October 7, 2014 Regular MPC Meeting. Mr. Blackburn, Jr. amended the original motion of continuance to request staff to use this time to find alternative solutions, which may include creating a new district for situations involving old large houses.

**Board Action:**

Return on October 7, 2014 (with amendment) - PASS

**Vote Results**

Motion: Ben Farmer

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Not Present

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Joseph Welch - Aye

**Board Action:**

Amend motion as stated: Postpone item to allow staff to study area and present findings of alternatives and determine necessity of a new district. - PASS

**Vote Results**

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

15. [413 Whitaker Street | RIP-A to RIP-C | 14-004108-ZA](#)

Attachment: [Maps 4108.pdf](#)  
Attachment: [Images 4108.pdf](#)  
Attachment: [Staff Report 4108.pdf](#)

Petitioner: Janet Kubista  
413 Whitaker Street  
PIN: 2-0032 -17-026  
Acres: 0.048 ac. (2,100 square feet)  
Aldermanic District: 2  
County Commission District: 3  
MPC FILE NO. 14-004108-ZA

**Mr. Jack Butler**, MPC Comprehensive Planner, presented the petitioner's request to rezone a parcel located at 413 Whitaker Street from the existing R-I-P-A (Residential Medium Density) classification to an R-I-P-C (Residential Medium Density) classification. The petitioner wants to sell packaged alcohol as part of gift baskets, not consumption. Staff recommends **denial** of the petitioner's request to rezone the subject property from an R-I-P-A classification to an R-I-P-C classification. The denial is based on the ability of other inappropriate uses to be open to the area, though the petitioner's particular use is appropriate.

There was discussion about the Future Comprehensive Plan and the Long

Range Plan.

**Ms. Janet Kubista**, petitioner, stated the imported Italian wine is to be part of the specialty gift baskets they sell.

**Ms. Moore** stated the City is addressing ancillary wine use. It is not yet connected to the zoning ordinance and more information is needed.

**Mr. Steve Day**, area resident, stated he doesn't feel everyone in the neighborhood has been notified of their business plan. He is opposed to the rezoning request and does not want alcohol in the neighborhood.

**Mr. Philip McCorkle**, area resident, has concern with changing the zoning and the possibility of the business changing. He is not in favor of the capability of a bar in the neighborhood. He is in favor of a business being there, but hopes the plan to be revised.

**Board Action:**

Postpone Item - October 7, 2014 meeting:  
determine if other options are available. - PASS

**Vote Results**

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

**Zoning Petition - Text Amendment**

16. [Amendment to Allow Conforming Billboard Owners the Ability to Erect a Digital Sign Face | Sec. 7-3.C.\(5\)\(c\)\(9\) | File No. Z-140814-00073-1](#)

Attachment: [Staff Report-Sept 16.pdf](#)

File No. Z-140814-00073-1

Petitioner: Golden Isles Outdoor, LLC  
Agent: Phillip R. McCorkle

**Ms. Charlotte Moore**, MPC Project Planner, presented the petitioner's request for an amendment to allow conforming billboard owners the ability to erect a digital sign face in the ordinance. Such was done by the City in 2013, but not the County. Staff recommends approval of an alternate amendment to allow conforming billboard owners the ability to erect a digital sign face.

**Board Action:**

Approval of an alternate amendment to allow conforming billboard owners the ability to erect a digital sign face. - PASS

**Vote Results**

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

**X. OTHER BUSINESS**

17. [Report from Nominating Committee](#)

The Nominating Committee nominated as follows:

W. Shedrick Coleman - Chair  
Murray Marshall - Vice Chair  
Tanya Milton - Secretary  
W. James Overton - Treasurer

Voting will be during the October 7, 2013 Regular MPC Meeting.

## XI. ADJOURNMENT

### 18. [Adjourn September 16, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the August 26, 2014 Regular MPC Meeting at 4:33 p.m.

Respectfully submitted,

Thomas L. Thomson  
Executive Director

TLT/bf

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

## XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log September 16.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.*