



Arthur A. Mendonsa Hearing Room
April 28, 2015 1:30 P.M.
MINUTES

April 28, 2015 Regular MPC Meeting

Members Present: W. Shedrick Coleman, Chairman
Tanya Milton, Vice-Chairman
W. James Overton, Secretary
Joseph T. Welch, Treasurer
James B. Blackburn, Jr.
Ellis Cook
Timothy Mackey
Lacy Manigault
J. Adam Ragsdale
W. Lee Smith
Linder S. Suthers
Tom Woiwode
George L. Woods

Members Not Present: 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

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 April 28, 2015 MPC Regular Meeting Agenda](#)

Board Action:

Approve Agenda as submitted. - PASS

Vote Results

Motion: Tanya Milton

Second: Timothy Mackey

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [April 28, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

3. [May 19, 2015 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 28.pdf](#)

V. PRESENTATIONS

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

Amended Master Plan

5. [AMENDED MASTER PLAN: Bradley Pointe South - 1566 Bradley Boulevard](#)

Board Action:	
Postpone Item - May 19	- PASS
Vote Results	
Motion: Ellis Cook	
Second: Tanya Milton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

Zoning Petition - Text Amendment

6. [TEXT AMENDMENT: Amendment to Sec. 8-3025\(a\) to allow a bed and breakfast guest unit in the R-6 \(One-family Residential\) zoning district | File No. 14-002253-ZA](#)

Board Action:	
Postpone Item - May 19	- PASS
Vote Results	
Motion: Ellis Cook	
Second: Tanya Milton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye

Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- 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

7. [April 7, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [04-07-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [04.07.15 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: W. Lee Smith

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

8. [Authorize Executive Director to sign Audit Engagement Letter](#)

Attachment: [TPC Thomson Non-Major KRT 20150428.pdf](#)

Board Action:

Recommend Approval of the MPC to authorize Executive Director to sign Audit Engagement Letter - PASS

Vote Results

Motion: W. Lee Smith
Second: Tanya Milton
James Blackburn Jr. - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Timothy Mackey - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
James Overton - Aye
Adam Ragsdale - Aye
W. Lee Smith - Aye
Linder S. Suthers - Aye
Joseph Welch - Aye
Tom Woiwode - Aye
George L. Woods III - Aye

9. Authorize the Executive Director to execute the Memorandum of Understanding (MOU) for the Coastal Region Metropolitan Planning Organization (CORE MPO)

Attachment: [MPC Board Memo MOU Execution.pdf](#)

Attachment: [MOU_Reapportionment 040815.pdf](#)

Attachment: [Main Brochure.pdf](#)

Attachment: [Insert.pdf](#)

Board Action:

Authorize execution of stated MOU. - PASS

Vote Results

Motion: W. Lee Smith
Second: Tanya Milton
James Blackburn Jr. - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Timothy Mackey - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
James Overton - Aye
Adam Ragsdale - Aye

W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

VIII. OLD BUSINESS

10. [TEXT AMENDMENT: Amend Sec. 8-3112.\(d\)\(3\)c.2. \(Signs Permits-Required, Announcement Signs\) To Allow Electronically Controlled Announcement Signs to Change Message Every 10 Seconds | File No. 14-006238-ZA](#)

Attachment: [Staff Report-14-006238-April 28.pdf](#)
Attachment: [Street Class Map-I & 2.pdf](#)
Attachment: [Street Class Map for Announcement Signs.pdf](#)
Attachment: [Natl Register Districts Map.pdf](#)
Attachment: [Petitioner's Presentation-March 18.pdf](#)

Board Action:

CONTINUE to June 9, 2015 Regular MPC Meeting to research an agreeable time for change, - PASS methods of enforcement, and determine if reports can be generated for enforcement purposes.

Vote Results

Motion: Timothy Mackey
Second: James Blackburn Jr.

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

IX. REGULAR BUSINESS

11. [REZONING: 509 E. 37th Street | From an R-4 \(Four-family Residential\) District to an R-B-C \(Residential-Business-Conservation\) District | File No. 15-001684-ZA](#)

- Attachment: [Staff Report-15-001684-ZA-April 28.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Allowed Uses in the Existing R-4 District.pdf](#)
- Attachment: [Allowed Uses in the Proposed R-B-C District.pdf](#)
- Attachment: [Photos-15-001684-ZA-April 28.pdf](#)
- Attachment: [Letter of Support-Durham & LaRue.pdf](#)

Board Action:

Approve petitioner's request. - PASS

Vote Results

Motion: George L. Woods III

Second: James Overton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Nay
Joseph Welch	- Nay
Tom Woiwode	- Aye
George L. Woods III	- Aye

12. REZONING: 508 E. 37th Street | From an R-4 (Four-family Residential) District to an R-B-C (Residential-Business-Conservation) District | File No. 15-001685-ZA

- Attachment: [Staff Report-15-001685-ZA-April 28.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Allowed Uses in the Existing R-4 District.pdf](#)
- Attachment: [Allowed Uses in the Proposed R-B-C District.pdf](#)
- Attachment: [Photos-15-001685-ZA-April 28.pdf](#)
- Attachment: [Letter of Support-Durham & LaRue.pdf](#)

Board Action:

Approve petitioner's request - PASS

Vote Results

Motion: Ellis Cook

Second: George L. Woods III

James Blackburn Jr.	- Aye
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Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Nay
Joseph Welch	- Nay
Tom Woiwode	- Aye
George L. Woods III	- Aye

13. [REZONING: 510 E. 37th Street | From an R-4 \(Four-family Residential\) District to an R-B-C \(Residential-Business-Conservation\) District | File No. 15-001686-ZA](#)

- Attachment: [Staff Report-15-001686-ZA-April 28.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Allowed Uses in the Existing R-4 District.pdf](#)
Attachment: [Allowed Uses in the Proposed R-B-C District.pdf](#)
Attachment: [Photos-15-001686-ZA-April 28.pdf](#)
Attachment: [Letter of Support-Durham & LaRue.pdf](#)

Board Action:

[Approve petitioners request](#) - PASS

Vote Results

Motion: George L. Woods III

Second: Adam Ragsdale

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Nay
Joseph Welch	- Nay
Tom Woiwode	- Aye
George L. Woods III	- Aye

14. [REZONING: 304-308 W. Gwinnett Street, 714 Montgomery Street & 303 W. Hall Lane | R-B-C-1](#)

(Residential Business Conservation, Extended) to R-I-P-A (Residential Medium Density) | File No. 15-001513-ZA

- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Proposed District Uses.pdf](#)
- Attachment: [Existing District Uses.pdf](#)
- Attachment: [Staff Report.pdf](#)

Board Action:

Staff recommends Approval of the request to rezone the subject properties from an R-B-C-1 zoning classification to an RIP-A classification. - PASS

Vote Results

Motion: Ellis Cook
Second: Joseph Welch

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

15. [Text Amendments to Regulate Craft Distillery Use](#)

- Attachment: [Staff Report April 28 2015.pdf](#)

Board Action:

Staff recommends **approval** of the proposed text amendment. - PASS

Vote Results

Motion: Ellis Cook
Second: Adam Ragsdale

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye

Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

16. [SIGN PLAN: Grocery and Fuel Station | 10530 Abercorn Street | File No. 15-000551-PLAN](#)

Attachment: [Sign Plan-15-000551-PLAN-Apr 28.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos-15-000551-April 28.pdf](#)

Attachment: [Monument Sign-April 28.pdf](#)

Attachment: [Fuel Station Canopy.pdf](#)

Attachment: [Fuel Station Fascia Sign.pdf](#)

Attachment: [White Bluff Photos.pdf](#)

Board Action:

Approve petitioner's request. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Joseph Welch

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Nay

Tanya Milton - Aye

James Overton - Nay

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Nay

Joseph Welch - Aye

Tom Woiwode - Abstain

George L. Woods III - Aye

X. OTHER BUSINESS

XI. ADJOURNMENT

17. [Adjourn April 28, 2015 Regular MPC Meeting](#)

3:59

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log April 28.pdf](#)