



Arthur A. Mendonsa Hearing Room
April 7, 2015 1:30 P.M.
MINUTES

April 7, 2015 Regular MPC Meeting

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

Members Not Present: W. James Overton, Secretary
Stephanie Cutter
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
Ellen Harris, Director of Urban Planning and Historic Preservation
Alizina McCoy, IT Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Pete Shonka, City Engineer

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Agenda](#)

Board Action:

Approve April 7, 2015 Regular MPC Meeting
Agenda as submitted. - PASS

Vote Results

Motion: Tanya Milton

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 - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [April 7, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

3. [April 28, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Acknowledgement(s)

4. [New Board Members Introductions - Shedrick Coleman](#)

Ms. Linder Suthers, Mr. Tom Woiwode, and Mr. George L. Woods were introduced as new board members.

Information Item(s) for Board Members

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

Attachment: [Review Log April 7.pdf](#)

V. PRESENTATIONS

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

Items Requested to be Withdrawn

6. [ZONING PETITION - MAP AMEND | 801 Harmon Street | Rezone from R-B \(Residential Business\) to B-N \(Neighborhood Business\) | File No. 15-000104-ZA](#)

Board Action:

WITHDRAWN - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Timothy Mackey

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 - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

Amended Master Plan

7. [AMENDED MASTER PLAN - Mosswood Plantation - Ph. 3 - 197 Sawgrass Drive](#)

Attachment: [Maps.pdf](#)

Attachment: [Master Plan.pdf](#)

Attachment: [STAFF REPORT.pdf](#)

Board Action:

Postpone Item - Date undetermined - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Timothy Mackey

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 - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

Zoning Petition - Text Amendment

8. [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](#)

Board Action:

Postpone Item - April 28, 2015 MPC Meeting - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Timothy Mackey

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 - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Not Present

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

9. [March 18, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [03-18-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [03.18.15 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Tanya Milton

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 - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

10. [TRAFFIC IMPACT STUDY: SCAD Weston Hall and Dyson Hall Dorms](#)

Attachment: [08-05-14 DECISION - 14-003361-PLAN SCAD.pdf](#)

Attachment: [Smith Shonka Letter, re SCAD MOU 040315.pdf](#)

Attachment: [SCAD WESTON DYSON_GDP with Traffic Signal 4-2-15.pdf](#)

Attachment: [SCAD Traffic Study Recommendations Memo 1 040715.pdf](#)

Board Action:

Staff recommends that the Metropolitan Planning Commission **accept** the traffic impact study and **approve** the Amended General Development Plan/Group Development showing the added traffic and pedestrian improvements and future internal bus stop to be provided by SCAD. Staff will ensure that these elements are included on the Specific Development Plan. - PASS

Vote Results

Motion: George L. Woods III

Second: Timothy Mackey

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	- Not Present
Adam Ragsdale	- Abstain
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

11. [GENERAL DEVELOPMENT PLAN - Deptford Tract Multi-Family - E. President St. & Woodcock Rd.](#)

Attachment: [Maps.pdf](#)

Attachment: [General Dev. Plan.pdf](#)

Attachment: [Staff Report - P-150204-00010-1.pdf](#)

Attachment: [Photos.pdf](#)

Board Action:

The petitioner is requesting consideration of a General Development Plan for a proposed multi-family residential development located at the Northwest corner of East President Street and Woodcock Road. The proposed development will consist of 231 residential units on a 9.837 acre tract of land

The MPC staff recommends **approval** of the

requested variances and the proposed General Development Plan subject to the following conditions:

1. Revise the General Development Plan to include a mail kiosk. The kiosk shall be installed in such a manner as to accommodate a limited number of vehicles to pull off so as to not impede vehicular traffic.

- PASS

2. Approval of the Traffic Report and recommended improvements (if any) by the County Engineer and the MPC Traffic Engineer.

3. Revise the General Development Plan to eliminate one of the freestanding Development Identification Signs.

4. Revise the General Development Plan to identify the 10 foot setback and buffer along the northeast property line as a 10 foot setback/vegetative buffer.

5. Approval of the pending zoning petition to rezone the subject site to a PUD-M-36 zoning classification by the County Commissioners.

6. Approval by the County Engineer.

Vote Results

Motion: James Blackburn Jr.

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	- Not Present
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

12. STAFF TEXT AMENDMENT: Amend Section 8-3163 ZBA Powers and Duties Generally to reference the Savannah Historic District Variance Criteria in Section 8-3030

Attachment: [Staff Report April 7 2015.pdf](#)

Board Action:

Postpone Item -

Vote Results

Motion:

Second:

13. SKETCH PLAN - Bluffside at Country Club Creek

Attachment: [Maps.pdf](#)

Attachment: [Sketch Plan.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report S-150316-00022-1.pdf](#)

Board Action:

The MPC staff recommends **approval** of the proposed Sketch Plan including the requested variances subject to the following conditions:

1. If it is determined by the County Engineer that sidewalks cannot be safely installed within the existing 50 foot right-of-way of Jasmine Avenue, the developer shall dedicate five feet in conjunction with the approval of a Preliminary Plan and Final Plat. - PASS
2. Approval of the extension of the water and sewer services by the City of Savannah.
3. Approval by the County Engineer.

Vote Results

Motion: Timothy Mackey

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	- Not Present

Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

X. OTHER BUSINESS

XI. ADJOURNMENT

14. [Adjourn April 7, 2015 Regular MPC Meeting](#)

There being no further business to come before the Commission, the April 7, 2015 Regular MPC Meeting was adjourned at 2:17 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 April 7.pdf](#)