



Arthur A. Mendonsa Hearing Room
December 9, 2014 1:30 P.M.
MEETING MINUTES

December 9, 2014 Regular MPC Meeting

Members Present: Murray Marshall, Vice-Chairman
Tanya Milton, Secretary
W. James Overton, Treasurer
Ellis Cook
Stephanie Cutter
Susan Myers
W. James Overton
J. Adam Ragsdale
Joseph Welch

Members Not Present: W. Shedrick Coleman, Chairman
Ben Farmer
Timothy Mackey
Lacy Manigault
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
Ms. Charlotte Moore, Director of Special Projects
Julie Yawn, 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 Agenda as Submitted](#)

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [December 9, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [December 16, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)
4. [December 22, 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

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

Attachment: [Review Log DEC 9.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

6. [November 18, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [11-18-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.18.14 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Susan Myers

Second: Tanya Milton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Not Present
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

Acceptance of Work Program

7. [Adoption of 2015 MPC Budget and Work Program](#)

Attachment: [2015 MPC Budget.pdf](#)

Attachment: [Copy of 2015 Work Programs.pdf](#)

Board Action:

Adopt as submitted. - PASS

Vote Results

Motion: Susan Myers

Second: Tanya Milton

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

8. Authorize the Executive Director to execute the FY 2015 Federal Transit administration 5303 Program Contract with the Georgia Department of Transportation

Attachment: [MPC Board memo.pdf](#)

Board Action:

Authorize as submitted. - PASS

Vote Results

Motion: Susan Myers

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Not Present

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

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

9. Authorize the Executive Director to execute the FY 2015 Savannah MPO Transportation Study-CATS Special Study with the Georgia Department of Transportation

Attachment: [MPC Board memo PI 0013366 CATS Special Study.pdf](#)

Board Action:

Authorize as submitted. -

Vote Results

Motion:

Second:

10. CANCEL December 22, 2014 Regular MPC Meeting

Board Action:

Cancel December 22, 2014 Regular MPC Meeting. - PASS

Vote Results

Motion: Susan Myers

Second: Tanya Milton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Not Present
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

None

11. [Adoption of the 2015 MPC Calendar of Meetings](#)

Attachment: [2015 CALENDAR OF MEETINGS - TENTATIVE 111714.pdf](#)

Board Action:

Adopt as submitted.	- PASS
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Vote Results

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

Zoning Petition - Map Amendment

12. [413 Whitaker Street Rezoning | RIP-A to RIP-C](#)

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

Board Action:

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. - PASS

Vote Results

Motion: Susan Myers
Second: Adam Ragsdale

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

IX. REGULAR BUSINESS

Zoning Petition - Map Amendment

13. [612-616 E. Henry Street & 1212 E. Broad St. | Rezoning from P-R-4 \(Planned Four-family Residential\) and RM-25 \(Multifamily Residential\) to RIP-B-1 \(Medium Density Residential\) | File No. 14-005549](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Existing Survey and Concept Plan.pdf](#)
Attachment: [Photos.pdf](#)

Board Action:

MPC staff recommends approval of the request to rezone 612, 614 and 616 E. Henry St. and 1212 E. Broad Street from the RM-25 and P-R-4 zoning districts to the RIP-B zoning district. - PASS

Vote Results

Motion: Susan Myers

Second: James Blackburn Jr.

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

Zoning Petition - Text Amendment

14. [Establishing a Bed and Breakfast Guest Unit in an R-6 \(One-family Residential\) District](#)
[| File No. 14-002253-ZA](#)

Attachment: [Staff Report-Dec 9.pdf](#)

Attachment: [R-6 Use List.pdf](#)

Attachment: [R-6 District Map.pdf](#)

Attachment: [Supplemental Info.pdf](#)

Attachment: [PowerPoint-Dec 9.pdf](#)

Board Action:

CONTINUE TO WEDNESDAY MARCH 18, 2015

Regular MPC Meeting the applicant's request to establish the bed and breakfast guest unit in the R-6 district, and direct staff to explore the larger question by discussing the issue with affected neighborhoods and to prepare an evaluation and report on its appropriateness in all residential areas.

- PASS

Vote Results

Motion: James Blackburn Jr.

Second: Tanya Milton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Aye

Ben Farmer	- Not Present
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

15. [Amendment to Sec. 8-3216\(5\), TC-1 \(Traditional Commercial\) District to Increase Residential Density | File No. 14-005553-ZA](#)

Attachment: [Staff Report-Dec 9.pdf](#)
Attachment: [Mid-City Boundary & Zoning Map.pdf](#)
Attachment: [Exhibit A.pdf](#)
Attachment: [Staff Report-Dec 9.pdf](#)

Board Action:
CONTINUE ITEM TO February 24, 2015 Reg MPC Meeting - PASS

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

Sketch Plan

16. [Heron Walk Subdivision - 5150 Jasmine Avenue](#)

Attachment: [Maps.pdf](#)
Attachment: [Photos.pdf](#)

Attachment: [Miscellaneous .pdf](#)
Attachment: [Sketch Plan.pdf](#)
Attachment: [Staff Report.pdf](#)

Board Action:

The MPC Staff recommends **Approval** of the proposed Sketch Plan. - PASS

Vote Results

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

X. OTHER BUSINESS

XI. ADJOURNMENT

17. [Adjourn December 9, 2014 Regular MPC Meeting](#)

3:58 p.m.

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the December 9, 2014 Regular MPC Meeting at 3:58 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

Board Action:

Adjourn. -

Vote Results

Motion:

Second:

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log DEC 9.pdf](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.