



Arthur A. Mendonsa Hearing Room
February 24, 2015 1:30 P.M.
MINUTES

February 24, 2015 MPC Regular Meeting

Members Present: W. Shedrick Coleman, Chairman
W. James Overton, Secretary
Tanya Milton, Treasurer
James B. Blackburn, Jr.
Ellis Cook
Stephanie Cutter
Lacy Manigault
J. Adam Ragsdale
W. Lee Smith
Joseph Welch
Tom Woiwode
George L. Woods

Members Not Present: Timothy Mackey

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
Charlotte Moore, Director of Special Projects
Jack Butler, Development Services Planner
Julie Yawn, System 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](#)

Board Action:	
Approve Agenda as presented.	- PASS
Vote Results	
Motion: Lacy Manigault	
Second: Tanya Milton	
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linda 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	- Aye
Timothy Mackey	- Not Present

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [NOTE: Wednesday, March 18, 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

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

Attachment: [Review Log Feb 24.pdf](#)

V. PRESENTATIONS

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

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

4. [FLUM - Bryan Woods Road - Future Land Use Map Amendment - Residential Suburban Single Family to Residential General](#)

Board Action:

Postpone Item - March 18, 2015 - PASS

Vote Results

Motion: Tanya Milton

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

Zoning Petition - Map Amendment

[5. Zoning Petition - MAP AMEND | Vicinity of U.S. Hwy. 80 East and Bryan Woods Road | Rezone from R-1 \(One-family Residential\) to R-3-8 \(Multi-family Residential, up to 8 dwelling units per net acre\) | File No. Z-141223-00105-1](#)

Board Action:

Postpone Item - March 18, 2015 Regular MPC Meeting - PASS

Vote Results

Motion: Tanya Milton

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

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

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

- Attachment: [Maps.pdf](#)
Attachment: [Use Table.pdf](#)
Attachment: [Letter of opposition -801 Harmon St -15-000104-ZA.pdf](#)
Attachment: [Staff Report 15-000104-ZA - 801 Harmon Street.pdf](#)

Board Action:	
Postpone Item - April 11, 2015 Regular MPC Meeting	- PASS
Vote Results	
Motion: Tanya Milton	
Second: Joseph Welch	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linda S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

Zoning Petition - Text Amendment

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

Board Action:	
Table Item	- PASS

Vote Results

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

8. [February 3, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [02-03-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [02.03.15 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: George L. Woods III	
Second: Lacy Manigault	
Linda S. Suthers	-
James Blackburn Jr.	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye

James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

9. [Authorize the Executive Director to execute the FY 2014 Savannah Sector 8 Study Supplemental Agreement #2](#)

Attachment: [MPC Board memo PI 8607 Supplemental Agreement #2.pdf](#)

Board Action:

Authorize	- PASS
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Vote Results

Motion: George L. Woods III

Second: Lacy Manigault

James Blackburn Jr.	- Nay
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Shedrick Coleman	- Aye
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Ellis Cook	- Aye
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Stephanie Cutter	- Aye
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Timothy Mackey	- Not Present
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Lacy Manigault	- Aye
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Tanya Milton	- Aye
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James Overton	- Aye
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Adam Ragsdale	- Aye
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W. Lee Smith	- Aye
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Linda S. Suthers	- Aye
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Joseph Welch	- Aye
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Tom Woiwode	- Aye
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George L. Woods III	- Aye
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10. [Authorize the Executive Director to execute the FY 2014 Savannah Sector 9 Study Supplemental Agreement #2](#)

Attachment: [MPC Board memo PI 8608 Supplemental Agreement #2.pdf](#)

Board Action:

Authorize	- PASS
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Vote Results

Motion: George L. Woods III

Second: Lacy Manigault

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

11. [Authorize the Executive Director to execute the FY 2012 Savannah Sector 7 Study: I-16 Interchange Modification Report Supplemental Agreement #1](#)

Attachment: [MPC Board memo PI 8562 Supplemental Agreement #1.pdf](#)

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

12. [Authorize the Executive Director to execute the FY 2014 Savannah MPO Transportation Study - Sector 10 Supplemental Agreement #1](#)

Attachment: [MPC Board memo PI 10562 Supplemental Agreement #1.pdf](#)

Board Action:	
Authorize	- PASS

Vote Results

Motion: George L. Woods III

Second: Lacy Manigault

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

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

13. [ZONING TEXT AMEND | County | Increase maximum permitted density and height](#)

Attachment: [Staff Report Z-150205-00011-1.pdf](#)

Attachment: [Development Standards Sec 4-6 1 \(5\).pdf](#)

Board Action:

Postpone item to the March 18, 2015 Regular MPC Meeting. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Nay
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
James Overton	- Aye
Adam Ragsdale	- Nay
W. Lee Smith	- Nay
Joseph Welch	- Aye
Tom Woiwode	- Aye

George L. Woods III	- Nay
Tanya Milton	- Nay

14. [ZONING TEXT AMEND | Amend Use 6, Inns in Victorian Planned Neighborhood Conservation District | File No. 15-000827-ZA | Staff Study](#)

Attachment: [Staff Report-15-000827-ZA.pdf](#)

Board Action:

Approval of the amendment to remove two conditions that relate to the short-term vacation rental use and to correct a scrivener's error relating to the maximum number of bedrooms permitted in an inn. - PASS

Vote Results

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

15. [AMENDED MASTER PLAN | Highlands Park at Godley Station](#)

Attachment: [Miscellaneous.pdf](#)
Attachment: [School Board Information.pdf](#)
Attachment: [02-24-15 Staff Report 15-000236-PLAN.pdf](#)
Attachment: [Maps and Master Plans.pdf](#)

Board Action:

The MPC staff recommends **approval** of the proposed Highlands Park Amended Master Plan. - PASS

Vote Results

Motion:	Adam Ragsdale	
Second:	W. Lee Smith	
	James Blackburn Jr.	- Nay

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

16. [GENERAL DEVELOPMENT PLAN | Proposed Retail Store - 3111 - 3117 Skidaway Road - File 15-000306-PLAN](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Aerial Map.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [DOLLAR GENERAL LANDSCAPE PLAN.pdf](#)
- Attachment: [Dollar General Rendering.pdf](#)
- Attachment: [Tax Map.pdf](#)

Board Action:

Staff recommends **approval** of the General Development Plan and **approval** of the front yard setback variance request. - PASS

Vote Results

Motion: George L. Woods III
Second: Ellis Cook

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

17. [CELL TOWER | New Wireless Facility for Verizon Wireless | 1511 Staley Avenue | 15-000296-](#)

PLAN

Attachment: [Tatem FinalCDs 2-5-15.pdf](#)

Attachment: [Maps 296.pdf](#)

Attachment: [CityScape Report GA MPC Verizon Tatem S-S-NT 1 29 15.pdf](#)

Attachment: [WTF Report to MPC 15-000296-PLAN.pdf](#)

Board Action:

Approve the requested a 195-foot “slick stick” monopole WTF at 1511 Staley Avenue with the following **conditions**:

Tower shall be marked and lit per WTF Ordinance section 8-3196 (6) (b);

All feed lines be contained within the spine of the support structure;

The applicant shall provide to the MPC “as built” tower design signed by a Georgia-registered Professional Engineer; - PASS

Emergency generators shall not exceed 65 dB at the closest property line; and

Testing of the proposed generator onsite shall be limited to between 8 a.m. and 4 p.m., Mondays through Fridays.

Vote Results

Motion: James Overton

Second: Tanya Milton

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

X. OTHER BUSINESS

18. [Report from Nominating Committee](#)

The Nominating Committee presented the following as Officers:

W. Shedrick Coleman - Chairman

Tanya Milton - Vice Chairman

W. James Overton - Secretary

Joseph T. Welch - Treasurer

XI. ADJOURNMENT

19. [Adjourn February 24, 2015 Regular MPC Meeting](#)

There being no further business to come before the Commission, the February 24, 2015 Regular MPC Meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Feb 24.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.