



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

June 30, 2015 Regular MPC Meeting

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

Members Not Present: W. Shedrick Coleman, Chairman
George L. Woods

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

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

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [July 21, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [June 30, 2015 Personnel Committee Meeting, 12:00 P.M., West Conference Room, 112 E. State Street](#)

Information Item(s) for Board Members

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

Attachment: [Review Log June 30.pdf](#)

V. PRESENTATIONS

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

Amended Master Plan

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

Board Action:

Postpone Item - July 21, 2015 Regular MPC Meeting - PASS

Vote Results

Motion: James Overton
Second: Joseph Welch
James Blackburn Jr. - Aye
Shedrick Coleman - Not Present
Ellis Cook - Aye
Stephanie Cutter - Aye
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 - Not Present

Zoning Petition - Map Amendment

5. [REZONING: 512 Indian Street | Rezone from B-C \(Community Business\) Zoning District to a B-B \(Bayfront Business\) Zoning District | Robert Turner, Petitioner | File No. 15-003199-ZA](#)

Board Action:

Postpone Item - to July 21, 2015 Regular MPC Meeting. - PASS

Vote Results

Motion: James Overton

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Not Present

Ellis Cook - Aye

Stephanie Cutter - Aye

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 - Not Present

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

6. [June 9, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [06-09-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.09.15 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Adam Ragsdale

Second: James Blackburn Jr.

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

VIII. OLD BUSINESS

7. Petition of Fortitude Design and Urban Purpose Design | 15-002806-COA | 416 East Bolton Street | New Construction, Victorian Historic District

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Staff Images of Contemporary Architecture.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Attachment: [Staff Report.pdf](#)

Board Action:

Approve the petition for new construction of a 3-story residential building and a 2-story garage apartment to be located on a vacant lot at 416 East Bolton Street, including the proposed side yard setback reduction from 5 feet to 3 feet, because the proposed work is visually compatible and otherwise meets the development standards. - PASS

Vote Results

Motion: James Overton

Second: Lacy Manigault

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

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	- Not Present

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](#)

- Attachment: [Staff Report-14-006238-June 30.pdf](#)
- Attachment: [Supplemental Info-June 30.pdf](#)
- Attachment: [Natl Register Districts Map.pdf](#)
- Attachment: [Street Class Map for Announcement Signs.pdf](#)
- Attachment: [Street Class Map-I 2.pdf](#)

Board Action:

A continuation to the August 11, 2015 Regular MPC Meeting or to a regular meeting before that time if, in the opinion of the Executive Director, there is a light agenda to allow sufficient time for discussion. Also discuss at the July 28, 2015 Planning Meeting. - PASS

Vote Results

Motion: James Blackburn Jr.
Second: James Overton

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

9. TEXT AMENDMENT: Amend Mid-City District Sec. 8-3199, District Boundary Description ; Appendix A, Zoning Map; Appendix B, Contributing Structures Map; Sec. 8-3224, Parking | Savannah College of Art and Design, Petitioner | File No. 15-002389-ZA

Attachment: [Staff Report-15-002389-June 30.pdf](#)

Board Action:

Approval of the request to amend the following within the Mid-City District: 1) Sec. 8-3199, District Boundary Description; 2) Appendix A, Zoning Map; 3) Appendix B, Contributing Structures Map; and, 4) Sec. 8-3224, Parking. - PASS

Vote Results

Motion: James Overton

Second: Lacy Manigault

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

Board Action:

Reconsider petition for citizen. - PASS

Vote Results

Motion: Timothy Mackey

Second: Lacy Manigault

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

Board Action:

Approval of the request to amend the following within the Mid-City District: 1) Sec. 8-3199, District Boundary Description; 2) Appendix A, Zoning Map; 3) Appendix B, Contributing Structures Map; and, 4) Sec. 8-3224, Parking. - PASS

Vote Results

Motion: Timothy Mackey

Second: Joseph Welch

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

10. [REZONING: 315 W. 38th Street | Rezone from R-B \(Residential-Business\) and R-I-P \(Residential-Institutional-Professional\) Districts to Mid-City CIV \(Civic\) District | Savannah College of Art and Design, Petitioner | File No. 15-002388-ZA](#)

Attachment: [Staff Report-15-002388-ZA-June 30.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Mid-City & MLK Redevelopment Map.pdf](#)

Attachment: [RB District Permitted Use List.pdf](#)

Attachment: [RIP District Permitted Use List.pdf](#)
Attachment: [CIV District Permitted Use List.pdf](#)
Attachment: [Photos-15-002388-ZA-June 9.pdf](#)

Board Action:

Postpone - Sept 1, 2015 Regular MPC meeting - PASS

Vote Results

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

IX. REGULAR BUSINESS

11. [REZONING: 305 W. 35th Street | Rezone from TN-2 \(Traditional Neighborhood\) to TC-1 \(Traditional Commercial-Neighborhood\) | Paul W. Harrison, Petitioner | File No. 15-003200-ZA](#)

Attachment: [Maps.pdf](#)
Attachment: [Mid-City Zoning Map.pdf](#)
Attachment: [Photo.pdf](#)
Attachment: [TN-2 & TC-1 Use Comparison.pdf](#)
Attachment: [Petitioner's Supplemental Information.pdf](#)
Attachment: [Staff Report-15-003200-ZA-June 30.pdf](#)

Board Action:

Approve zoning request. TC-1 is better buffer zone. - PASS

Vote Results

Motion: Adam Ragsdale
Second: James Blackburn Jr.
James Blackburn Jr. - Aye
Shedrick Coleman - Not Present

Ellis Cook	- Aye
Stephanie Cutter	- Nay
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	- Aye
George L. Woods III	- Not Present

12. [SITE DEVELOPMENT PLAN \(GENERAL PLAN\): 2020 Westlake Avenue | Westlake Development \(Boarding House\) | Lenell DeFour, Applicant | File No. P-150527-00046-1](#)

Attachment: [Maps.pdf](#)

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

Attachment: [Staff Report P-150527-00046-1.pdf](#)

Attachment: [County Eng. Comments Westlake Development - General Dev - Review 1.pdf](#)

Board Action:

DENIAL based on public safety. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Timothy Mackey

James Blackburn Jr. - Aye

Shedrick Coleman - Not Present

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Nay

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Not Present

13. [MASTER PLAN AMENDMENT: 45 South Carolan Street | Sustainable Fellwood | Change of Land Use from Retail/Office to Senior Housing | Housing Authority of Savannah, Applicant | File No. 15-003215-PLAN](#)

- Attachment: [Maps.pdf](#)
Attachment: [Conceptual Site Plan.pdf](#)
Attachment: [Master Plan.pdf](#)
Attachment: [06-30-15 Staff Report.pdf](#)
Attachment: [Letter of opposition regarding Requested Master Plan Amendment to Fellw .pdf](#)

Board Action:

Approval of the proposed Amended Sustainable Fellwood Master Plan to include changing the land use designation of Lot 26 of the Sustainable Fellwood development (PIN 2-0019-01-029) from Retail/Office to Senior Housing and eliminating the requirement that 15 percent of the gross building area be established as commercial retail development subject to the following conditions:

1. Revise all of the development data on the Master Plan to include notation that there is no percentage - PASS of retail commercial required for Sustainable Fellwood development.
2. All other approvals and/or requirements of the Sustainable Fellwood Master Plan remain in effect and unchanged as approved by MPC action dated August 18, 2009 (M-090812-52038-2).
3. Approval by the City Review Departments including the City Engineer.

Vote Results

Motion: Timothy Mackey

Second: Joseph Welch

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

14. [1871 King George Blvd. | New Wireless Telecommunications Facility | T-150409-00029-1](#)

- Attachment: [CityScape Report King George.pdf](#)
- Attachment: [Evidence of Need Submittal.pdf](#)
- Attachment: [Fall Zone Letter.pdf](#)
- Attachment: [Maps and Images King George.pdf](#)
- Attachment: [Site Panorama King George.pdf](#)
- Attachment: [WTF Application King George.pdf](#)
- Attachment: [WTF Report to MPC T-150409-00029-1 King George.pdf](#)

Board Action:

It is recommended that the MPC **approve** the development of a freestanding 185-foot monopole with internal antenna for six positions, with the following conditions: 1) positions shall be available for six wireless telecommunications carriers; 2) all feed lines shall be located within the barrel of the support structure; 3) all access ports to the support structure shall be sealed against weather and wildlife.

Further, the Wireless Telecommunications Facilities Ordinance requires that all wireless telecommunications facilities between 100 and 199 feet AGL shall be equipped with: 1) red lights (L-864) for nighttime (only) and medium intensity flashing white lights (L-865) for daytime and twilight use; and, 2) white reflective tape/sheeting installed at 20 feet above ground level and continuing upward at ten foot intervals. - PASS

It is also recommended that the MPC **approve** the variance from the required landscaping surrounding the compound on the northeast and southeast sides due to the nature of the site.

Vote Results

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

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

15. [243 Quacco Road | New Wireless Telecommunications Facility | T-150409-00030-1](#)

Attachment: [CityScape Report Quacco.pdf](#)
Attachment: [Evidence of Need Quacco.pdf](#)
Attachment: [Fall Zone Letter Quacco.pdf](#)
Attachment: [Maps and Images Quacco.pdf](#)
Attachment: [WTF Application Quacco.pdf](#)
Attachment: [Panorama Quacco Road Site I.pdf](#)
Attachment: [Panorama Quacco Road Site II.pdf](#)
Attachment: [WTF Report to MPC T-150409-00030-1 Quacco.pdf](#)

Board Action:

It is recommended that the MPC **approve** the development of a freestanding 185-foot monopole with internal antenna for six positions, with the following conditions: 1) positions shall be available for six wireless telecommunications carriers; 2) all feed lines shall be located within the barrel of the support structure; 3) all access ports to the support structure shall be sealed against weather and wildlife.

- PASS

Further, the Wireless Telecommunications Facilities Ordinance requires that all wireless telecommunications facilities between 100 and 199 feet AGL shall be equipped with: 1) red lights (L-864) for nighttime (only) and medium intensity flashing white lights (L-865) for daytime and twilight use; and, 2) white reflective tape/sheeting installed at 20 feet above ground level and continuing upward at ten foot intervals.

Vote Results

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

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

X. OTHER BUSINESS

XI. ADJOURNMENT

16. [Adjourn June 30, 2015 Regular MPC Meeting](#)

There being no further business to come before the Board, the June 30, 2015 Regular MPC Meeting was adjourned at 5:06 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log June 30.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.