



Arthur A. Mendonsa Hearing Room  
March 18, 2015 1:30 P.M.  
MINUTES

**March 18, 2015 MPC Regular Meeting**

**Members Present:** Tanya Milton, Secretary  
W. James Overton, Treasurer  
James B. Blackburn, Jr.  
Stephanie Cutter  
Timothy Mackey  
Lacy A. Manigault  
Joseph T. Welch  
Tom Woiwode

**Members Not Present:** W. Shedrick Coleman, Chairman  
Ellis Cook  
J. Adam Ragsdale  
W. Lee Smith  
Linder S. Suthers  
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, Comprehensive Planner  
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 March 18, 2015 Agenda](#)

**Board Action:**

Approve as presented. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Joseph Welch

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [March 24, 2015 MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**Acknowledgement(s)**

3. [Staff Introductions - Thomas Thomson](#)

Mark Wilkes, Director of Transportation, introduced Stephanie Rossi as a Transportation Planner in the Transportation Department.

**Information Item(s) for Board Members**

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

Attachment: [Review Log March 18.pdf](#)

**V. PRESENTATIONS**

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

**Amended Master Plan**

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

**Board Action:**

Postpone Item - April 7, 2015 Regular MPC Meeting - PASS

**Vote Results**

Motion: James Overton  
Second: Stephanie Cutter  
James Blackburn Jr. - Aye  
Shedrick Coleman - Not Present  
Ellis Cook - Not Present  
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 - Not Present  
Joseph Welch - Aye  
Tom Woiwode - Aye  
George L. Woods III - Not Present

**Zoning Petition - Text Amendment**

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

**Board Action:**

Postpone Item - April 28, 2015 Regular MPC Meeting - PASS

**Vote Results**

Motion: Lacy Manigault	
Second: James Overton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
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**

7. [February 24, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [02.24.15 MEETING MINUTES.pdf](#)

Attachment: [02-24-15 MPC BRIEFING MINUTES.pdf](#)

**Board Action:**

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

**Vote Results**

Motion: James Overton	
Second: Lacy Manigault	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

8. [Authorization for the Chairman to sign the authorizing resolution to submit the FY 2016 5303 \(Transit Planning\) grant application to the Georgia Department of Transportation](#)

Attachment: [MPC Board Memo for Resolution.pdf](#)

**Board Action:**

Approve Authorization as submitted. - PASS

**Vote Results**

Motion: James Overton  
Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

**VIII. OLD BUSINESS**

9. [TEXT AMENDMENT - County | Increase maximum permitted density and height](#)

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

Attachment: [Z-150205-00011-1 - Staff Report - Text Amendment - PUD-M and R-3 Density.pdf](#)

**Board Action:**

The MPC staff recommends **approval** of the petitioner's request. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Joseph Welch

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

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

Attachment: [Bryan Woods Road CPA - Staff Report - Comprehensive Plan Amendment.pdf](#)

Attachment: [FLU\\_MAP.pdf](#)

**Board Action:**

Deny staff recommendation due to the specifics of the site. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Timothy Mackey

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

11. [REZONING - 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](#)

- Attachment: [Staff Report 031815.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Deed - Bryan Woods Road lots.pdf](#)
- Attachment: [Original Concept Plan.pdf](#)
- Attachment: [Examples.pdf](#)
- Attachment: [R-1 and R-3 Use List.pdf](#)
- Attachment: [LOT FIT EXHIBIT 3-3-15 \(2\).pdf](#)
- Attachment: [REZONING EXHIBIT \(2\).pdf](#)

**Board Action:**

Deny Staff recommendation. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Timothy Mackey

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

**IX. REGULAR BUSINESS**

12. [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-Feb 3.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 April 7 MPC meeting. Request staff to investigate alternatives. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: James Overton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

13. [TEXT AMENDMENT: Creation of a Planned Unit Development \(PUD\) Zoning District for Fred Wessels / Hitch Village Redevelopment | File No. 15-000620-ZA](#)

Attachment: [Staff Report-15-000620-ZA-March 18.pdf](#)

Attachment: [PUD District Text-March 18.pdf](#)

Attachment: [Master Plan-March 18.pdf](#)

**Board Action:**

Approval of the Wessels/Hitch Village Planned Unit Development District. - PASS

**Vote Results**

Motion: Lacy Manigault

Second: Joseph Welch

James Blackburn Jr.	- Nay
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

14. [REZONING: 840 Hitch Drive | Fred Wessels Homes / Richard Hitch Village from RM-25 \(Multi-family Residential, up to 25 dwellings per net acre\) and I-L \(Light Industrial\) to PUD \(Planned Unit Development\) | File No. 15-000568-ZA](#)

Attachment: [Staff Report-15-000568-ZA-Mar 18.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [R-M List of Uses.pdf](#)

Attachment: [I-L List of Uses.pdf](#)

**Board Action:**

Approval of the rezoning from RM-25 (Multi-family Residential, up to 25 dwellings per net acre) and I-L (Light Industrial) zoning classifications to the proposed Wessels-Hitch Village Planned Unit Development - PASS

**Vote Results**

Motion: Lacy Manigault

Second: Joseph Welch

James Blackburn Jr.	- Nay
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

15. [TEXT AMENDMENT: Amending the Savannah Gardens Planned Unit Development Zoning District | File No. 15-001203-ZA](#)

Attachment: [Staff Report-15-001203-ZA-March 18.pdf](#)

Attachment: [PUD Text Amendment-March 18.pdf](#)

Attachment: [Amended Master Plan-March 18.pdf](#)

**Board Action:**

Approval of amendments to the Savannah Gardens Planned Unit Development District to allow a Neighborhood Commercial classification with related land uses and development standards. - PASS

**Vote Results**

Motion: Timothy Mackey  
Second: Joseph Welch  
James Blackburn Jr. - Aye  
Shedrick Coleman - Not Present  
Ellis Cook - Not Present  
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 - Not Present  
Joseph Welch - Aye  
Tom Woiwode - Aye  
George L. Woods III - Not Present

16. [REZONING: 2000 Block of E. Gwinnett Street | P-R-B-1 \(Planned Residential Business\) to Savannah Gardens Planned Unit Development | File No. 14-005554-ZA](#)

Attachment: [Staff Report-15-005554-ZA-March 18.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Amended SG Master Plan.pdf](#)

Attachment: [R-B-1 List of Uses.pdf](#)

**Board Action:**

Approval of the rezoning of parcels (2-0039-02-002 and 003) from a P-R-B-1 (Planned Residential Business) district to the Savannah Gardens Planned Unit Development. Approval of the proposed Savannah Gardens master plan land use designation of Neighborhood Commercial for all parcels, including 2-0039-02-005. These approvals are subject to the adoption of the proposed text amendment to create the Neighborhood Commercial land use classification in the Savannah Gardens Planned Unit Development (File No. 15-001203-ZA). - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Joseph Welch

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

17. [COMPREHENSIVE PLAN FLUM AMENDMENT - 2100 E. President St. - N/W corner of E. President & Woodcock Rd](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report Z-150302-00020-1 FLUM - Comp Plan Amendment-2100 East President Street .pdf](#)

**Board Action:**

The petitioner is requesting consideration of a Tri-Centennial Comprehensive Plan - Future Land Use Map Amendment for a 9.837 Acre tract of land located at the northwest corner of East President Street and Woodcock Road. The petitioner is requesting that the Future Land Use Map be changed from Commercial Suburban and Heavy Industrial to Residential General. - PASS

**Vote Results**

Motion: Joseph Welch

Second: James Blackburn Jr.

James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

18. [REZONING - 2100 E. President Street - N/W corner of E. President Street and Woodcock Rd.](#)

Attachment: [Maps.pdf](#)

Attachment: [Permitted Uses.pdf](#)

Attachment: [Staff Report - Z-150205-00012-1.pdf](#)

Attachment: [Industrial District and County Attorney's Review.pdf](#)

**Board Action:**

The petitioner is requesting consideration of a Zoning Map Amendment for a site located at the northwest corner of East President Street and Woodcock Road and identified as PIN 1-0282-01-002. The petitioner is requesting that the 9.837 acre site be rezoned from its current I-H (Heavy Industrial) classification to a PUD-M-36 (Planned Unit Development - Multi-Family Residential Classification - 36 units per net acre) classification to accommodate a proposed residential apartment complex.

The MPC staff recommends approval of the petitioner's request to rezone the subject site identified as PIN 1-0282-01-002 from I-H to PUD-M-36 - PASS

The approval of this rezoning is conditioned upon the approval of the associated Comprehensive Plan Future Land Use Map amendment and the proposed text amendment to increase the maximum density permitted in a PUD-M zoning district from 25 units per net acre to 40 units per net acre. The Comprehensive Plan Future Land Use Map amendment and the text amendment are on the March 18th MPC agenda.

**Vote Results**

Motion: Tom Woiwode

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

19. [TEXT AMENDMENT - Amendment to Wireless Telecommunications Facilities Ordinance](#)

Attachment: [Staff Report-15-001141-ZA.pdf](#)

Attachment: [MPC Article J Wireless Facilities-Draft 3-12-15.pdf](#)

**Board Action:**

Continue - FAIL

**Vote Results**

Motion: James Blackburn Jr.

Second: Joseph Welch

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

**Board Action:**

**Approval** of the recommended Article J as amended in order to correct definitions, standards

and processes dealing with changes in FCC regulations governing the wireless industry, and in order to establish a master planning process for DAS and Small Cell networks - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Lacy Manigault

James Blackburn Jr.	- Nay
Shedrick Coleman	- Not Present
Ellis Cook	- Not Present
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	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

**X. OTHER BUSINESS**

20. [Update on 57th Near Waters Cell Tower](#)

Attachment: [Memo - Discussion of Judge Edenfield Decision.pdf](#)

Attachment: [Draft WTF Report to City 13-002239-PLAN revised 3-9-15.pdf](#)

Attachment: [Order - Granting Vantage's Motion for Summary Judgment - Denies City's M...pdf](#)

Attachment: [herman ltr w exhibits 021615.pdf](#)

**Mr. Jack Butler** updated the Board on the cell tower petition on 57th Street and Waters Avenue.

21. [Re-Election of Officers for 2014 - 2015](#)

The Nominating Committee proposed the following slate of officers for election for the 2014-2015 year term:

W. Shedrick Coleman - Chairman

Tanya Milton - Vice-Chairman

W. James Overton - Secretary

Joseph T. Welch - Treasurer

**Board Action:**

Chair: W. Shedrick Coleman

Vice-Chair: Tanya Milton

- PASS

Secretary: W. James Overton

Treasurer: Joseph T. Welch

**Vote Results**

Motion: Timothy Mackey

Second: James Blackburn Jr.

James Blackburn Jr.

- Aye

Shedrick Coleman

- Not Present

Ellis Cook

- Not Present

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

- Not Present

Joseph Welch

- Aye

Tom Woiwode

- Aye

George L. Woods III

- Not Present

**XI. ADJOURNMENT**

22. [Adjourn March 18, 2015 Regular MPC Meeting](#)

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log March 18.pdf](#)