



Arthur A. Mendonsa Hearing Room  
May 19, 2015 1:30 P.M.  
MINUTES

**May 19, 2015 Regular MPC Meeting**

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

**Members Not Present:** Timothy Mackey  
Lacy Manigault  
Linder S. Suthers

**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

**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](#)

<b>Board Action:</b>	
Approve	- PASS
<b>Vote Results</b>	
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	- Not Present
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [May 26, 2015 MPC Planning Meeting at 1:00 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 May 19.pdf](#)

**V. PRESENTATIONS**

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

**Amended Master Plan**

4. [MASTER PLAN AMENDMENT: Bradley Pointe South | 1566 Bradley Boulevard | Amendment to... | HRW Development, LLC, Applicant | File No. 15-001779-PLAN](#)

Attachment: [Maps.pdf](#)  
Attachment: [Master Plans and Photos.pdf](#)  
Attachment: [Staff Report.pdf](#)

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

**Zoning Petition - Map Amendment**

5. [REZONING: 1512 E. 52nd Street | Rezone from R-6 \(One-family Residential\) to R-4 \(Four-family Residential\) | Mia Madison Properties, Petitioner | File No. 15-002297-ZA](#)

<b>Board Action:</b>	
Postpone Item - June 9, 2015 MPC Meeting	- PASS
<b>Vote Results</b>	
Motion: James Overton	
Second: Joseph Welch	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
James Overton	- Aye

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

6. 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: [Maps.pdf](#)
- Attachment: [RIP District Permitted Use List.pdf](#)
- Attachment: [RB District Permitted Use List.pdf](#)
- Attachment: [CIV District Permitted Use List.pdf](#)
- Attachment: [Photos-15-002388-ZA-May 19.pdf](#)
- Attachment: [Staff Report-15-002388-ZA-May 19 \(2\).pdf](#)

**Board Action:**

Postpone Item - June 9, 2015 Regular MPC Meeting - PASS

**Vote Results**

Motion: James Overton  
Second: Joseph Welch

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

**Zoning Petition - Text Amendment**

7. TEXT AMENDMENT: Amendment to Sec. 8-3025(a) to allow a bed and breakfast guest unit in the R-6 (One-family Residential) zoning district | File No. 14-002253-ZA

<b>Board Action:</b>	
Postpone Item - June 9, 2015 Regular MPC Meeting	- PASS
<b>Vote Results</b>	
Motion: James Overton	
Second: Joseph Welch	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Not Present
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

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

Attachment: [Staff Report-15-002389-May 19.pdf](#)  
Attachment: [Applicant's Proposed Changes.pdf](#)

<b>Board Action:</b>	
Postpone Item - June 9, 2015 Regular MPC Meeting	- PASS
<b>Vote Results</b>	
Motion: James Overton	
Second: Joseph Welch	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye

Linder S. Suthers	- Not Present
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. [April 28, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [04.28.15 MINUTES.pdf](#)

Attachment: [04-28-15 MPC BRIEFING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: James Overton

Second: Joseph Welch

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

### 10. [Authorize the Executive Director to execute the FY 2014 Savannah MPO Transportation Study - Sector 10 Supplemental Agreement # 1 contract with the Georgia Department of Transportation Contract PI 0010562](#)

Attachment: [MPC Board Memo PI 0010562.pdf](#)

**Board Action:**

Authorize as submitted. - PASS

**Vote Results**

Motion: James Overton

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

**VIII. OLD BUSINESS**

**IX. REGULAR BUSINESS**

11. [REZONING: 11000 Block of Mercy Boulevard| Rezone from PUD-IS \(Planned Unit Development Institutional\) to R-M-22 \( Residential Multi-family up to 22 units per net acre\) | Humanities Foundation, Petitioner | File No. 15-002383-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [Existing PUD-IS.pdf](#)

Attachment: [Proposed R-M.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Subdivision Plat.pdf](#)

Attachment: [Letter of Opposition.pdf](#)

Attachment: [Attorney Correspondence.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [2015 05 19 MASTER PLAN EXHIBIT Revised for meeting-11X17 \(2\).pdf](#)

**Board Action:**

Staff recommends **approval** of the request to rezone the subject property from PUD-IS to RM-22. PRESENT GENERAL AND SITE PLAN BEFORE MPC BOARD FOR APPROVAL. - PASS

**Vote Results**

Motion: James Blackburn Jr.

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

12. [COMP PLAN AMENDMENT: 1107 & 1111 Fulton Road | Single-Family Residential to General Residential | Gene Glisson, Petitioner | 15-002697-FLUM](#)

Attachment: [MAPS.pdf](#)

Attachment: [15-002697-FLUM - 1107 & 1111 Fulton Road - Staff Report - Comprehensive Plan Amendment.pdf](#)

**Board Action:**

Staff recommends **approval** of the request of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map to change the future land use category of the properties identified as PIN(s) 2-0862 -02-002 and -003 from Residential Suburban Single Family to Residential General.. - PASS

**Vote Results**

Motion: Ellis Cook

Second: James Overton

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



Tom Woiwode - Aye  
George L. Woods III - Aye

13. [REZONING: 1107 & 1111 Fulton Road | Rezone from R-6 \(One-family Residential\) to R-M-15 \(Residential Multi-family up to 15 units per net acre\) | Gene Glisson, Petitioner | File No. 15-002386-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Staff Report 15-002386-ZA.pdf](#)

**Board Action:**

**Approval** of the requested zoning change. - PASS

**Vote Results**

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

14. [REZONING: 225 E. President Street | Rezone from R-I-P-A Medium Density Residential\) to R-I-P-B1 \(Medium Density Residential\) | 225 E. President Street, LLC, Petitioner | File No. 15-002387-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Ortho Image.pdf](#)  
Attachment: [Existing RIP-A to Proposed RIP-C.pdf](#)  
Attachment: [Staff Report.pdf](#)  
Attachment: [Letter from Adjacent Property Owner \(2\).pdf](#)

**Board Action:**

Staff recommends **approval** of the rezoning of 225 E. President Street from RIP-A to RIP-B1. - PASS

**Vote Results**

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

15. [SIGN PLAN AMENDMENT: Burger King at Chatham Crossing | 4268 Ogeechee Road | Savannah Restaurants Corp., Applicant | File No. 15-001993-PLAN](#)

Attachment: [Chatham Crossing.pdf](#)  
Attachment: [Freestanding signs.pdf](#)  
Attachment: [Proposed Sign Exhibit.pdf](#)  
Attachment: [Staff Report.pdf](#)

**Board Action:**

Amend sign master plan specifically for petitioner limited to 17 and Chatham Parkway; all other businesses must come before Board for sign changes. - PASS

**Vote Results**

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

Tom Woiwode	- Aye
George L. Woods III	- Aye

16. [SITE DEVELOPMENT PLAN: Kroger Expansion and Fuel Station | 495 Johnny Mercer Boulevard | Brixmor Properties Group, Applicant | File No. P-150407-00028-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [GDP - Bldg - Signs.pdf](#)  
Attachment: [Staff Report.pdf](#)

**Board Action:**

The MPC staff recommends that the proposed General Development Plan be **approved** subject to the conditions listed below. The MPC staff also recommends **approval** of a variance to allow a freestanding principal use sign for a development served by a Directory Sign, a variance to allow the maximum permitted area of principal use fascia signage to be calculated based on the sign standards for a B-C zoning district instead of a B-N zoning district.

The MPC staff recommends that the requested variance to permit 396 square feet of fascia signage for the affected 382 linear feet of building frontage not be acted on at this time, based on the previous findings. - PASS

Conditions of approval:

1. Approval of the traffic plan and all recommended improvements, if any, by the County Engineer and the MPC staff.
2. Approval by the County Engineer.

**Vote Results**

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

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

#### **X. OTHER BUSINESS**

17. [RESCHEDULE: May 26, 2015 to June 2, 2015 | MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

#### **XI. ADJOURNMENT**

18. [Adjourn May 19, 2015 Regular MPC Meeting](#)

There being no further business to be brought before the Board, the May 19, 2015 MPC meeting was adjourned at 3:12 p.m.

#### **XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log May 19.pdf](#)