



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

**November 24, 2015 Regular MPC Meeting**

**Members Present:** Tanya Milton, Chairwoman  
W. James Overton, Vice-Chairman  
Joseph T. Welch, Secretary  
George Woods, Treasurer  
James B. Blackburn, Jr.  
W. Shedrick Coleman  
Ellis Cook  
Lacy Manigault  
J. Adam Ragsdale  
Linder S. Suthers  
Tom Woiwode

**Members Not Present:** Stephanie Cutter  
Timothy Mackey  
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  
Jack Butler, Comprehensive 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**

1. [Approve November 24, 2015 Regular MPC Meeting Agenda as submitted](#)

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

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [December 15, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

3. [December 22, 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**

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

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

**V. PRESENTATIONS**

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

**Zoning Petition - Map Amendment**

5. [SPECIAL USE: 1650 E. Victory Drive |Allow a Restaurant in a PUD-IS-B \(Planned Unit Development-Institutional\) District as a Special Use| Richard Mopper, Petitioner | File No. 15-003655-ZA](#)

**Board Action:**

Postpone Item - December 15, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: George L. Woods III

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

6. [REZONING: 101 Little Neck Road | Rezoning from PUD-C \(Planned Unit Development-Community\) and P-B-C \(Planned Community Business\) to RM-27 \(Multi-family Residential, 27 units/net acre\) | 175/GA204 JBDG Opp. Fund, Petitioner | File No. Z-151022-00092-1](#)

**Board Action:**

Postpone Item - February 2, 2016 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: George L. Woods III

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

Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

7. [REZONING: 7 Martin Luther King, Jr. Boulevard | Rezone from B-C \(Community Business\) to B-B \(Bayfront-Business\) | RB Red Savannah FS, LLC | File No. 15-005535-ZA](#)

**Board Action:**

Postpone Item - February 23, 2016 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Shedrick Coleman  
Second: George L. Woods III

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

8. [REZONING: 512 Indian Street | Rezone from B-C \(Community Business\) to B-B \(Bayfront-Business\) | Robert Turner, Petitioner | File No. 15-005935-ZA](#)

**Board Action:**

Postpone Item - February 23, 2016 Regular MPC Meeting - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: George L. Woods III

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

9. [REZONING: 525 West Jones Street | Rezoning from PUD-IS-B \(Planned Unit Development-Institutional\) to RIP-B \(Medium Density Residential\) | Scott Lauretti, Petitioner | File No. 15-005934-ZA](#)

**Board Action:**

Postpone Item - December 15, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: George L. Woods III

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

### 10. [November 3, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [11-03-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.03.15 MEETING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: Shedrick Coleman

Second: James Overton

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

### 11. [Adoption of the 2016 MPC Calendar of Meetings](#)

Attachment: [2016 CALENDAR OF MEETINGS - TENTATIVE.pdf](#)

#### **Board Action:**

Adopt calendar as presented. - PASS

#### **Vote Results**

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

12. REZONING: 325 & 335 Stephenson Avenue | Rezoning from PUD-IS-B (Planned Unit Development-Institutional) and P-I-P (Planned Institutional Professional) to O-I (Office Institutional) | Paul. M. Shealy, Petitioner | File No. 15-005873-ZA

Attachment: [List of Uses.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Staff Report - 15-005873-ZA .pdf](#)

**Board Action:**

The MPC staff recommends **Approval** of the petitioner's request to rezone the subject properties located at 325 and 335 Stephenson Avenue from PUD-IS-B\* and P-I-P zoning classifications to an O-I zoning classification.

**Vote Results**

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

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye

## VIII. OLD BUSINESS

13. [TEXT AMENDMENT: Amend Sec. 8-3002 \(Definitions\) to Create a Definition for a new two family dwelling type and to establish development standards | Joe Wallace, Petitioner | File No. 15-004082-ZA](#)

Attachment: [Cuyler Brownsville Map & Data.pdf](#)  
Attachment: [Cuyler-Brownsville Boundary Map.pdf](#)  
Attachment: [Comments form Historic Savannah Foundation.pdf](#)  
Attachment: [Revised Concept Plan.pdf](#)  
Attachment: [staff report 112415.pdf](#)

\*\* Mr. Coleman recused himself due to representing the petitioner.

### Board Action:

Staff recommends **approval** of amendments to the Cuyler - Brownville Development Standards and the - PASS Definitions section of the Zoning Ordinance.

### Vote Results

Motion: Joseph Welch  
Second: James Overton

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

## IX. REGULAR BUSINESS

14. [TEXT AMENDMENT: Sections 8-3025\(b\); 8-3002 Definitions and 8-3025\(d\) | Residential Uses in BC | File No. 15-005698-ZA](#)

Attachment: [B-C in Historic District.pdf](#)



Attachment: [Staff Report-Revised-Nov 24.pdf](#)

**Board Action:**

Staff recommends **approval** of a text amendment to section 8-3002 Definitions to create a new definition for Upper-story residential; **approval** of amendments to section 8-3025(d) Schedule of Development Standards to establish a minimum lot area per dwelling unit of 600 square feet for upper story residential uses; and **approval** of an amendment to section 8-3025(b) B & I Use Schedule to establish use 3a upper story residential. - PASS

**Vote Results**

Motion: George L. Woods III

Second: Adam Ragsdale

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

15. [COMP PLAN AMENDMENT: 11014 White Bluff Road | Suburban Residential to Commercial Neighborhood | Walter Lee, Petitioner | 15-006167-FLUM](#)

Attachment: [15-006167-FLUM - 11014 White Bluff Road - Staff Report - Comprehensive Plan Amendment.pdf](#)

Attachment: [MAPS 6167.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 2-0586 -06-002 from Residential-Suburban Single Family to Commercial Neighborhood. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Adam Ragsdale

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

16. [REZONING: 11014 White Bluff Road | Rezone from R-6 \(One-family Residential\) to B-N \(Neighborhood Business\) | Walter Lee, Petitioner | 15-005936-ZA](#)

Attachment: [MAPS 5936.pdf](#)

Attachment: [Staff Report 15-005936-ZA 11014 White Bluff Road.pdf](#)

**Board Action:**

Staff recommends **approval** of the request to rezone 11014 White Bluff Road the R-6 (Single-family Residential) classification to the B-N (Neighborhood Business) classification. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Adam Ragsdale

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

George L. Woods III - Nay

17. [Sketch Plan - Major Subdivision - Coffee Pointe Phase 3A](#)

- Attachment: [Coffee Pointe Exceptional Tree.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Sketch Plans.pdf](#)
- Attachment: [Lot Coverage and Variances.pdf](#)
- Attachment: [Staff Report - 14-005759-PLAN.pdf](#)

\*\*Mr. Woiwode recused himself from this petition.

**Board Action:**

Deny Staff Recommendation. - PASS

**Vote Results**

Motion: Adam Ragsdale

Second: Shedrick Coleman

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

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

18. [Adjourn](#)

There being no further business to come before the Board, the November 24, 2015 Regular MPC Meeting adjourned at 2:57 p.m.

Respectfully,

Thomas L. Thomson, AICP  
Executive Director

/bf

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

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

Attachment: [Review Log November 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.*