



Arthur A. Mendonsa Hearing Room  
November 3, 2015 1:30 P.M.  
MINUTES

**November 3, 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  
Stephanie Cutter  
Timothy Mackey  
Lacy Manigault  
J. Adam Ragsdale  
Linder S. Suthers  
Tom Woiwode

**Members Not Present:** 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

**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 November 3, 2015 Regular MPC Agenda as presented to the Commission. - PASS

**Vote Results**

Motion: James Overton

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

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 - Aye

Joseph Welch - Aye

Tom Woiwode - Not Present

George L. Woods III - Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [November 3, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

3. [November 24, 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**

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

Attachment: [Review Log November 3.pdf](#)

**V. PRESENTATIONS**

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

**Zoning Petition - Map Amendment**

5. [REZONING: Multiple \(11\) Properties E. Broad Street and E. Broughton Street | Rezone from an RIP-B District to an R-B-C District | Multiple \(4\) Petitioners | File No. 15-005536-ZA](#)

**Board Action:**

Postpone to the November 24, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: James Blackburn Jr.

|                     |               |
|---------------------|---------------|
| James Blackburn Jr. | - Aye         |
| Shedrick Coleman    | - Aye         |
| 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   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

6. [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 - November 24, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: James Blackburn Jr.

|                     |       |
|---------------------|-------|
| James Blackburn Jr. | - Aye |
| Shedrick Coleman    | - Aye |
| 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   | - 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

### 7. [October 13, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [10.13.15 MEETING MINUTES.pdf](#)

Attachment: [10-13-15 MPC BRIEFING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: Ellis Cook

Second: Shedrick Coleman

|                     |               |
|---------------------|---------------|
| James Blackburn Jr. | - Aye         |
| Shedrick Coleman    | - Aye         |
| 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   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

### 8. [Approval to Begin Contract Negotiations with Data Transfer Solutions,LLC](#)

**Board Action:**

Approval to begin contract negotiations with Data Transfer Solutions, LLC - PASS

**Vote Results**

Motion: Ellis Cook

Second: Shedrick Coleman

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

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 - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

9. Authorize the Executive Director to execute the FY 2016 Federal Transit Administration 5303 Program with GDOT.

Attachment: [MPC Board memoexecute contract.pdf](#)

**Board Action:**

Authorize Executive Director to execute the FY 2016 Federal Transit Administration 5303 Program - PASS with GDOT.

**Vote Results**

Motion: Ellis Cook

Second: Shedrick Coleman

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

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   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

10. [SITE DEVELOPMENT PLAN \(GENERAL PLAN\): 275 Fort Argyle Road | Creekfire Motor Ranch RV Park | Otamot Land LLC, Applicant | 15-004398-PLAN](#)

- Attachment: [Annexation Letter from David Maxwell CFO re Annexation 100615.pdf](#)
- Attachment: [Otamot RV Park Application.pdf](#)
- Attachment: [ZA Policy document 0 Fort Argyle Rd \(PIN 1-1034 -02-011\) ZNRQ15-003649 \(2\).pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Gen Dev Plan.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Proposed Bldg Elevations.pdf](#)

**Board Action:**

**Approval** of the Site Plan/General Development Plan. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Shedrick Coleman

|                     |               |
|---------------------|---------------|
| James Blackburn Jr. | - Aye         |
| Shedrick Coleman    | - Aye         |
| 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   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

11. [COMPREHENSIVE PLAN AMENDMENT: 1943 Capital Street | Change the Comprehensive Plan Future Land Use Map from Residential Single Family to Neighborhood Commercial | Longbeard, Peitioner | File No. 15-00586-CPA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Staff Report 15-005586-CPA - 1943 Capital Street.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 property identified as 1943 Capital Street (PIN 2-0036-03-008) from Suburban Single Family Residential to Commercial Neighborhood. - PASS

**Vote Results**

Motion: Ellis Cook

Second: Shedrick Coleman

|                     |               |
|---------------------|---------------|
| James Blackburn Jr. | - Aye         |
| Shedrick Coleman    | - Aye         |
| 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   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

12. [REZONING: 1943 Capital Street | Rezone from R-6 \(One-family Residential\) to O-I \(Office Institutional\) | Longbeard Electric & Integrated Systems, Petitioner | File No. 15-005415-ZA](#)

Attachment: [Photos.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report - 15-005415-ZA - 1943 Capital Street.pdf](#)

**Board Action:**

The MPC staff recommends **Approval** of the petitioner's request to rezone the subject site located at 1943 Capital Street from an R-6 zoning classification to an O-I zoning classification. - PASS

**Vote Results**

Motion: Ellis Cook

Second: Shedrick Coleman

|                     |       |
|---------------------|-------|
| James Blackburn Jr. | - Aye |
| Shedrick Coleman    | - Aye |
| 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   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

### VIII. OLD BUSINESS

13. [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](#)

Attachment: [Maps.pdf](#)

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

Attachment: [north view.pdf](#)

Attachment: [east view.pdf](#)

Attachment: [Staff Report-15-003655-ZA-Special Use 110315.pdf](#)

Attachment: [Photos.pdf](#)

#### **Board Action:**

Postpone for Staff to evaluate area per  
Commission request(s) and sketch plan to  
November 24, 2015 Regular MPC meeting. - PASS

#### **Vote Results**

Motion: James Blackburn Jr.

Second: Timothy Mackey

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



14. [NEW CONSTRUCTION | Victorian District | 1 West Park Avenue | Petition of Christian Sottile, AIA | 15-005133-COA](#)

- Attachment: [Staff Recommendation 15-005133-COA.pdf](#)
- Attachment: [Submittal Packet- Drawings.pdf](#)
- Attachment: [Submittal Packet - Material Samples.pdf](#)
- Attachment: [Submittal Packet-Supplemental Memo.pdf](#)
- Attachment: [Context.pdf](#)

Mackey left at 2:15

**Board Action:**

Approve new construction of a mixed-use building for property located at 1 West Park Avenue, including the requested adjustment to the overall building height, because the proposed work is visually compatible and meets the standards. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Joseph Welch  
James Blackburn Jr. - Nay  
Shedrick Coleman - Nay  
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  
Linder S. Suthers - Aye  
Joseph Welch - Aye  
Tom Woiwode - Aye  
George L. Woods III - Nay

**IX. REGULAR BUSINESS**

15. [REZONING: 824 & 828 Quacco Road | Rezone from R-A \(Residential Agriculture\) to B-N \(Neighborhood Business\) | Mintu Properties, Petitioner | File No. Z-150814-00070-1](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Permitted Uses.pdf](#)
- Attachment: [Concept Plan.pdf](#)
- Attachment: [Photos.pdf](#)

Attachment: [Staff Report - Z-150814-00070-1 - 824 & 828 Quacco Road .pdf](#)

Mr. Woods left at 3:00

**Board Action:**

The MPC staff recommends **Denial** of the petitioner's request to rezone the properties identified as 824 and 828 Quacco Road from an R-A (Residential Agriculture) classification to a B-N - PASS (Neighborhood Business) classification, based on the previously stated findings identified in the staff report.

**Vote Results**

Motion: George L. Woods III

Second: James Overton

|                     |               |
|---------------------|---------------|
| 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 |
| Linder S. Suthers   | - Aye         |
| Joseph Welch        | - Aye         |
| Tom Woiwode         | - Aye         |
| George L. Woods III | - Aye         |

16. [REZONING: Martin Luther King Jr. Blvd and West 41st Street | Rezone from R-4 \(Four-family Residential\) to R-B \(Residential Business\) | Joe Wallace, Petitioner | File No. 15-004442-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Zoning District - R-4.pdf](#)

Attachment: [Zoning District - R-B.pdf](#)

Attachment: [Staff Report.pdf](#)

**Board Action:**

Approve petitioner's request. - PASS

**Vote Results**

Motion: Adam Ragsdale

Second: Lacy Manigault

James Blackburn Jr. - Nay

|                     |               |
|---------------------|---------------|
| Shedrick Coleman    | - Abstain     |
| Ellis Cook          | - Aye         |
| Stephanie Cutter    | - Nay         |
| 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 | - Not Present |

17. [TEXT AMENDMENT: Amend Sec. 8-3002 \(Definitions\) to Create a Definition for Townhouse Dwelling and Sec. 8-3029 \(Cuyler-Brownville District\) to Establish Development Standards for a Townhouse Dwelling | Advent Dental, Petitioner | File No. 15-004082-ZA](#)

Attachment: [Cuyler Brownsville Map & Data.pdf](#)

Attachment: [staff report.pdf](#)

Attachment: [Comments from Historic Savannah Foundation.pdf](#)

**Board Action:**

Staff determine other options to accommodate developer and retain integrity of area. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Lacy Manigault

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

18. [REZONING: 474 Little Neck Road | Rezone from a PUD-M-6 \(Planned Unit Development-Multi-family, 6 dwelling units per net acre\) District to an R-A \(Residential-Agriculture\) District | Holy](#)

[Church of God, Inc., Petitioner | File No. Z-151014-00090-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Master Plan.pdf](#)  
Attachment: [Staff Report.pdf](#)

Stephanie left at 4:10 p.m.

**Board Action:**

MPC Staff recommends **approval** of the request to rezone the subject properties from PUD-M-6 to R- - PASS  
A

**Vote Results**

Motion: James Overton  
Second: Joseph Welch  
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 - Not Present

19. [TEXT AMENDMENT: Amendments to Article A, Sections 8-3002 \(Definitions\) and Section 8-3025\(b\) \(B&I Use Schedule\), to create and regulate Sales of Consumer Fireworks | 15-005416-ZA](#)

Attachment: [House Bill 110.pdf](#)  
Attachment: [GMA Fireworks Fact Sheet.pdf](#)  
Attachment: [Fire Marshall Report Consumer Fireworks in Georgia.pdf](#)  
Attachment: [Various B-C P-B-C Zonings with Res Buffer with all I-L I-H .pdf](#)  
Attachment: [Potential Permissible Zoning Districts.pdf](#)  
Attachment: [Staff Report November 3.pdf](#)

**Board Action:**

The MPC staff recommends **approval** of the Amendments to Article A, Section 8-3002 (Definitions) and Section B-3025(b) (B&I Use Schedule) as proposed. - PASS

**Vote Results**

Motion: James Blackburn Jr.

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       | - Nay         |
| Adam Ragsdale       | - Nay         |
| 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**

20. [Adjourn November 3, 2015 Regular MPC Meeting](#)

There being no further business to present before the Board, the November 3, 2015 Metropolitan Planning Commission Regular Meeting was adjourned at 4:32 p.m.

Respectfully,

Thomas L Thomson, AICP  
Executive Director

/bf

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log November 3.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.*