



Arthur A. Mendonsa Hearing Room  
September 22, 2015 1:30 P.M.  
MINUTES

## September 22, 2015 Regular MPC Meeting

**Members Present:** W. Shedrick Coleman, Chairman  
Tanya Milton, Vice-Chairman  
W. James Overton, Secretary  
Joseph T. Welch, Treasurer  
Ellis Cook  
Timothy Mackey  
Lacy Manigault  
J. Adam Ragsdale  
W. Lee Smith  
Linder S. Suthers  
Tom Woiwode  
George L. Woods

**Members Not Present:** James B. Blackburn, Jr.  
Stephanie Cutter

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Gary Plumbly, Director, Development Services  
Charlotte Moore, Director of Special Projects  
Christy Adams, Director, Administration  
Bri Finau, Administrative Assistant

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator

### I. CALL TO ORDER AND WELCOME

### II. INVOCATION and PLEDGE OF ALLEGIANCE

### III. APPROVAL OF AGENDA

1. [Approve Seppetember 22, 2015 Regular MPC Meeting Agenda as presented](#)

#### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

##### Notice(s)

2. [September 22, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [October 7 \(3:00 p.m.\) and October 8 \(9:00 a.m.\) The Planning Commission Retreat](#)
4. [October 13, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

##### Acknowledgement(s)

5. [Welcome - Natavis Harris](#)

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

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

Attachment: [Review Log September 22.pdf](#)

#### V. PRESENTATIONS

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

##### Amended Master Plan

7. [MASTER PLAN AMENDMENT | Morgan Lakes Industrial | Godley Station North Master Plan | SW Quadrant of I-95 and Jimmy DeLoach Parkway | Change Land Use from Commercial/Retail to Light Industrial / Distribution | File No. 15-004782-PLAN](#)

##### Zoning Petition - Map Amendment

8. [REZONING: 7002 Skidaway Road | Rezone from PUD-IS-B \(Planned Unit Development-Institutional\) and R-6 \(One-family Residential\) Zoning Classifications to a B-N \(Neighborhood Business\) Zoning Classification | Danny Nelson, Petitioner | File No. 15-004033-ZA](#)
9. [REZONING: 514 West 41st Street | Rezone from R-4 \(Four-family Residential\) to R-B \(Residential Business\) | Advent Dental, Petitioner | File No. 15-004442-ZA](#)
10. [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](#)

##### Zoning Petition - Text Amendment

11. [TEXT AMENDMENT: Amend Sec. 8-3002 \(Definitions\) to Create a Definition for Townhouse Dwelling and Sec. 8-3029 \(Culyer-Brownville District\) to Establish](#)

[Development Standards for a Townhouse Dwelling | Advent Dental, Petitioner | File No. 15-004082-ZA](#)

**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

### 12. [September 1, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [09-01-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [09.01.15 MEETING MINUTES.pdf](#)

### 13. [Petition of Christen Higgins Clougherty | 15-004800-COA | 220-224 East Bolton Street | Victorian District New Construction](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Historic Maps.pdf](#)

Attachment: [Submittal Packet - Context.pdf](#)

Attachment: [Submittal Packet - Drawings.pdf](#)

Attachment: [Submittal Packet - Specifications.pdf](#)

### 14. [Approve Budget Adjustments to establish a separate Transportation Fund](#)

Attachment: [Transportation Budget Adjustments 09222015.pdf](#)

## VIII. OLD BUSINESS

## IX. REGULAR BUSINESS

### 15. [TEXT AMENDMENT | Amend Section 8-3030\(n\)\(6\) to allow fiber cement as a replacement material for wood on historic buildings | 15-004243-COA](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Examples of Fiber Cement vs Wood Siding.pdf](#)

Attachment: [HPD Comments.pdf](#)

Attachment: [Preservation Brief 16- The Use of Substitute Materials on Historic Building Exteriors.pdf](#)

Attachment: [Public Comment- Ellsworth-Hallett.pdf](#)

### 16. [TEXT AMENDMENT: Amend Article K \(Mid-City District\), Sec. 8-3219\(15\)\(c\) \(Commercial Standards, Major and Minor Vehicle Sales and Service\) | Eric Riley, Petitioner | File No. 15-004814-ZA](#)

Attachment: [15-004814-ZA-Amend Sec 8-3129.pdf](#)

Attachment: [Aerial Map.pdf](#)

Attachment: [Street View of Petitioner's Property.pdf](#)

17. [REZONING: 11 West Liberty Street | Rezone from RIP-D \(Medium Density Residential\) to RIP-B-1 \(Medium Density Residential\) | Melissa Johnson \(Mellow Mushroom\), Petitioner | File No. 15-004789-ZA](#)

Attachment: [Staff Report-15-004789-ZA-Sept 22.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Table 1 District Use Comparison.pdf](#)

Attachment: [Table 2 District Development Standards Comparison.pdf](#)

Attachment: [Table 3 District Alcohol & Food Use Comparison.pdf](#)

Attachment: [Opposition Letter.pdf](#)

Attachment: [Photos.pdf](#)

18. [REZONING: 444 Johnny Mercer Boulevard | Rezone from P-I-P \(Planned Institutional Professional\) to P-B-N \(Planned Neighborhood Business\) | Johnny Mercer Properties, LLC, Petitioner | File No. Z-150902-00074-1](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [B-N and I-P district.pdf](#)

19. [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: [09-28-2015 B-150708-00053-1 ZBA Decision.pdf](#)

Attachment: [Attorney Karen Brown's Letter to MPC.pdf](#)

Attachment: [County Attorney's Letter - 2020 Westlake.pdf](#)

Attachment: [09-22-15 - Staff Report P-150527-00046-1 Westlake Development - GDP - 2020 Westlake Avenue .pdf](#)

## **X. OTHER BUSINESS**

20. [Election of Officers for 2015 - 2016](#)

## **XI. ADJOURNMENT**

21. [Adjourn September 22, 2015 Regular MPC Meeting](#)

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

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

Attachment: [Review Log September 22.pdf](#)

*The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are*

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*adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.*