



Arthur A. Mendonsa Hearing Room  
April 26, 2016 ~ 1: 30 P.M.  
MINUTES

**April 26, 2016 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  
W. Lee Smith  
Linder S. Suthers  
Tom Woiwode

**Members Not Present:** Stephanie Cutter  
Timothy Mackey

**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  
Bri Finau, Administrative Assistant  
Juile Yawn, IT  
Ellen Harris, Director of Urban Planning and Historic Preservation

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator  
Tiras Petrea, Principal City Zoning Inspector

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION and PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF AGENDA**

1. [Approve April 26, 2016 Regular MPC Meeting as Submitted](#)

**Board Action:**

Approve Agenda - Remove second consent item to regular business. - 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	- Not Present
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [May 17, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

3. [May 31, 2016 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: [Development Review Case Log April 26, 2016.pdf](#)

**V. PRESENTATIONS**

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

**Preliminary Major Subdivision**

5. [Preliminary Plan - Natalie's Place - Major SD - Clayton Street at Betz Creek Road- 25 Lots - Mark Boswell, Agent - Bobby Chu, Owner - File Number S-160303-00025-1](#)

**Board Action:**

Postpone Item - May 17, 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 - Not Present  
W. Lee Smith - Aye  
Linder S. Suthers - Aye  
Joseph Welch - Aye  
Tom Woiwode - Aye  
George L. Woods III - Aye

**Zoning Petition - Map Amendment**

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 - May 17, 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	- Not Present
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

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

<b>Board Action:</b>	
Postpone Item - May 17, 2016 Regular MPC Meeting	- PASS
<b>Vote Results</b>	
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	- Not Present
W. Lee Smith	- Aye
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**

8. [April 5, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [04-05-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [April 5, 2016 MPC MEETING MINUTES.pdf](#)

**Board Action:**

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

**Vote Results**

Motion: Shedrick Coleman

Second: Lacy Manigault

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 - Not Present

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

**VIII. OLD BUSINESS**

**IX. REGULAR BUSINESS**

9. [TEXT AMENDMENT | Section 8-3030 Amend Historic Building Map to Change the Status of 32 MLK Jr. Blvd. from Historic to Non-Historic](#)

Attachment: [Staff Report-16-001932-ZA.pdf](#)

Attachment: [Application -32 MLK BLVD- TEXT.pdf](#)

Attachment: [COA - 32 MLK JR. BLVD 15-003214-COA.pdf](#)

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

Attachment: [Context - Sanborn Maps.pdf](#)

Attachment: [COA Submittal Packet- Appendix A Ward Map.pdf](#)

Attachment: [COA Submittal Packet- Appendix D Structural Report.pdf](#)

**Board Action:**

Approval of the request to amend Sec. 8-3030(f), Historic District Ordinance, Historic Building Map and Supplemental List maintained by MPC Staff to - PASS change the status of 32 MLK Jr. Blvd. from

historic to non-historic.

**Vote Results**

Motion: Shedrick Coleman

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

10. [Berwick Tract K-1A at Southbridge - Single Family Residential - Lamar Smith Signature Development, LLC - Owner File Number M-160310-00030-1](#)

Attachment: [Maps.pdf](#)

Attachment: [Proposed and existing Master Plans.pdf](#)

Attachment: [04-26-16 Staff Report - Berwick Tract K-1A at Southbridge.pdf](#)

**Board Action:**

The MPC staff recommends approval of a five-foot front yard setback variance (from the required 25 feet) for 158 conventional single family detached lots (all lots less than 95 feet in width), a five-foot rear yard setback variance (from the required 25 feet) for 158 conventional single family detached lots (all lots less than 95 feet in width) a 10-foot right-of-way width variance (from the required 60 feet) for three yet-to-be-named proposed private roads, a variance from providing a sidewalk on the south side of the yet-to-be-named primary entrance road extending from Southbridge Boulevard to the yet to be named street (approximately 2,200 feet), and the proposed Amended Master Plan subject to conditions - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Linder S. Suthers

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

11. [Zoning Text Amendment | Section 8-3028 | Victorian District Historic Buildings Map | File No. 16-002257-ZA](#)

Attachment: [042616 - Section 8-3028 Victorian District Ordinance Revisions.pdf](#)  
Attachment: [Staff Report-16-002257-ZA revised 4-26-16.pdf](#)

**Board Action:**

The MPC staff recommends approval of the request to amend Sec. 8-3028 Victorian District Zoning Ordinance to include the Historic Buildings Map as - PASS part of the ordinance and to replace the map as proposed.

**Vote Results**

Motion: Shedrick Coleman  
Second: George L. Woods III

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

12. [Zoning Text Amendment | Article K | Mid-City Historic Buildings Map | File No. 16-002259-ZA](#)

Attachment: [042616 - ArticleK Mid-City Ordinance Revisions.pdf](#)

Attachment: [Staff Report-16-002259-ZA revised 4-26-16.pdf](#)

**Board Action:**

The MPC staff recommends approval of the request to amend Article K Mid-City District Zoning Ordinance to include the Mid-City Historic District, Historic Buildings Map as part of the ordinance and to replace the map as proposed. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Lacy Manigault  
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 - Not Present  
W. Lee Smith - Aye  
Linder S. Suthers - Aye  
Joseph Welch - Aye  
Tom Woiwode - Aye  
George L. Woods III - Aye

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

13. [Adjourn](#)

There being no further business to come before the Board, the April 26, 2016 adjourned at 2:02 p.m.

Respectfully Submitted,

Thomas L. Thomason, AICP  
Executive Director



/bf

**Board Action:**

Adjourn April 26, 2016 Regular MPC Meeting -  
2:02

**Vote Results**

Motion:

Second:

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Development Review Case Log April 26, 2016.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.*