



Arthur A. Mendonsa Hearing Room
April 5, 2016 ~ 1: 30 P.M.
MINUTES

April 5, 2016 MPC Regular Meeting

Members Present: W. James Overton, Vice-Chairman
Joseph T. Welch, Secretary
George Woods, Treasurer
James B. Blackburn, Jr.
Ellis Cook
Stephanie Cutter
Lacy Manigault
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Tanya Milton, Chairwoman
W. Shedrick Coleman
Timothy Mackey

Staff Present: Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Charlotte Moore, Director of Special Projects

Advisory Staff Present: Tiras Petrea, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve April 5, 2016 Agenda as Presented](#)

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

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [April 26, 2016 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

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

Attachment: [Review Log April 5.pdf](#)

V. PRESENTATIONS

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

Amended Master Plan

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

| | |
|--|--------|
| Board Action: | |
| Postpone Item - April 26, 2016 Regular MPC Meeting (petitioner request). | - PASS |

Vote Results

Motion: James Blackburn Jr.

Second: W. Lee Smith

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

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 - April 26, 2016 Regular MPC Meeting (petitioner request). - PASS

Vote Results

Motion: James Blackburn Jr.

Second: W. Lee Smith

| | |
|---------------------|---------------|
| James Blackburn Jr. | - Aye |
| Shedrick Coleman | - Not Present |
| Ellis Cook | - Aye |
| Stephanie Cutter | - Aye |
| Timothy Mackey | - Not Present |
| Lacy Manigault | - Aye |
| Tanya Milton | - Not Present |
| James Overton | - Aye |
| 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 - April 26, 2016 Regular MPC Meeting (staff request). - PASS

Vote Results

Motion: James Blackburn Jr.

Second: W. Lee Smith

| | |
|---------------------|---------------|
| James Blackburn Jr. | - Aye |
| Shedrick Coleman | - Not Present |
| Ellis Cook | - Aye |
| Stephanie Cutter | - Aye |
| Timothy Mackey | - Not Present |
| Lacy Manigault | - Aye |
| Tanya Milton | - Not Present |
| James Overton | - Aye |
| 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](#)

Board Action:

Postpone Item - April 26, 2016 Regular MPC Meeting (staff request). - PASS

Vote Results

Motion: James Blackburn Jr.

Second: W. Lee Smith

| | |
|---------------------|---------------|
| James Blackburn Jr. | - Aye |
| Shedrick Coleman | - Not Present |
| Ellis Cook | - Aye |
| Stephanie Cutter | - Aye |
| Timothy Mackey | - Not Present |
| Lacy Manigault | - Aye |

| | |
|---------------------|---------------|
| Tanya Milton | - Not Present |
| James Overton | - Aye |
| 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. [March 15, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [03-15-2016 MPC Minutes.pdf](#)

Attachment: [03-15-16 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: George L. Woods III

Second: Joseph Welch

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

9. [Memorandum of Understanding between the City of Savannah and the Metropolitan Planning Commission. Authorization for the Executive Director to sign the MOU with the City of Savannah for 2016 funding.](#)

Attachment: [Memorandum of Understanding 2016.pdf](#)

Board Action:

Approve as presented. - PASS

Vote Results

Motion: George L. Woods III

Second: Joseph Welch

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

10. [Authorize the Executive Director to sign Audit Engagement Letter](#)

Attachment: [2016 Non-Major Contract KRT.pdf](#)

Board Action:

Recommend Approval. - PASS

Vote Results

Motion: George L. Woods III

Second: Joseph Welch

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

11. [Grove Hill Minor SD - Lots A and B - 2265 Grove Point Road - File Number S-160310-00029-1](#)

Attachment: [Maps.pdf](#)
Attachment: [Proposed Final Plat.pdf](#)
Attachment: [Staff Report S-160310-00029-1.pdf](#)

Board Action:

The MPC Staff recommends approval of a 730-foot variance from the maximum permitted length of 750 feet for a private vehicular access and utility easement and the proposed minor two-lot subdivision subject to conditions identified in the staff report. - PASS

Vote Results

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

12. [REZONING | 400 Fort Argyle Road | Rezone from RA-CO \(Residential - Agriculture\) to B-G \(General - Business\) and I-L \(Light Industrial\) | Nine Line Apparel Inc, Petitioner | File No. 16-001421-ZA](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Petitioners Exhibit.pdf](#)
Attachment: [Site Exhibit.pdf](#)

Board Action:

Approve petitioner's request to rezone BG2 in front (650 feet); IL in rear. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Joseph Welch

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

13. [East Broad Lofts | 1020 E. Broad Street | GW Investments, LLC, Applicant | File No. 15-003695-PLAN](#)

Attachment: [Staff Report-15-0003695-April 5.pdf](#)

Attachment: [Amended GDP.pdf](#)

Attachment: [Building Elevations.pdf](#)

Attachment: [Neighborhood & HD Map.pdf](#)

Attachment: [Victorian District Historic Buildings Map - 2014.pdf](#)

Board Action:

Approval of the Amended General Development Plan, with variances, subject to the conditions shown in the attached staff report. - PASS
Remove all site conditions except 4, 8, & 9. All building conditions remain.

Vote Results

Motion: George L. Woods III

Second: James Blackburn Jr.

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

| | |
|---------------------|---------------|
| Linder S. Suthers | - Nay |
| Joseph Welch | - Aye |
| Tom Woiwode | - Not Present |
| George L. Woods III | - Aye |

14. [Zoning Text Amendment | Sections 8-3082 and 8-3090 | West River Street Area Parking Reduction | File No. 16-001927-ZA](#)

Attachment: [Map 1.pdf](#)
Attachment: [Staff Report.pdf](#)

| | |
|--|---------------|
| Board Action: | |
| Staff recommends approval of the proposed text amendment. | - PASS |
| Vote Results | |
| Motion: George L. Woods III | |
| Second: Joseph Welch | |
| James Blackburn Jr. | - Nay |
| Shedrick Coleman | - Not Present |
| Ellis Cook | - Aye |
| Stephanie Cutter | - Aye |
| Timothy Mackey | - Not Present |
| Lacy Manigault | - Aye |
| Tanya Milton | - Not Present |
| James Overton | - Aye |
| W. Lee Smith | - Not Present |
| Linder S. Suthers | - Aye |
| Joseph Welch | - Aye |
| Tom Woiwode | - Not Present |
| George L. Woods III | - Aye |

X. OTHER BUSINESS

XI. ADJOURNMENT

15. [Adjourn](#)

| | |
|----------------------------|---|
| Board Action: | |
| Adjourn meeting: 3:56 p.m. | - |
| Vote Results | |
| Motion: | |
| Second: | |

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log April 5.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.