



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

August 30, 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
Timothy Mackey
Lacy Manigault
J. Adam Ragsdale
W. Lee Smith
Tom Woiwode

Members Not Present: Stephanie Cutter
Linder S. Suthers

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Charlotte Moore, Director of Special Services
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Thomas Trawick, Development Services Planner
Julie Yawn, Systems Analyst

Advisory Staff Present: Yolanda Washington, County Zoning Administrator
Shane Corbin, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve Agenda](#)

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

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [September 20, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

3. [September 27, 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 August 30, 2016.pdf](#)

V. PRESENTATIONS

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

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

5. [August 9, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [08-09-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [08.09.16 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Shedrick Coleman

Second: Joseph Welch

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

6. [NEW CONSTRUCTION VICTORIAN DISTRICT | 111 West Gwinnett Street | Petition of Sottile & Sottile | File No. 16-004364-COA](#)

Attachment: [Staff Report 16-004364-COA.pdf](#)

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

Approval for new construction of a two-story carriage house on the rear of the property at 111 West Gwinnett Street, including the rear and side yard setback adjustments, as requested because the - PASS

proposed work is otherwise visually compatible and meets the standards.

Vote Results

Motion: Shedrick Coleman

Second: Joseph Welch

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

7. [NEW CONSTRUCTION VICTORIAN DISTRICT | 519 East Waldburg Street | Petition of Peter Callejas | File No. 16-004427-COA](#)

Attachment: [Staff Report - 16-004427-COA.pdf](#)

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Submittal Packet - Photos, Specs, etc..pdf](#)

Attachment: [Staff Photos - Surrounding Carriage Houses.pdf](#)

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

Board Action:

Approval for new construction of a two-story residential duplex with a two-story carriage house at the rear of the vacant property located at 519 East Waldburg Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards: 1. Ensure that all Hardi has a smooth finish as opposed to a faux wood grain finish. 2. Ensure that the hog-penning is recessed a minimum of 3 inches from the face of the foundation piers and that the hog-penning is painted or stained. 3. Ensure that all fences and trash/equipment screening are painted or stained. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Joseph Welch

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

8. [Confirmation of Continuation with jB+a Professional Services](#)

Attachment: [MPC Board memo jB+a continuation.pdf](#)

VIII. OLD BUSINESS

9. [TEXT AMENDMENT | Various Changes to Victorian District Ordinance | Petition of the Victorian Neighborhood Association | 16-004013-ZA](#)

Attachment: [Staff Report-16-004013-ZA.pdf](#)

Attachment: [Proposed Revised Ordinance - 16-004013-ZA.pdf](#)

Attachment: [Application-4013-ZA.pdf](#)

Board Action:

Approval of the request to amend Sec. 8-3028
Victorian District Zoning Ordinance. - PASS

Vote Results

Motion: George L. Woods III

Second: Joseph Ervin

Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Joseph Ervin	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Not Present

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

10. [REZONING: 1-4 Commerce Street, Village on Skidaway | Rezone from PUD-B-N \(Planned Unit Development-Neighborhood Business\) to PUD-IS \(Planned Unit Development-Institutional\) | Indigo Hall, II, LLC, Petitioner | File No. Z-160512-00050-1](#)

Attachment: [Staff Report-Z-160420-00041-1-ZA-Aug 30.pdf](#)
Attachment: [MAPS.pdf](#)

Board Action:

Approval of the request to rezone from a PUD-B-N district to a PUD-IS district. - PASS

Vote Results

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

11. [SPECIAL USE: 1-4 Commerce Street, Village on Skidaway | Request for "Home for the Aged and Children" | Indigo Hall, II, LLC, Petitioner | File No. Z-160802-00077-1](#)

Attachment: [Staff Report-Z-160802-00077-1-August 30.pdf](#)

Board Action:

Approval of the special use with conditions.
Have general, concept, landscaping, specific and site plan and elevations presented before Commission. - PASS

Vote Results

Motion: James Overton
Second: Joseph Welch

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

IX. REGULAR BUSINESS

12. [TEXT AMENDMENT | Tree Lawns | File No. 16-004372-ZA](#)

- Attachment: [TreeLawnManual 08252016 Final.pdf](#)
- Attachment: [Landscape Tree Protection Ordinance 2015.pdf](#)
- Attachment: [Tree Lawn Sites Lost or Ruined 2016.pdf](#)
- Attachment: [Staff Report-16-004372-ZA-Tree Lawns.pdf](#)

Board Action:

Approval to amend the Historic District Zoning Ordinance Design Standards (Sec. 8-3030 (n)) to include a Tree Lawn Ordinance. - PASS

Vote Results

Motion: Travis Coles
Second: Joseph Welch

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

13. [ADOPTION of Chatham County - Savannah Comprehensive Plan](#)

Board Action:

Staff recommends approval of the Comprehensive Plan. - PASS

Vote Results

Motion: Joseph Ervin

Second: Timothy Mackey

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

14. [TEXT AMENDMENT | to Create Section 7-3\(c\)\(6\)\(e\) Promotional Banners in the Chatham County Zoning Ordinance | File No. Z-160707-00067-1](#)

Attachment: [Potential Promotional Banner Sites.pdf](#)

Attachment: [StreetClassificationMap.pdf](#)

Attachment: [Staff Report-Z-160707-00067-1.pdf](#)

Board Action:

Postpone to Sept 20 MPC - staff to narrow text with County attorney guidance. Also consider time period to display beyond 60 days. - PASS

Vote Results

Motion: W. Lee Smith

Second: Timothy Mackey

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

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

15. [REZONING: 703 Louisville Road | Rezone from I-H \(Heavy Industrial\) to RIP-D \(Medium Density Residential\) with a Site Development Plan | JSR Properties, Petitioner | File No. 16-001421-ZA](#)

- Attachment: [Staff Report-16-001421-ZA-Aug 30.pdf](#)
Attachment: [MAPS.pdf](#)
Attachment: [Site Plan-Aug 30.pdf](#)
Attachment: [Civic Master Plan-Council Presentation 2013.pdf](#)

Board Action:

Continuation of the petition to rezone from an I-H zoning classification to a P-RIP-D zoning classification applying the "extraordinary and unusual" provision to Sec. 8-3031(D)(1)(a) to require the petitioner to provide a bedroom count for the proposed multi-family development. - FAIL

Vote Results

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

Board Action:

Approve per petitioner's request of RIPD; with adoption of acceptable site plan presented today. - PASS

Vote Results

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

16. [SITE PLAN: 703 Louisville Road | 703 Louisville Road Mult-family | File No. 16-003635-PLAN](#)

This item was not presented; Board approved previous petitioned item without requirement of a site plan, thus nullifying this item.

Board Action:

This item is related a rezoning petition (File No. 16-001421-ZA) that is proposed to be continued because more information is needed to determine whether the proposed P-RIP-D district is appropriate. Because general development plan/site - plan approval is proposed in conjunction with the rezoning, the plan cannot be reviewed without the required information. This item is recommended to be continued.

Vote Results

Motion:
Second:

X. OTHER BUSINESS

17. Election of Officers for 2016 - 2017

Ms. Tanya Milton - Chairman

Mr. James Overton - Vice Chairman

Mr. Joseph Welch - Treasurer

Mr. George L. Woods - Secretary

Board Action:

Approve slate as presented - PASS

Vote Results

Motion: Joseph Welch

Second: Travis Coles

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

18. EXECUTIVE SESSION

The Commission went into Executive Session at 4:43 pm.

The August 30, Regular MPC meeting reconvened 5:06 pm. During the Executive Session, no votes were taken nor any discussion of agenda items.

XI. ADJOURNMENT

19. [Adjourn](#)

There being no further business to present before the Commission, the August 30, 2016 Regular MPC meeting was adjourned at 5:07 p.m.

Respectfully,

Thomas L. Thomson
Executive Director

/bf

Board Action:

Adjourn - PASS

Vote Results

Motion: Timothy Mackey

Second: Tom Woiwode

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log August 30, 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.