



Arthur A. Mendonsa Hearing Room
August 9, 2016 ~ 1:30 P.M.
MINUTES

August 9, 2016 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
W. James Overton, Vice-Chairman
Joseph T. Welch, Secretary
George Woods, Treasurer
W. Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Stephanie Cutter
Timothy Mackey
Lacy Manigault

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: Shane Corbin, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve August 9, 2016 Regular MPC Meeting Agenda](#)

Board Action:

Approve Agenda as presented. - 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 - Not Present

Lacy Manigault - Not Present

Tanya Milton - Aye

James Overton - Aye

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. [August 30, 2016 Finance Committee Meeting, 11:30 A.M., West Conference Room, 112 E. State Street.](#)

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

Acknowledgement(s)

4. [Resolution of Appreciation for James B. Blackburn, Jr.](#)

5. [Recognition of Appreciation for J. Adam Ragsdale](#)

Information Item(s) for Board Members

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

Attachment: [Development Review Case Log August 9, 2016.pdf](#)

V. PRESENTATIONS

7. [Chatham County-Savannah Comprehensive Plan Presentation](#)

Ms. Jackie Teel provided an update for the Plan.

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

Sketch Plan

8. [MINOR SUBDIVISION | Sketch Plan | Palmetto Row | 143 Lansing Avenue | File No. S-160512-00052-1](#)

Board Action:

Postpone Item - PASS

Vote Results

Motion: Shedrick Coleman

Second: George L. Woods III

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

Zoning Petition - Special Use

9. [REZONING - SPECIAL USE | 302 Stephenson Avenue | Request Use Approval for Compounding Pharmacy | File No. 16-003752-ZA](#)

Board Action:

Table Item - PASS

Vote Results

Motion: Shedrick Coleman	
Second: George L. Woods III	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Joseph Ervin	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
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

10. [July 19, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [07.19.16 MINUTES.pdf](#)

Attachment: [07-19-16 MPC BRIEFING 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	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
James Overton	- Aye

W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

11. [NEW CONSTRUCTION VICTORIAN DISTRICT | 1315 Lincoln Street | Petition of Construction Project Specialties, Inc. | 16-004019-COA](#)

Attachment: [Sanborn Maps.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Material Specifications.pdf](#)
Attachment: [Submittal Packet - Petitioner Photographs.pdf](#)
Attachment: [Surrounding Contributing Buildings.pdf](#)
Attachment: [Email from Petitioner.pdf](#)
Attachment: [Staff Report.pdf](#)
Attachment: [Site Image.pdf](#)

Board Action:

Approve the new construction of a two-story single-family residence to be located on the vacant corner parcel at 1315 Lincoln Street, including the rear yard setback adjustment as requested, with the following conditions because the proposed work is otherwise visually compatible and meets the standards: 1. Reconfigure the front yard setback so that face of the porch on the new building match the front face of the stoops on the adjacent historic building to the north. 2. Redesign the front stair to be more visually compatible with surrounding contributing buildings that have full width front porches with center stairs. 3. With regard to materials, ensure that the all Hardi materials have a smooth finish and not a faux wood grain texture, and that the exterior doors are either wood or wood clad 4. Ensure that the wood screen fences are either painted or stained and not left as unfinished wood. - 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	- Not Present

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

12. [TEXT AMENDMENT | Historic District Ordinance Sec. 8-3030 - Large Scale Development Standards | File No. 16-004072-ZA](#)

- Attachment: [Staff Report-16-004072-ZA.pdf](#)
- Attachment: [Future Land Use Map - Detail.pdf](#)
- Attachment: [RIP-D - Acting Zoning Administrator Interpretation.pdf](#)
- Attachment: [Savannah Local Historic District Zoning Map.pdf](#)
- Attachment: [West Elm Bonus Story - Zoning Adminstrator Interpretation.pdf](#)

Board Action:

Approval of the amendment to clarify how zoning districts are classified “Residential” and “All Other Zoning Districts” for the purpose applying the Large-scale Development Standard. - 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 | - Not Present |
| Lacy Manigault | - Not Present |
| Tanya Milton | - Aye |
| 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

13. [REZONING | 1133 Shannon Avenue | Rezone from R-6 \(Single Family Residential\) to C-A](#)

(Agricultural-Conservation) | File No. 16-003747-ZA

- Attachment: [Maps.pdf](#)
- Attachment: [Photos 1133 Shannon Avenue.pdf](#)
- Attachment: [Zoning District - C-A.pdf](#)
- Attachment: [Zoning District - R-6.pdf](#)
- Attachment: [Staff Report.pdf](#)

Board Action:

Staff recommends **denial** of the request to rezone 1133 Shannon Avenue from R-6 (Single Family Residential) to CA (Agricultural Conservation). - PASS

Vote Results

Motion: George L. Woods III
Second: Shedrick Coleman

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

14. ZONING TEXT AMENDMENT | Amend RIP-B-1 Development Standards | File No. 16-004149-ZA

- Attachment: [Staff Report-16-004149-ZA.pdf](#)
- Attachment: [RIP B1 District Proceedings by City Council 2-23-78.pdf](#)
- Attachment: [Z-19790901-4920-2.pdf](#)
- Attachment: [RIP-B-1 Development Standards 1979.pdf](#)

Board Action:

Approval of the request to amend Sec. 8-3025(d) Development Standards Zoning Ordinance for the RIP-B-1 zoning district. - PASS

Vote Results

Motion: George L. Woods III
Second: Linder S. Suthers
Shedrick Coleman - Aye

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

15. [ZONING MAP AMENDMENT | 301, 303, 307, & 309 Tattnall Street | R-I-P-B to BC-1 | File Number 16-003734-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [08-09-16 Staff Report-16-003734-ZA.pdf](#)

Board Action:

Deny staff recommendation. Deny petitioner's request. - PASS

Vote Results

Motion: Ellis Cook

Second: Linder S. Suthers

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

16. [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:

Postpone to August 30, 2016 Regular MPC Meeting. - PASS

Vote Results

Motion: George L. Woods III

Second: Shedrick Coleman

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

X. OTHER BUSINESS

17. [Report from Nominating Committee](#)

Board Action:

Accept slate as presented. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Linder S. Suthers

Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Joseph Ervin	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye

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

XI. ADJOURNMENT

18. [Adjourn](#)

There being no further information to present to the Board, the August 9, 2016 Regular MPC Meeting was adjourned at 3:24 p.m.

Respectfully,

Thomas L. Thomson, AICP
Executive Director

/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log August 9, 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.