



Arthur A. Mendonsa Hearing Room
February 2, 2016 1:30 p.m.
MINUTES

February 2, 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
J. Adam Ragsdale
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
Julie Yawn, Systems Analyst

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. Approve Agenda as Submitted

Board Action:	
Approve	- PASS
Vote Results	
Motion: James Blackburn Jr.	
Second: Shedrick Coleman	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- 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. February 2, 2016 Finance Committee Meeting, 11:30 A.M., West Conference Room, 112 E. State Street.
3. February 23, 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

4. Reading of Development Plans Submitted for Review
Attachment: Review Log Feb2.pdf

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

5. [REZONING: 101 Little Neck Road | Rezoning from PUD-C \(Planned Unit Development-Community\) and P-B-C \(Planned Community Business\) to RM-27 \(Multi-family Residential, 27 units/net acre\) | 175/GA204 JBDG Opp. Fund, Petitioner | File No. Z-151022-00092-1](#)

Board Action:

Postpone Item - June 7, 2016 Regular MPC Meeting PETITIONER IS REQUIRED TO RE-ADVERTISE. - PASS

Vote Results

Motion: Ellis Cook

Second: James Blackburn Jr.

Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- 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	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present

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

6. [January 12, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [01.12.16 MINUTES.pdf](#)

Attachment: [01-12-16 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: James Blackburn Jr.

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

7. [Adoption of Internal Control Policy](#)

Attachment: [MPC Internal Control Policy.pdf](#)

Attachment: [Internal Control Policy Cover Memo 02022016.pdf](#)

Board Action:

Approve Policy as submitted. - PASS

Vote Results

Motion: George L. Woods III

Second: James Blackburn Jr.

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

8. [Resolution to Apply for a Coastal Incentive Grant for Development of a Red Zone Water Supply](#)

Management Plan

Attachment: [MPC Resolution Red Zone Water Plan Update Grant Submittal 2016.pdf](#)

Board Action:

Approve to apply for said grant. - PASS

Vote Results

Motion: George L. Woods III

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Not Present

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

Lacy Manigault - Not Present

9. [Authorize the Executive Director to execute the FY 2016 Planning Services Supplemental Agreement #1 contract with the Georgia Department of Transportation contract PI 0013407](#)

Attachment: [MPC Board Memo FY 2016 PL.pdf](#)

Board Action:

Approve to execute PI 0013407 contract. - PASS

Vote Results

Motion: George L. Woods III

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

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

10. [NEW CONSTRUCTION VICTORIAN DISTRICT: 510 East Henry Street | Petition of Chatham Homebuilders | File No. 15-005136-COA](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Context.pdf](#)
Attachment: [Submittal Packet - Photographs.pdf](#)
Attachment: [Submittal Packet - Site Survey.pdf](#)
Attachment: [Submittal Packet - Specs and Drawings.pdf](#)

Board Action:

Approval for new construction of a two-story, single-family residential building, including the requested side yard setbacks adjustments, on the vacant property located at 510 East Henry Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that the railing heights do not exceed 36 inches high and provide a bottom rail on the handrails that extend down the front and rear stairs.
2. Ensure that the stucco has a smooth or sand finish.
3. Ensure that the windows are inset a minimum of 3 inches from the face of the building and that the sills protrude.
4. Extend the fence on the east property line to the rear property line to screen the parking area and ensure that the wood fences are painted or stained.

Vote Results

Motion: George L. Woods III

Second: James Blackburn Jr.

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

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

VIII. OLD BUSINESS

11. [SPECIAL USE: 1650 E. Victory Drive |Allow a Restaurant in a PUD-IS-B \(Planned Unit Development-Institutional\) District as a Special Use| Richard Mopper, Petitioner | File No. 15-003655-ZA](#)

- Attachment: [Concept Plan.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [PUD-IS-B DISTRICT.pdf](#)
- Attachment: [Staff Report-15-003655-ZA-Special Use Feb 2.pdf](#)

Board Action:
Staff recommends **approval with conditions** as outlined in the staff report. - PASS

Vote Results
Motion: Ellis Cook
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	- Not Present
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Nay
W. Lee Smith	- Aye
Linder S. Suthers	- Nay
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

IX. REGULAR BUSINESS

12. [NEW CONSTRUCTION VICTORIAN DISTRICT: 541 East Anderson Street | Petition of JSRB Ventures | File No. 15-006687-COA](#)

- Attachment: [Context.pdf](#)
- Attachment: [Submittal Packet - Drawings.pdf](#)
- Attachment: [Submittal Packet - Specs and Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

Board Action:

Approve the construction of a detached, 2-story, single-family residence on the vacant property located at 541 East Anderson Street, including a one foot adjustment to the west side yard side setback standard to allow a 4 foot side yard setback instead of the 5 foot minimum, because the proposed work is visually compatible and meets the standards. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Ellis Cook

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

13. [NEW CONSTRUCTION VICTORIAN DISTRICT: 543 East Anderson Street | Petition of JSRB Ventures | File No. 15-006689-COA](#)

Attachment: [Context.pdf](#)

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

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

Attachment: [Staff Report.pdf](#)

Board Action:

Approve the construction of a detached, 2-story, single-family residence on the vacant property located at 543 East Anderson Street, including adjustments to the east and west side yard side setback standard, because the proposed work is visually compatible and meets the standards. - PASS

Vote Results

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

14. General Development Plan - Little Neck Road (1,800 feet west of Bush Road) - Surface Mine

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Staff Report P-160119-00003-1.pdf](#)

Board Action:

The MPC staff recommends **approval** of the proposed General Development Plan subject to the following conditions:

1. The petitioner shall be responsible for maintaining the section of Little Neck Road, to be determined by the County Engineer, in regards to any impacts (including dirt and dust removal) associated with the surface mining activity.

2. The area to be mined shall be fenced for security purposes, as required by the County Engineer.

3. Approval of the traffic analysis by the County Engineer and the MPC, including any required road improvements.

- PASS

4. The legal address of the 485-acre parcel of land is 420 Bush Road. However, since the area identification sign and entrance into the site will be from Little Neck Road, use the address of 1775 Little Neck Road on the sign.

5. Revise the General Development Plan to show a

“tire knock-off zone” for the purpose of knocking off dirt and clay and tracking it onto Little Neck Road. The knock-off zone shall be constructed of loose stone not less than 50 feet in length with a depth of not less than six inches with underlayment and extend from the beginning of the paved drive onto Little Neck Road.

6. Approval by the County Engineer.

Vote Results

Motion: George L. Woods III

Second: Adam Ragsdale

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

15. [Sketch Plan - 60 Bryan Woods Road - Single Family Subdivision](#)

Attachment: [Maps.pdf](#)

Attachment: [Sketch Plan.pdf](#)

Attachment: [Staff Report - P-160106-00001-1.pdf](#)

Attachment: [Nevy clark height variance ltr.pdf](#)

Attachment: [Elevations.pdf](#)

Board Action:

The MPC staff recommends **approval** of a 10-foot height variance from the maximum permitted height of 36 feet (from one foot above the minimum finished floor elevation above the 100 year flood plane) for all lots within the proposed subdivision and the proposed Sketch Plan subject to the following conditions:

1. Approval of the curb cut on Bryan Woods Road and the creation of Lot 24 shall be eliminated if a

wetlands impact permit is not received by the developer. The developer shall be required to make application for the permit within 30 days of approval of the proposed Sketch Plan. - PASS

2. Approval by the Department of Natural Resources of the proposed community dock.

3. Approval of the name of the proposed streets by the MPC staff.

4. Approval by the County Engineer.

Vote Results

Motion: George L. Woods III

Second: Adam Ragsdale

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

X. OTHER BUSINESS

XI. ADJOURNMENT

16. [Adjourn](#)

There being no further business to present before the Board, the February 2, 2016 Regular Metropolitan Planning Commission Meeting was adjourned at 2:35 p.m.

Respectfully,

Thomas L. Thomson, AICP
Executive Director

/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Feb2.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.