



Arthur A. Mendonsa Hearing Room
February 23, 2016 1:30 P.M.
MINUTES

February 23, 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
Stephanie Cutter
Timothy Mackey
Lacy Manigault
J. Adam Ragsdale
Tom Woiwode

Members Not Present: W. Lee Smith
Linder S. Suthers

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
Jack Butler, Comprehensive Planner
Charlotte Moore, Director of Special Projects
Ellen Harris, Director of Urban Planning and Historic Preservation
Leah Michalak, Preservation Planner
Sara Farr, Preservation Planner
Julie Yawn, System Analyst

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

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: Shedrick Coleman

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [March 15, 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 Feb23.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

4. [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:

The staff has requested that this item be postponed to the April 5, 2016 Regular Meeting. - PASS

Vote Results

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

5. [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:

Recommend this item be **continued** until the April 5th MPC hearing. - PASS

Vote Results

Motion: Shedrick Coleman
Second: George L. Woods III
James Blackburn Jr. - Aye
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Aye

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

Cuyler-Brownsville District - Demolition of a Rated Structure

6. DEMOLITION CUYLER-BROWNVILLE DISTRICT: 1811 MLK, Jr. Blvd. | Petition of City of Savannah | File No. 15-002096-COA

Board Action:	
The petitioner has requested that this item be postponed to the March 15, 2016 Regular Meeting.	- PASS
Vote Results	
Motion: Shedrick Coleman	
Second: George L. Woods III	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Not Present
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

7. [February 2, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [02-02-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [02.02.16 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Shedrick Coleman

Second: James Overton

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

8. [Authorize the Executive Director to execute an addendum to the contract with ITOS to complete the parcel project.](#)

Attachment: [Thomson Planning Commission Memo ITOS](#)

[Addendum_ChathamParcelProject_Feb23_2016.pdf](#)

Board Action:

Authorize as presented. - PASS

Vote Results

Motion: Shedrick Coleman

Second: James Overton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

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

9. Authorize the Executive Director to execute the agreement with Chatham County to provide funding for the parcel project.

Attachment: [Thomson Planning Commission Memo Chatham County I GA_ChathamParcelProject_Feb23_2016.pdf](#)

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

10. REZONING: 402 W. 33rd and 402-403 W. 34th Streets | Rezone from PUD-IS-B (Planned Unit Development-Institutional-Business) to RIP-B (Medium Density Residential) | City of Savannah, Petitioner | File No. 16-000534-ZA

Attachment: [staff report.pdf](#)
Attachment: [Sign Posting.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [PUD-IS -B.pdf](#)
Attachment: [RIP-B district use table.pdf](#)

Board Action:

Staff recommends **approval** of the petition to rezone the subject properties from the PUD-IS-B classification to the RIP-B classification. - PASS

Vote Results

Motion: Shedrick Coleman

Second: James Overton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

11. NEW CONSTRUCTION VICTORIAN DISTRICT: 512 1/2 East Waldburg Street | Petition of Emrich, LLC | File No. 16-000188-COA

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Staff Images of Contemporary Architecture.pdf](#)

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

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

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

Attachment: [Staff Report.pdf](#)

Board Action:

DENY PETITIONER'S REQUEST -Not visually compatible. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Adam Ragsdale

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

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

12. [TEXT AMENDMENT: Amendment to the Mid-City Traditional Neighborhood-2 Zoning District to Allow Short-term Vacation Rentals with Restrictions | Kevin Klinkenberg, Petitioner | File No. 16-000117-ZA](#)

Attachment: [Staff Report-16-000117-ZA.pdf](#)

Attachment: [Mid-City Zoning Map.pdf](#)

Board Action:

Approval of the request to amend Sec. 8-3214(2) (a), Traditional Neighborhood-2 (TN-2) zoning district to allow short-term vacation rentals as a by-right use and Sec.8-3217(5) Short-term Vacation Rental use conditions to require that:

(a) The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.

(b) There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental. - PASS

(c) The use be permitted only within an accessory dwelling and only when the principal residence is owner-occupied.

Vote Results

Motion: George L. Woods III

Second: James Overton

James Blackburn Jr. - Nay

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

13. [AMENDED GENERAL DEVELOPMENT PLAN: 1101 Bull Street | Petition of Gilbert & Ezelle | 16-000526-PLAN](#)

Attachment: [02-23-16 - STAFF RECOMMENDATION- 16-000526-PLAN 1101 Bull Street - General Development Plan.pdf](#)

Attachment: [Previously approved GDP.pdf](#)

Attachment: [Revised GDP.pdf](#)

Attachment: [LABEL_MAP.pdf](#)

Attachment: [Photographs.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [October 13 2015 GDP.pdf](#)

Attachment: [Submittal packet- color rendering site plan.pdf](#)

Board Action:

The MPC Staff recommends approval of the previously approved variance for the five-foot side yard setback variance from the required five feet for Lot 2 along the eastern lot line. Staff further recommends approval of the amended general development plan as proposed, subject to the following conditions:

The portion of West Park Lane abutting the subject site must be paved in accordance with the minimum standards as required by the City of Savannah prior to the issuance of a Certificate of Occupancy Permit.

Approval of the mail delivery system by the United States Post Office.

Show the address of the proposed structures as follows:

The townhome on the area identified as Lot 1 –
7 West Park Avenue - PASS

The carriage house on the area identified as Lot
1 – 8 West Park Lane

The townhome on the area identified as Lot 2 –
5 West Park Avenue

The carriage house on the area identified as Lot
2 – 6 West Park Lane

The office building on the area identified as Lot
4- 1101 Bull Street

Approval by the Zoning Board of Appeals for
Use #31 Banks and Offices three stories or less
and a variance from the 300-foot maximum
separation for remote parking (to 1,200 feet).

The signed lease agreement for the remote
parking is provided to MPC staff.

Approval by the City of Savannah review
departments including the City Landscape
Architect, the City Traffic Engineer, and the
City Engineer.

Vote Results

Motion: James Overton

Second: George L. Woods III

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

14. [NEW CONSTRUCTION VICTORIAN DISTRICT: 1101 Bull Street | Petition of Gilbert & Ezelle | 16-000485-COA](#)

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

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

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

- Attachment: [Context.pdf](#)
Attachment: [16-000485-COA Staff Recommendation.pdf](#)
Attachment: [Submittal packet- color rendering site plan.pdf](#)

Board Action:

Staff recommends approval of the proposed new construction of a three story office building at 1101 Bull Street with the following conditions:

1. Provide the dimensions of the canopy projections;
2. Provide details of the windows as well as the trash enclosure at the lane be provided to staff for review and approval;
3. Approval by the Zoning Board of Appeals for Use #31 Banks and Offices three stories or less and a variance from the 300-foot maximum separation for remote parking (to 1,200 feet). - PASS
4. Provide the signed lease agreement for the remote parking to MPC staff;

Because the project is otherwise visually compatible and meets the standards.

Vote Results

Motion: Shedrick Coleman

Second: Adam Ragsdale

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

15. [REZONING: 5792&5798 Ogeechee Road | Rezone from R-M-H-1 \(Residential Mobile Home Park\) and A-T \(Agriculture-Tourist\) to P-R-3-18 \(Planned Multi-Family - 18 Dwelling Units Per Net Acre\) | Country Life Properties, LLC, Petitioner | File No. Z-160128-00010-1](#)

- Attachment: [MAPS.pdf](#)
Attachment: [5792&5798 Ogeechee Rd Application.pdf](#)

Attachment: [STAFF REPORT Z-160128-00011-1 Ogeechee Road.pdf](#)

Board Action:

Recommend approval of the requested map amendment from the current R-M-H-1 (Residential Mobile Home Park) and A-T (Agriculture-Tourist) - PASS to P-R-3-18 (Planned Multi-Family - 18 Dwelling Units Per Net Acre).

Vote Results

Motion: Shedrick Coleman

Second: Joseph Welch

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

16. [REZONING: 601 Indian Street | Rezone from B-G \(General Business\) to B-C \(Community Business\) | CFI Indian Street, LLC, Petitioner | 16-000534-ZA](#)

Attachment: [MAPS.pdf](#)

Attachment: [Staff Report-16-000534-ZA.pdf](#)

Board Action:

The MPC staff recommends approval of the petitioner's request to rezone the subject site located at 601 Indian Street from the existing B-G (General-business) classification to the requested B-C (Community-Business) classification based on the findings identified in the staff report. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Timothy Mackey

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye

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

17. [REZONING | 2038 Capital Street | Rezone from R-4 \(Four family residential\) to I-L \(light Industrial | Reuben Smith, Petitioner | File No. 16-000540](#)

Attachment: [Maps.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [Staff Report.pdf](#)

Board Action:

Staff recommends **denial** of the petitioners request to rezone the subject property from P-B-N to I-L. - PASS

Vote Results

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

18. [General Development Plan/Group Development - The Shoppes of Wicklow Farms - 1675 East Victory Drive](#)

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

Attachment: [Staff Report - 16-000500-PLAN.pdf](#)

Attachment: [Emails 02-23-16.pdf](#)

Board Action:

The MPC staff recommends **approval WITH NO VARIANCES OF REVISIONS**. Specific Development Plans to return to MPC. - PASS

Vote Results

Motion: Adam Ragsdale

Second: Joseph Welch

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Nay

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Not Present

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

X. OTHER BUSINESS

19. [Executive Session](#)

Adjourned into Executive Session at 4:25 p.m.

Reconvened at 4:44 p.m.; Chairwoman Milton explained no votes were taken during the Executive Session.

XI. ADJOURNMENT

20. [Adjourn](#)

There being no further information to present before the Board, the February 23, 2016 Regular MPC meeting was adjourned at 4:45 p.m.

Respectfully,

Thomas L. Thomason, AICP
Executive Director

/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Feb23.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.