



Arthur A. Mendonsa Hearing Room
January 12, 2016 1:30 P.M.
MINUTES

January 12, 2016 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
W. James Overton, Vice-Chairman
George Woods, Treasurer
James B. Blackburn, Jr.
W. Shedrick Coleman.
Ellis Cook
Stephanie Cutter
Timothy Mackey
Lacy Manigault
Linder S. Suthers
Tom Woiwode

Members Not Present: Joseph T. Welch, Secretary
J. Adam Ragsdale
W. Lee Smith

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: Robert Sebek, County Zoning Administrator
Geoff Goins, City 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 as submitted. - PASS

Vote Results

Motion: George L. Woods III

Second: James Overton

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Not Present

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Aye

George L. Woods III - Aye

James Blackburn Jr. - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Swearing-in of MPC Commissioners

2. [January 12, 2016 Swearing-in of MPC Commissioners by Judge Penny Haas Freeseemann Chatham County Superior Court.](#)

Judge Freeseeman swore in the MPC Commissioners for 2016.

Notice(s)

3. [January 12, 2016 Finance Committee Meeting, 11:00 A.M., West Conference Room, 112 E. State Street.](#)

4. [January 12, 2016 Parliamentary Procedure \(Robert's Rules\) Workshop at 10:00 AM in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

5. [January 26, 2016 MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

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

V. PRESENTATIONS

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

Other

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

Board Action:

Postpone Item - February 2, 2016 Regular MPC Meeting. - PASS

Vote Results

Motion: James Overton

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Not Present

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Aye

George L. Woods III - Aye

Zoning Petition - Special Use

8. [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](#)

Board Action:

Postpone Item - 2.2.16 - PASS

Vote Results

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

9. [December 15, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [12.15.15 MINUTES.pdf](#)

Attachment: [12-15-15 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: James Overton
Second: Shedrick Coleman

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

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

10. [Adoption of 2016 MPC Budget and Work Program](#)

Attachment: [2016 Budgets.pdf](#)

Attachment: [2016 Work Program and Budget 01122016.pdf](#)

Board Action:

Adopt as presented. - PASS

Vote Results

Motion: James Overton

Second: Shedrick Coleman

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Not Present

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Aye

George L. Woods III - Aye

James Blackburn Jr. - Aye

11. [Update of Flexible Benefits Plan](#)

Attachment: [Thomson TPC Flexible Benefits Update.pdf](#)

Attachment: [FLEXIBLE BENEFIT PLAN \(2015\) \(2\).pdf](#)

Board Action:

Approve Update as presented. - PASS

Vote Results

Motion: James Overton

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

12. [NEW CONSTRUCTION VICTORIAN DISTRICT: 523-525 East Park Avenue | Petition of Robert Van Dyke | File No. 15-006626-COA](#)

Attachment: [Staff Report.pdf](#)

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

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

Attachment: [Submittal Packet - Mass Model Photos.pdf](#)

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

Board Action:

Approve new construction of a one-story, single-family residence on the two vacant parcels located at 523-525 East Park Avenue with the following conditions to be submitted to staff for final review and approval:

1. Reduce the front porch balustrade height to 36 inches maximum; ensure that the picket spacing does not exceed 4 inches.
2. Add newel posts to the bottom of each stair rail at the front porch; they should be simple in design to complement the modern design of the building.
3. Redesign the proposed lattice infill type between - PASS the front porch piers and on the pergola to be simpler (less traditional lattice design – example: horizontal hog-penning) to complement the contemporary design of the building. Ensure that the infill is inset a minimum of 3 inches to accentuate the piers.
4. Add a smooth coat stucco finish to all concrete block foundation walls.
5. Ensure that the window muntins do not exceed 7/8 inch wide and have a simulated putty-glazed profile.

Vote Results

Motion: James Overton

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

VIII. OLD BUSINESS

13. [Master Plan Amendment - SW Corner Benton Blvd. and Highlands Blvd. - Godley Station - The Highlands](#)

Attachment: [Maps.pdf](#)
Attachment: [Master Plan.pdf](#)
Attachment: [Site Plans.pdf](#)
Attachment: [Uses.pdf](#)
Attachment: [Photos .pdf](#)
Attachment: [01-12-16 Staff Report 15-006278-PLAN.pdf](#)
Attachment: [Bower Support.pdf](#)
Attachment: [Bower 2 Support.pdf](#)
Attachment: [Jeter Opposition.pdf](#)
Attachment: [Rivermoor Support.pdf](#)

Board Action:

The MPC staff recommends **approval** of the petitioner's request to change the land use designation of a 4.78 acre tract of land identified as Tract C-3 in The Highlands from the existing Multi-Family Residential (14 units per gross acre) to a Retail Commercial (B-N) classification subject to conditions identified in the staff report. SPECIFIC DEVELOPMENT PLAN TO RETURN TO MPC BOARD WITH ANY REVISIONS AND FUTURE ITEMS FOR APPROVAL. - PASS

Vote Results

Motion: James Overton

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

IX. REGULAR BUSINESS

14. Wireless Telecommunication Facilities MASTER PLAN: Approval of Plan to Install Outdoor Distributive Antenna System (ODAS) in Savannah Historic District | Harold Yellin as Agent for Verizon Wireless | File No. 15-004280-PLAN

Attachment: [Before After Photos-All Nodes.pdf](#)

Attachment: [CityScape Review.pdf](#)

Attachment: [Map 2-Phase I Coverage Locations.pdf](#)

Attachment: [Map 3-Complete Coverage Map.pdf](#)

Attachment: [Map 1-Proposed Nodes.pdf](#)

Attachment: [Staff Report 15-004280.pdf](#)

Board Action:

Approve the requested Verizon ODAS Master, subject to the following **conditions**:

1) All feed lines shall be installed within the spine of the support structures (lamp posts) and all access ports shall be sealed to prevent access by birds and other wildlife; and,

2) The Applicant shall separately submit for site plan approval for each individual facility to ascertain which type of lighting configuration is required to provide the necessary level of public lighting safety; and,

3) The Applicant shall confirm the ground mounted equipment boxes at sites SV19 and SV 21 will be sufficient in size to accommodate all four (4) service providers; and,

4) Each support structure shall be designed and constructed to allow access only by authorized personnel; and,

- PASS

5) A right-of-way encroachment permit for each site shall be approved by the Savannah City Council before the issuance of a building permit for that site.

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

15. Text Amendment to the City of Savannah Zoning Ordinance to Amend Section 8-3002 Definitions to Include a Definition for Mobile Farmers' Markets

Attachment: [Mobile Farmers Market City TA 011216.pdf](#)

Attachment: [DRAFT Mobile Farmers Market Guide 010716.pdf](#)

Board Action:

Recommend APPROVAL of the request to amend the definition section to include a definition for mobile farmers' market and allow the use in all zoning districts of the City Zoning Ordinance. - 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	- Not Present
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

X. OTHER BUSINESS

XI. ADJOURNMENT

16. [Adjourn](#)

There being no further business to bring before the Board, the January 12, 2016 Regular MPC Meeting adjourned at 3:45 p.m.

Respectfully,

Thomas L. Thomas, AICP
Executive Director

/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log January 0716.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.