



Arthur A. Mendonsa Hearing Room  
July 21, 2015 1:30 P.M.  
MINUTES

**July 21, 2015 Regular MPC Meeting**

**Members Present:** W. Shedrick Coleman, Chairman  
Tanya Milton, Vice-Chairman  
W. James Overton, Secretary  
James B. Blackburn, Jr.  
Ellis Cook  
Lacy Manigault  
Linder S. Suthers  
Tom Woiwode  
George L. Woods

**Members Not Present:** Joseph T. Welch, Treasurer  
Stephanie Cutter  
Timothy Mackey  
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  
Charlotte Moore, Director of Special Projects  
Ellen Harris, Director of Historic and Urban Preservation  
Leah Michalek, Historic Preservation

**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 Presented

**Board Action:**

Approve - PASS

**Vote Results**

Motion: Tanya Milton

Second: Lacy Manigault

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

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

**Notice(s)**

2. July 21, 2015 Personnel Committee Meeting, 11:30 A.M., West Conference Room, 112 E. State Street

3. July 28, 2015 MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.

4. July 28, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.

5. August 11, 2015 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**

6. Reading of Development Plans Submitted for Review

Attachment: [Review Log July 21.pdf](#)

**V. PRESENTATIONS**

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

**Amended Master Plan**

7. [Amended Master Plan | Trustees Garden 102 Randolph Street | Petitioner: Adam Ragsdale | File No. 15-003703-PLAN](#)

**Board Action:**

Postpone Item - August 11, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: James Overton

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

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

**General Development Plan**

8. [GENERAL DEVELOPMENT PLAN: 1020 East Broad Street | Multi-family Development | To be Reviewed in Conjunction with a Rezoning Request to RIP-B | GW Investments, LLP, Applicant | File No. 15-003699-PLAN](#)

**Board Action:**

Postpone Item - August 11, 2015 Regular MPC Meeting. - PASS

<b>Vote Results</b>	
Motion: James Overton	
Second: Tanya Milton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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 - Map Amendment**

9. [REZONING: 512 Indian Street | Rezone from B-C \(Community Business\) Zoning District to a B-B \(Bayfront Business\) Zoning District | Robert Turner, Petitioner | File No. 15-003199-ZA](#)

<b>Board Action:</b>	
Postpone Item	- PASS
<b>Vote Results</b>	
Motion: James Overton	
Second: Tanya Milton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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. [REZONING: 346, 350 & 352 Martin Luther King, Jr. Blvd. and 400 W. Charlton St. | Rezoning from a B-C \(Community Business\) District to a BC-1 \(Central Business\) District | Paul Strickler, Petitioner | File No. 15-003668-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [List of Uses.pdf](#)  
Attachment: [Staff Report.pdf](#)

**Board Action:**

Postpone Item - August 11, 2015 - PASS

**Vote Results**

Motion: James Overton

Second: Tanya Milton

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

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**

11. [June 30, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [06.30.15 MEETING MINUTES.pdf](#)  
Attachment: [06-30-15 MPC BRIEFING MINUTES.pdf](#)

**Board Action:**

Approve minutes as submitted. - PASS

**Vote Results**

Motion: Tanya Milton	
Second: James Overton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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

12. [Petition of Sawyer Design Studio | 15-003644-COA | 406 East Park Avenue | New Construction Victorian District](#)

Attachment: [Staff Recommendation.pdf](#)  
Attachment: [Context - Historic Maps.pdf](#)  
Attachment: [Submittal Packet - Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Specifications.pdf](#)

**Board Action:**

Approve the construction of a single-family building on the vacant property located at 406 East Park Avenue, including an adjustment to the rear yard setback standard, with the following condition to be submitted to staff for final review and approval because the proposal is visually compatible and otherwise meets the standards: - PASS

1. Ensure that the MiraTEC wood composite product has a smooth finish, not a faux wood grain finish.

**Vote Results**

Motion: Tanya Milton	
Second: James Overton	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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

13. [General Development Plan - Cottages at Emerald Cove - 100 Shellbark Way](#)

Attachment: [Maps.pdf](#)  
Attachment: [Highlands Business Park Master Plan.pdf](#)  
Attachment: [Gen. Dev. Plan.pdf](#)  
Attachment: [Staff Report 15-003203-PLAN.pdf](#)

**Board Action:**

The MPC staff, based on the previously stated findings, recommends **approval** of the proposed Amended General Development Plan including the requested five foot front yard building setback variance from the required 30 feet. - PASS

**Vote Results**

Motion: Tanya Milton  
Second: James Overton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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

14. [Northport Subdivision - Major SD - Final Plat 545 Northport Parkway](#)

Attachment: [Subdivision Plat.pdf](#)  
Attachment: [Subdivision on Aerial.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Staff Report S-150601-00047-1.pdf](#)

**Board Action:**

The MPC Staff recommends **approval** of the requested variance to allow the creation of a private road right-of-way extending from a private vehicular access easement and the proposed Major Subdivision and Final Plat. - PASS

**Vote Results**

Motion: Tanya Milton

Second: James Overton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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

**VIII. OLD BUSINESS**

15. [AMENDED MASTER PLAN - Mosswood Plantation - Ph. 3 - 197 Sawgrass Drive](#)

Attachment: [Maps.pdf](#)

Attachment: [Master Plan.pdf](#)

Attachment: [Misc.pdf](#)

Attachment: [07-21-15 STAFF REPORT M-150209-00014-1.pdf](#)

*\*\*Mr. Woods recused himself for this petition.*

**Board Action:**

The MPC staff recommends **approval** of the amended Mosswood Plantation Master Plan, Phase 3, subject to the following conditions:

1. Lots 1 through 7 are double frontage lots fronting on Sawgrass Drive and Burton Road. Double frontage lots are not permitted. Revise the Master Plan to show a vegetative buffer along Burton Road not less than 15 feet in width. Also,



note on the Master Plan that a privacy fence will be required along the inside of the 15 foot vegetative buffer. The fence must be not less than 6 feet in height and be either all masonry, masonry columns not more than 30 feet on-center with treated wood inserts, or treated wood with heavy duty galvanized posts not more than 10 feet on-center. The 15 foot vegetative buffer must be independent of the lots and included as common area to be owned and maintained by the Mosswood Plantation Property Owners Association. The 15 foot vegetative buffer shall include plant materials to provide a solid visual screen such as a double row of Wax Myrtles.

- PASS

2. The rear yard setback on some of the lots is also designated as a drainage easement. If the drainage easement is to be piped or contain a slight swale, the drainage easement can still function as a usable rear yard. However, if the drainage easement is to be an open ditch or deep swale, the affected lots must be modified to provide the rear yard inside of the drainage easement.

3. The proposed new streets must be named. The name must be approved by the MPC staff.

4. Approval by the Chatham County Engineer.

**Vote Results**

Motion: James Overton

Second: Tanya Milton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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	- Not Present

**IX. REGULAR BUSINESS**

16. Zoning - Special Use - 531 Stephenson Avenue - Allow the sale of spirituous beverages with or without a meal

Attachment: [Maps.pdf](#)

Attachment: [Staff Report-15-003670-ZA-Special Use.pdf](#)

**Board Action:**

The MPC staff recommends **Approval** of the Special Use request to allow the sale of spirituous beverages with or without a meal in addition to the previously approved sale of beer and wine within an existing restaurant at 531 Stephenson Avenue subject to the following conditions:

1. The sale of beer, wine, and spirituous beverages shall be restricted to the hours between 10:00 A.M. and 12:00 midnight.
2. No beer, wine, or spirituous beverages shall be sold for take-out consumption.
3. The restaurant kitchen shall be closed by 11:00 P.M. and the restaurant shall be closed by 12:00 midnight. - PASS
4. No display or advertisement for the sale of beer, wine, or spirituous beverages shall be visible from outside the structure.
5. Sound and lighting equipment on the site shall be installed in such a manner that noise and lights from this facility shall not create a nuisance to area residents or to adjoining land uses.
6. Approval of the proposed Special Use by the Mayor and Aldermen.

**Vote Results**

Motion: Ellis Cook

Second: James Overton

James Blackburn Jr.	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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

17. [REZONING: 607 Drayton Street | Rezoning from an RIP-A \(Medium Density Residential\) District to an RIP-D \(Medium Density Residential\) District | SDP Forsyth, LLC, Petitioner | File No. 15-003662-ZA](#)

Attachment: [Staff Report-15-003662-ZA-July 21.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Petitioner's Supplemental Information.pdf](#)

**Board Action:**

Approval of the request to rezone from an RIP-A (Medium Density Residential) zoning classification to an RIP-D (Medium Density Residential) zoning classification. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: James Overton  
James Blackburn Jr. - Nay  
Shedrick Coleman - Aye  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
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

18. [REZONING: 617 E. Duffy Street | Rezone from a P-R-4 \(Planned Four-family Residential\) District to an RIP-B \(Medium Density Residential\) District | Kelly Lockamy, Petitioner | File No. 15-003654-ZA](#)

Attachment: [Staff Report-15-003654-ZA-July 21.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)

Attachment: [Petitioner's Supplemental Information.pdf](#)  
Attachment: [R-4 and RIP-B without Use Conditions.pdf](#)

**Board Action:**

Staff study to accommodate petitioner's needs because of zero lot lines and railroads and larger houses to the west. Continue to August 11, 2015 MPC Regular Meeting. - PASS

**Vote Results**

Motion: James Blackburn Jr.  
Second: Tanya Milton

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

19. [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: [Staff Report-15-003655-ZA-Special Use.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [PUD-IS-B DISTRICT.pdf](#)  
Attachment: [north view.pdf](#)  
Attachment: [east view.pdf](#)

Pamela West, area resident, spoke in opposition to the petitioner's request due to parking, traffic, and safety concerns.

**Board Action:**

Staff recommends **denial** of the request for use approval for use #48 Restaurant, sit down or cafeteria, which serves alcoholic beverages at 1650 East Victory Drive. - PASS

**Vote Results**

Motion: James Blackburn Jr.	
Second: Lacy Manigault	
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	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Not Present
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Not Present

20. REZONING: 1020 E. Broad Street | Rezone from P-R-4 (Planned Four-family Residential) and P-B-G-2 (Planned General Business Transition-2) Districts to an RIP-B (Medium Density Residential) District | GW Investments, Petitioner | File No. 15-003669-ZA

Attachment: [Staff Report-15-003669-ZA-July 21 - Revised.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [General Plan 2015-07-20.pdf](#)

**Board Action:**

APPROVAL of the requested rezoning classification from P-R-4 (Planned Four-family Residential) and P-BG-2 (Planned General Business-Transition 2) zoning classifications to an RIP-B (Medium Density Residential) zoning classification applying the “extraordinary and unusual” provision of Sec. 8-3031(D)(1)(a) and including six conditions provided in the attached staff report. WITH SPECIFIC DEVELOPMENT PLAN RETURNING. - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Lacy Manigault

James Blackburn Jr.	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
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

## X. OTHER BUSINESS

### 21. [Chairman to Appoint Nominating Committee](#)

RAGSDALE, MANIGAULT, and WELCH

#### **Board Action:**

-

#### **Vote Results**

Motion:

Second:

## XI. ADJOURNMENT

### 22. [Adjourn July 21, 2015 Regular MPC Meeting](#)

There being no further business to bring before the Commission, the July 21, 2015 Regular MPC Meeting was adjourned at 4:13 p.m.

Respectfully Submitted,

Thomas L. Thomson  
Executive Director

## XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log July 21.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.*