



Arthur A. Mendonsa Hearing Room
June 28, 2016 ~ 1:30 P.M.
MINUTES

June 28, 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
Timothy Mackey
Lacy Manigault
J. Adam Ragsdale
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Joseph Welch
Stephanie Cutter

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Jack Butler, 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 agenda](#)

Board Action:

Approve - PASS

Vote Results

Motion: Shedrick Coleman

Second: Lacy Manigault

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Aye

George L. Woods III - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [July 19, 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: [Development Review Case Log June 28, 2016.pdf](#)

V. PRESENTATIONS

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

Items Requested to be Withdrawn

4. [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:

This petition has been withdrawn by the applicant. - 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

5. [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:

This petition has been withdrawn by the applicant. - 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye

George L. Woods III - Aye

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

6. Tricentennial Comprehensive Plan Amendment Future Land Use Map - 1675 Highlands Boulevard

Board Action:

The petition is requested to be continued to the July 19th 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

Amended Master Plan

7. Master Plan Amendment | The Highlands | Highlands Boulevard | File Number 16-003419-PLAN

Board Action:

The petitioner has requested that this item be continued to the July 19th 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

Sketch Plan

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

Board Action:	
The petitioner has requested that this item be continued to the July 19th 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

Preliminary Major Subdivision

9. Preliminary Plan - Natalie's Place - Major SD - Clayton Street at Betz Creek Road - Mark Boswell, Agent - Bobby Chu, Owner - File Number S-160303-00025-1

Board Action:

The MPC staff recommends that this petition be **postponed** until further notice. - 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 - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
James Overton - Aye
W. Lee Smith - Aye
Linder S. Suthers - Aye
Joseph Welch - Not Present
Tom Woiwode - Aye
George L. Woods III - Aye

Zoning Petition - Map Amendment

10. 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:

The petitioner has requested that this item be **postponed** to the July 19, 2016 Regular 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

11. Zoning Map Amendment | 1675 Highlands Boulevard - PUD-C (Planned Unit Development - Community) to I-L (Light Industrial) | File Number 16-003236-ZA

Board Action:

The petitioner has requested that this item be continued to the July 19th 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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
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

12. [June 7, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [06-07-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.07.16 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 Overton

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

13. [Approval Renewal - Wireless Facility | 1151 Mohawk Street | 16-003202-PLAN](#)

Attachment: [2011 WTF Decision T-110127-37227-2.pdf](#)

Attachment: [CityScape Report.pdf](#)

Attachment: [Maps and Images.pdf](#)

Attachment: [Photo Simulations.pdf](#)

Attachment: [WTF Report to MPC 16-003202-PLAN.pdf](#)

Board Action:

Staff recommends approval of the requested renewal of approval. All required documentation has either been renewed or remains valid. - PASS

Vote Results

Motion: George L. Woods III

Second: James Overton

Shedrick Coleman	- Aye
Travis Coles	- Aye

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

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

14. [NEW CONSTRUCTION VICTORIAN DISTRICT | 545 East Gwinnett Street | Petition of Sawyer Design | 16-003225-COA](#)

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

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

Attachment: [Staff Report.pdf](#)

Board Action:

Approve new construction of a two-story residential duplex located on the vacant parcels at 545 East Gwinnett Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards: 1. COA approval is contingent on the subdivision approval. 2. Ensure that the horizontal infill between the foundation piers is wood product, is painted or stained, and is inset a minimum of 3 inches from each pier face. 3. Ensure that the balusters are spaced a maximum of 4 inches apart. 4. Add painted or stained wood gates to the rear of the property within the side yard setbacks to screen the refuse storage areas from the lane or relocate the refuse storage area so it will not be visible from the street or the lane. - PASS

Include applicant's lowering of ceiling of first floor to 9.5' and ground floor to no higher to 103'.2.

Ms. Michalak expressed concern with visual compatibility resulting from the lowering.

Vote Results

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

X. OTHER BUSINESS

XI. ADJOURNMENT

15. [Adjourn](#)

Board Action:

1:58 p.m. -

Vote Results

Motion: Timothy Mackey
Second: Shedrick Coleman

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log June 28, 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.