



Arthur A. Mendonsa Hearing Room
June 7, 2016 ~ 1:30 P.M.
MINUTES

June 7, 2016 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
W. James Overton, Vice-Chairman
Joseph T. Welch, Secretary
George Woods, Treasurer
Travis Coles
Ellis Cook
Joseph Ervin
Timothy Mackey
Lacy Manigault
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: W. Shedrick Coleman

Staff Present: Stephanie Cutter
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
Ellen Harris, Director of Urban Planning and Historic Preservation

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve June 7, 2016 Regular Agenda as submitted](#)

Board Action:

Approve - PASS

Vote Results

Motion: James Overton

Second: Linder S. Suthers

Shedrick Coleman - Not Present

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 - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [June 28, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

3. [June 7, 2016 Personnel Committee Meeting 11:00am Meyers Conference Room, 112 E. State Street](#)

4. [June 9, 2016 Finance Committee Meeting 12:00pm Surrency Meeting Room 112 E. State Street](#)

Information Item(s) for Board Members

5. [Introduction of New Employees](#)

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

Attachment: [Development Review Case Log June 7, 2016.pdf](#)

V. PRESENTATIONS

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

Preliminary Major Subdivision

7. 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:

Postpone Item - June 28, 2016 Regular MPC Meeting - PASS

Vote Results

Motion: Joseph Ervin
Second: Ellis Cook
Shedrick Coleman - Not Present
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 - Aye
Tom Woiwode - Aye
George L. Woods III - Aye

Zoning Petition - Map Amendment

8. 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:

Postpone Item - June 28, 2016 Regular Meeting - PASS

Vote Results

Motion: Joseph Ervin
Second: Ellis Cook
Shedrick Coleman - Not Present

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	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

9. [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:

Postpone Item - June 28, 2016 Regular Meeting - PASS

Vote Results

Motion: Joseph Ervin

Second: Ellis Cook

Shedrick Coleman	- Not Present
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	- 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

10. [May 17, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [05.17.16 MINUTES.pdf](#)

Attachment: [05-17-16 MPC BRIEFING MINUTES.pdf](#)

Board Action:

Approve Briefing and Meeting Minutes as submitted. - PASS

Vote Results

Motion: George L. Woods III

Second: Linder S. Suthers

Shedrick Coleman - Not Present

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 - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

11. [Authorize the Board Chairman to Sign Contract with Search Firm](#)

Attachment: [Milton Planning Commission re; Authorization for Chairman to Sign Contract with Search Firm 060616.pdf](#)

Board Action:

Approve requested authorization. - PASS

Vote Results

Motion: George L. Woods III

Second: Linder S. Suthers

Shedrick Coleman - Not Present

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	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

12. [Authorize the Executive Director to execute the FY 2017 Metropolitan Transportation Planning Services contract with Georgia Department of Transportation](#)

Attachment: [Thomson Planning Commission Authorize ED to Execute FY 2017 Contract PI 0014113 060616.pdf](#)

Board Action:	
Approve requested authorization.	- PASS
Vote Results	
Motion: George L. Woods III	
Second: Linder S. Suthers	
Shedrick Coleman	- Not Present
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	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

13. [Master Plan Amendment - Godley Station - Signage | Staff Study | File No. 16-003073-PLAN](#)

Attachment: [Maps.pdf](#)
Attachment: [Staff Report 16-003073-PLAN.pdf](#)

Board Action:	
Approval of the Amended Master Plan for Godley Station as identified in the staff report. - PASS	

Vote Results

Motion: George L. Woods III	
Second: Linder S. Suthers	
Shedrick Coleman	- Not Present
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	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

14. [AMENDED GENERAL DEVELOPMENT PLAN/ SPECIFIC DEVELOPMENT PLAN | One West Park Avenue | Petition of Gilbert & Ezelle | 16-00526-PLAN](#)

Attachment: [Maps.pdf](#)

Attachment: [Photographs.pdf](#)

Attachment: [2-23-16 GDP.pdf](#)

Attachment: [Revised Site Plan 6-7-16.pdf](#)

Attachment: [06-7-16 - STAFF RECOMMENDATION- 16-000526-PLAN 1 West Park Avenue - General-Specific Development Plan- revised.pdf](#)

Board Action:

The MPC Staff recommends approval amended General Development Plan/Specific Development Plan as proposed, subject to the following conditions:

1. 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.
2. Approval of the mail delivery system by the United States Post Office.
3. Show the address of the proposed structure

as follows:

-The office building on the area identified as Lot 4- 1 West Park Avenue.

- PASS

4. The proposed parking, both on-site and remote, is based on a higher percentage than normal area designated as non-leasable area. Because of this, submit a copy of the floor plan and a detailed calculation of the area deducted from the net leasable area. The net leasable area and the provided on-site and remote parking must be approved by the MPC Staff as a condition of approval.

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

6. 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: Joseph Welch

Shedrick Coleman

- Not Present

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

- Aye

Tom Woiwode

- Aye

George L. Woods III

- Aye

15. [NEW CONSTRUCTION VICTORIAN DISTRICT | 1 West Park Avenue | Petition of Felder & Associates | 16-002773-COA](#)

Attachment: [16-002773-COA Staff Recommendation.pdf](#)

Attachment: [Context.pdf](#)

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

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

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

Attachment: [Submittal Packet- Drawings.pdf](#)
Attachment: [6-7-16 Revised Drawings.pdf](#)

Board Action:

Accept petitioner's request with the June 7, 2016 amended drawings with material subject to MPC staff approval. Mechanical equipment to be encased. - PASS

Vote Results

Motion: George L. Woods III
Second: Travis Coles
Shedrick Coleman - Not Present
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 - Aye
Tom Woiwode - Aye
George L. Woods III - Aye

16. [Amended Master Plan | Savannah Highlands at Godley Station | 610 Highlands Blvd. | File No. 16-002653 | Travis Burke, Agent | SHDC, LLC - Owner](#)

Attachment: [Maps.pdf](#)
Attachment: [Master Plan.pdf](#)
Attachment: [Staff Report - 16-002663-PLAN.pdf](#)

Board Action:

The MPC staff recommends **approval** of the proposed Amended Master Plan based on the conditions identified in the staff report. - PASS

Vote Results

Motion: Joseph Ervin
Second: Joseph Welch
Shedrick Coleman - Not Present
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	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

17. [Specific Development Plan | Parker's Convenience Store | 2155 Benton Blvd. | File No. 16-002450](#)
[| Greg Parker: Agent | S&W Real Estate Holdings, LLC - Owner](#)

Attachment: [Maps.pdf](#)

Attachment: [Site Plan-Bldg. Elev.-Sign.pdf](#)

Attachment: [Staff Report - 16-002450-PLAN.pdf](#)

Board Action:

The MPC staff recommends **approval** of the petitioners request subject to the conditions outlined in the staff report. INCLUDE SAFETY FENCE BASED ON STAFF RECOMMENDATION - PASS AROUND DETENTION POND AND CHANGE ACCENT STRIPE FROM BLUE TO WHITE.

Vote Results

Motion: James Overton

Second: W. Lee Smith

Shedrick Coleman	- Not Present
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	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

X. OTHER BUSINESS

18. [Executive Session](#)

Commission went into executive session at 2:17 p.m.

The June 7, 2016 Regular MPC Meeting reconvened at 2:38 p.m.

Personnel discussion; no votes were taken.

XI. ADJOURNMENT

19. [Adjourn](#)

There being no further business to present before the Board, the June 7, 2016 Regular MPC Meeting adjourned at 2:40 p.m.

Respectfully,

Thomas L. Thomason, AICP
Executive Director

/bf

Board Action:

2:40 -

Vote Results

Motion:

Second:

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log June 7, 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.