



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

November 1, 2016 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
W. James Overton, Vice-Chairman
George Woods, Treasurer
W. Shedrick Coleman
Ellis Cook
Joseph Ervin
Rob Hernandez
Lacy Manigault
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Joseph T. Welch, Secretary
Travis Coles
Timothy Mackey

Staff Present: Melony West, Interim Executive Director
Gary Plumbley, Director, Development Services
Jack Butler, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Shane Corbin, 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 - PASS

Vote Results

Motion: Shedrick Coleman
Second: George L. Woods III
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Roberto Hernandez
Timothy Mackey
Lacy Manigault
Tanya Milton
James Overton
W. Lee Smith
Linder S. Suthers
Joseph Welch
Tom Woiwode
George L. Woods III

- Aye
- Not Present
- Aye
- Aye
- Aye
- Not Present
- Aye
- Aye
- Aye
- Aye
- Aye
- Aye
- Not Present
- Aye
- Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [November 22, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

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

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

3. [COMPREHENSIVE PLAN MAP AMENDMENT: NE Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map Classification from Commercial Regional to Light Industrial | C-17, LLC, Petitioner | Harold B. Yellin, Agent | File No. 16-005710-CPA](#)

Board Action:

Postpone Item - November 22, 2016 Regular MPC Meeting - PASS

Vote Results

Motion: James Overton
Second: Shedrick Coleman

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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

4. [COMPREHENSIVE PLAN MAP AMENDMENT: NW Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map from Commercial Regional to Light Industrial " ALFA Mutual Insurance Co., Petitioner | Harold B. Yellin, Agent | File No. 16-005458-CPA](#)

Board Action:

Postpone Item - November 22, 2016 Regular MPC Meeting. - PASS

Vote Results

Motion: James Overton
Second: Shedrick Coleman

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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. TRICENTENNIAL COMPREHENSIVE PLAN AMENDMENT - FUTURE LAND USE
MAP | 2803 Limerick Street

Board Action:

Postpone Item - PASS

Vote Results

Motion: James Overton

Second: Shedrick Coleman

Shedrick Coleman - Aye

Travis Coles - Not Present

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Aye

Timothy Mackey - Not Present

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

6. REZONING: NE Corner of Jimmy DeLoach Parkway and Highlands Boulevard |
Rezoning from a PUD-C District to a P-I-L District | C-17, LLC, Petitioner | Harold B.
Yellin, Agent | File No. 16-005591-ZA

Board Action:

Postpone Item - November 22, 2016 Regular MPC Meeting. - PASS

Vote Results

Motion: James Overton

Second: Shedrick Coleman

Shedrick Coleman - Aye

Travis Coles - Not Present

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Aye

Timothy Mackey	- Not Present
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

7. [REZONING: NW Corner of Jimmy DeLoach Parkway and Highlands Boulevard | Rezoning from a PUD-C District to a P-I-L District | ALFA Mutual Insurance, Co., Petitioner | Harold B. Yellin, Agent | File No. 16-005592-ZA](#)

Board Action:	
Postpone Item - November 22, 2016 Regular MPC Meeting.	- PASS
Vote Results	
Motion: James Overton	
Second: Shedrick Coleman	
Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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 - Special Use

8. [SPECIAL USE: Petition to permit a self-serve climate controlled mini warehouse storage facility and an enclosed r/v, boat, and vehicle storage facility located at 1025 & 1031 Bryan Woods Loop within a PUD-IS zoning district](#)

Board Action:

Postpone Item - November 22, 2016 Regular MPC Meeting. - PASS

Vote Results

Motion: James Overton

Second: Shedrick Coleman

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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

9. [Approve October 18, 2016 Regular Briefing and Meeting Minutes](#)

Attachment: [10-18-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [10.18.16 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: James Overton

Second: George L. Woods III

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye

Timothy Mackey	- Not Present
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

10. [Approval of Resolution for FY 2018 5303 \(Transit Planning\) Grant](#)

Attachment: [FY2018 5303MPC Board Memo_Resolution.pdf](#)

Board Action:

Approval of Resolution. - PASS

Vote Results

Motion: James Overton

Second: George L. Woods III

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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

11. [ZONING MAP AMENDMENT - 5905 Ogeechee Road - PIN 1-1005-07-006 - Request to rezone the subject site from a P-B-C district to a B zoning district](#)

Attachment: [Maps.pdf](#)

Attachment: [Use Comparison.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [11-01-16 - Z-161005-00101-1 - Staff Report - 5903 Ogeechee Road.pdf](#)

Board Action:

The MPC staff recommends denial of the petitioner's request. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Lacy Manigault

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

12. [COMPREHENSIVE PLAN MAP AMENDMENT | 1475 Chatham Parkway Future Land Use Change From Commercial-Suburban to Residential-General | Staff Study | File No. 16-005740-CPA](#)

Attachment: [Comp Plan Amendment report-1475 Chatham Pkwy.pdf](#)

Attachment: [Maps.pdf](#)

Board Action:

MPC staff recommends APPROVAL of the request to change the Future Land Use Category for the subject property from Commercial-Suburban to Residential-General. - PASS

Vote Results

Motion: Ellis Cook

Second: James Overton

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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. [REZONING | 1475 Chatham Parkway Rezoning From PUD-B-R to PUD-M-15 | BMW Developers, LLC | File No. 16-005590-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [1475 Chatham Parkway Site and Concept Illustrations.pdf](#)
- Attachment: [Posted Signage.pdf](#)
- Attachment: [Staff Report 16-005590-ZA.pdf](#)

Board Action:

APPROVAL of the request to rezone the subject property from a PUD-B-R (Planned Unit Development - Regional Business) zoning classification to a PUD-M-15 (Planned Unit Development - Multifamily, 15 units per net acre) zoning classification. - PASS

Vote Results

Motion: George L. Woods III
Second: Shedrick Coleman

Shedrick Coleman	- Aye
Travis Coles	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Not Present
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

14. [TEXT AMENDMENT | to Remove Street Classification Requirement from Use 75\(b\) Ministorage warehouses | File No. 16005546-ZA](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Maps 5546.pdf](#)
- Attachment: [Z-19970601-11786-1.pdf](#)
- Attachment: [Z-19980901-12352-2.pdf](#)

Attachment: [Trips Generated.pdf](#)
Attachment: [3025b Use 75b Edited.pdf](#)
Attachment: [Comments.pdf](#)

Board Action:

Postpone Item to November 22, 2016 Regular MPC meeting for additional staff study regarding neighborhood impact. - PASS

Vote Results

Motion: Shedrick Coleman

Second: James Overton

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

X. OTHER BUSINESS

XI. ADJOURNMENT

15. [Adjourn](#)

There being no further business to present before the Board, the November 1, 2016 Regular MPC meeting was adjourned at 3:31 p.m.

Respectfully,

Melony S. West
Interim Executive Director

/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log November 1 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.