



Arthur A. Mendonsa Hearing Room
October 18, 2016 ~ 1:30 P.M.
MINUTES

October 18 2016 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
George Woods, Treasurer
Travis Coles
Ellis Cook
Joseph Ervin
Timothy Mackey
Lacy Manigault
W. Lee Smith
Linder S. Suthers

Members Not Present: Joseph T. Welch, Secretary
W. James Overton, Vice-Chairman
W. Shedrick Coleman
Roberto Hernandez
Tom Woiwode

Staff Present: Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Thomas Trawick, 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 Agenda as submitted. - PASS

Vote Results

Motion: Ellis Cook

Second: Lacy Manigault

Shedrick Coleman - Not Present

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Not Present

Timothy Mackey - Aye

Tanya Milton - Aye

James Overton - Not Present

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Not Present

George L. Woods III - Aye

Stephanie Cutter - Not Present

Lacy Manigault - Aye

Board Action:

Approve Agenda as submitted - PASS

Vote Results

Motion: Travis Coles

Second: Ellis Cook

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

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. CANCELED: October 11, 2016 Regular Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.
3. October 18, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.
4. November 1, 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

Zoning Petition - Special Use

5. 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:

The petitioner has requested this item be continued to the November 1, 2016 MPC regular meeting. - PASS

Vote Results

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

6. [Approve September 20, 2016 Regular Briefing and Meeting Minutes](#)

Attachment: [09.20.16 MINUTES.pdf](#)

Attachment: [09-20-16 MPC BRIEFING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Lacy Manigault

Second: Timothy Mackey

Shedrick Coleman - Not Present

Travis Coles - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Joseph Ervin - Aye

Roberto Hernandez - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Not Present

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Not Present

George L. Woods III - Not Present

7. [Approve the "Deposit Account Resolution and Authorization for Business Entities" to update the check signers for the MPC bank account.](#)

Board Action:

Approve request as presented. - PASS

Vote Results

Motion: Lacy Manigault

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

8. [TEXT AMENDMENT | to Increase Capacity of Child Care in Residential Districts to 150 | File No. 16-005208-ZA](#)

Attachment: [2007 Text Amendments City Council Minutes MPC File #Z-....pdf](#)

Attachment: [Staff Report-16-005208-ZA.pdf](#)

Board Action:

Deny the proposed text amendment and approve an alternative text amendment permitting up to 150 children at child care centers in commercially zoned districts. - PASS

Vote Results

Motion: Lacy Manigault

Second: Timothy Mackey

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

George L. Woods III - Not Present

9. [NEW CONSTRUCTION VICTORIAN DISTRICT | 916 MLK, Jr. Blvd. | Petition of Kern & Co., LLC | 16-005200-COA](#)

Attachment: [Submittal Packet.pdf](#)
Attachment: [Staff Recommendation.pdf](#)

Board Action:

Approval of the new construction 3-story office building at 916 Martin Luther King Jr. Boulevard with the following conditions to be submitted to staff for final review and approval: 1. Provide specifications and samples for the windows, doors, aluminum storefront, storefront tile base, brick, mortar, cast stone, metal awning, decorative concrete block, and stucco. 2. Redesign the side facades to have a uniform exterior material with the front façade. 3. Add gates across the driveways to create walls of continuity. 4. Ensure that the wood dumpster enclosure is either painted or stained. 5. The “bronze historic plaque” indicated on the front façade will require review and approval by the Historic Site and Monument Commission prior to its installation. Because the work is otherwise visually compatible and meets the standards. - PASS

Vote Results

Motion: Lacy Manigault
Second: Timothy Mackey

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

VIII. OLD BUSINESS

10. [TEXT AMENDMENT | to Create Section 7-3\(c\)\(6\)\(e\) Promotional Banners in the Chatham County Zoning Ordinance | File No. Z-160707-00067-1](#)

- Attachment: [Potential Promotional Banner Sites.pdf](#)
- Attachment: [StreetClassificationMap.pdf](#)
- Attachment: [Staff Report-Z-160707-00067-1 Update 2.pdf](#)

Board Action:

After obtaining an opinion from the County Attorney, staff affirms the recommendation to deny - PASS the proposed text amendment.

Vote Results

Motion: Lacy Manigault
Second: Linder S. Suthers

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

IX. REGULAR BUSINESS

11. [TEXT AMENDMENT | TREE LAWN ORDINANCE- VICTORIAN, CUYLER-BROWNSVILLE, MID-CITY DISTRICTS | PETITION BY PHILIP PERRONE | FILE NO. 16-005130-ZA](#)

- Attachment: [TreeLawnManual 08262016 Final.pdf](#)
- Attachment: [Tree Lawn Sites Lost or Ruined 2016.pdf](#)
- Attachment: [Staff Report-16-005130-ZA-Tree Lawn \(Sec. 8-3028; 3029; 3222\)- MPC.pdf](#)

Board Action:

Approval of the request to amend Sec. (s.) 8-3028, 3029 & 3222 to incorporate a Tree Lawn Ordinance for the Victorian Planned Neighborhood Conservation District, Cuyler-Brownsville Planned Neighborhood Conservation District and Mid-City District. - PASS

Vote Results

Motion: George L. Woods III

Second: Joseph Ervin

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

12. TEXT AMENDMENT | BEER AND WINE PACKAGE SALES IN THE 1-B ZONING DISTRICT | PETITION BY HAROLD YELLIN | FILE NO. 16-005206-ZA

Attachment: [8-3028 Victorian Conservation District.pdf](#)

Attachment: [Victorian District President Letter of Approval.pdf](#)

Attachment: [1-B Zoning Districts Map.pdf](#)

Attachment: [Staff Report-16-005206-ZA.pdf](#)

Board Action:

Approval of the petitioner's request to amend Section 8-3028(d) (23) to permit the incidental sales of beer and wine with the condition that such a use be approved by the Zoning Board of Appeals as a Special Use. - PASS

Vote Results

Motion: Ellis Cook

Second: George L. Woods III

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

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

X. OTHER BUSINESS

XI. ADJOURNMENT

13. [Adjourn](#)

There being no further business to present before the Board, the October 18, 2016 Regular MPC Meeting was adjourned at 2:18 p.m.

Respectfully submitted,

Melony S. West
Interim Executive Director

/bf

Board Action:

Adjourn -

Vote Results

Motion:

Second:

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log october 11 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.