



Arthur A. Mendonsa Hearing Room
January 10, 2017 ~ 1:30 P.M.
MINUTES

January 10, 2017 Regular MPC Meeting

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

Members Not Present: W. Lee Smith

Staff Present: Melony West, Interim Executive Director
Gary Plumbley, Director, Development Services
Marcus Lotson, Development Services Planner
Bri Finau, Administrative Assistant
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst
Thomas Trawick, Development Services Planner
Charlotte Moore, Director of Special Projects
Ellen Harris, Director of Historic Preservation

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Chris Rains, County Engineering
Jefferson Kirkland, County Engineering, Environmental Program Director
Shane Corbin, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve January 10, 2017 Regular MPC Meeting Agenda](#)

Board Action:

Approve - PASS

Vote Results

Motion: Shedrick Coleman

Second: George L. Woods III

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Swearing-in of MPC Commissioners

2. [January 10, 2017 Swearing-in of MPC Commissioners by Judge John Morse Chatham County Superior Court.](#)

Notice(s)

3. [January 31, 2017 Finance Committee Meeting, 11:30 A.M., Lee Meyer Conference Room, 112 E. State Street.](#)
4. [January 31, 2017 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

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

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.

VI. CONSENT AGENDA

5. [Approve December 13, 2016 Briefing and Meeting Minutes](#)

Attachment: [12-13-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [Dec 13, 2016 Meeting Minutes.pdf](#)

Board Action:

Approve minutes as written. - PASS

Vote Results

Motion: James Overton

Second: Linder S. Suthers

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Not Present

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

6. [TEXT AMENDMENT | Amend the RIP-B Zoning District Minimum Lot Width Development Standard from 10 feet to 20 feet | Staff Study | File No. 16-006908-ZA](#)

Attachment: [Development Standards.pdf](#)

Attachment: [RIPB Zoning.pdf](#)

Attachment: [Staff Report-16-006908-ZA.pdf](#)

Board Action:

Approval of the request to amend Sec. 8-3025(d)

Minimum Lot Width Development Standard for

Attached and Row residential dwellings in the RIP-

B zoning district.

Vote Results

Motion:

Second:

VII. OLD BUSINESS

7. [VICTORIAN DISTRICT NEW CONSTRUCTION AMENDMENT | 16-006322-COA | One West Park Avenue](#)

Attachment: [16-006322-COA Staff Recommendation.pdf](#)

Attachment: [Revised elevation.pdf](#)

Attachment: [Revised Site Plan.pdf](#)

Board Action:

Staff recommends approval of the proposed amendment to One West Park to add a driveway connecting West Park Avenue to West Park Lane as presented in the revised design because it is visually compatible. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Joseph Welch

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

8. [AMENDED GENERAL DEVELOPMENT PLAN | 16-006369-PLAN | One West Park Avenue](#)

Attachment: [STAFF RECOMMENDATION- 16-006369-PLAN 1 West Park Avenue - General Development Plan 1-10-17.pdf](#)

Attachment: [Revised Elevation.pdf](#)

Attachment: [Revised Site Plan 1-10-17.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photographs.pdf](#)

Board Action:

The MPC Staff recommends approval of the revised 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.
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. - PASS
5. The signed lease agreement for the remote parking shall be 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: Shedrick Coleman

Second: George L. Woods III

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Aye

Timothy Mackey - Aye

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

VIII. REGULAR BUSINESS

9. [REZONING | 1908 Mills B. Lane Boulevard from B-C/R-6 to B-G-2 | James P. Gerard | File No. 16-006727-ZA](#)

- Attachment: [Maps 6727.pdf](#)
- Attachment: [Site Location Application 6727.pdf](#)
- Attachment: [Facade Examples.pdf](#)
- Attachment: [Jan. 3 Neighborhood Mtng. SignIn.pdf](#)
- Attachment: [Staff Report_16-006727-ZA.pdf](#)

Board Action:

APPROVAL of the request to rezone 1908 Mills B. Lane Boulevard from a B-C (Community Business) and R-6 (One-family Residential) zoning - PASS classification to a B-G-2 (General Business, Transition 2) zoning classification.

Vote Results

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

10. [REZONING | 1920 Mills B. Lane Boulevard from B-C/R-6 to B-G-2 | James P. Gerard | File No. 16-006726-ZA](#)

- Attachment: [Maps 6726.pdf](#)
- Attachment: [Site Location Application 6726.pdf](#)
- Attachment: [Facade Examples.pdf](#)
- Attachment: [Jan. 3 Neighborhood Mtng. SignIn.pdf](#)
- Attachment: [Staff Report 16-006726-ZA.pdf](#)

Board Action:

APPROVAL of the request to rezone 1920 Mills B. Lane Boulevard from a B-C (Community Business) and R-6 (One-family Residential) zoning - PASS classification to a B-G-2 (General Business, Transition 2) zoning classification.

Vote Results

Motion: George L. Woods III
Second: Joseph Welch

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

11. [COMP PLAN FUTURE LAND USE MAP AMENDMENT | 2500 Tennessee Avenue | Change Future Land Use Map from Suburban Residential to Agriculture - Forestry | Peggi Noon, Petitioner | Jeanette Harrison and Brian Redmond, Owners | File Number Z-161130-00125-CPA](#)

- Attachment: [FLU MAP.pdf](#)
- Attachment: [Staff Report - Z-161227-00140-1.pdf](#)

Board Action:

Approval of the request to change the Comprehensive Plan Future Land Use Map from Suburban Residential to Agriculture/Forestry for a site located at 2500 Tennessee Avenue. - PASS

Vote Results

Motion: George L. Woods III

Second: Joseph Welch

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

12. [ZONING MAP AMENDMENT | 2500 Tennessee Avenue | Rezoning from an R-1 District to an R-A District | Peggi Noon, Petitioner | Jeanette Harrision and Brian Redmond, Owners | File Number Z-161130-00125-1](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report - Z-161130-00125-1 - 2500 Tennessee Avenue.pdf](#)

Board Action:

Approval of the petitioner's request to rezone the subject site located at 2500 Tennessee Avenue - PASS from an R-1 zoning classification to an R-A zoning classification.

Vote Results

Motion: George L. Woods III

Second: Joseph Welch

Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Not Present

Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

13. [REZONING | 11907 & 11911 Apache Avenue | Rezone from P-R-4 \(Planned Four Family Residential\) to R-M-24 \(Multifamily Residential 24 units per acre | File No. 16-006607-ZA](#)

Attachment: [Maps.pdf](#)
Attachment: [Concept Plan.pdf](#)
Attachment: [Staff Report.pdf](#)

Board Action:

Denial of the request as submitted and **approval** of an alternative zoning to rezone the properties to the - PASS RM-18 zoning classification.

Vote Results

Motion: Shedrick Coleman
Second: Lacy Manigault

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

14. [MAJOR SUBDIVISION | PRELIMINARY PLAN | Natalie's Place, 10 Clayton Street | Site: 7.33 Acres | 25 Lots | Engineer: Boswell Design Services, Inc. | Agent: Mark Boswell | Owner: Bobby Chu | File Number S-160303-00025-1](#)

Attachment: [County Engineer's Comments - Drainage.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Proposed Subdivision.pdf](#)
Attachment: [Staff Report S-160303-00025-1 Natalie's Place Subdivision - SDP.pdf](#)
Attachment: [Natalie's Place - Opposition E-mails.pdf](#)

Board Action:

Approval of a variance from the requirement to

install sidewalks on the south side of Betz Creek Road along lots 2 through 5; on the north side of Cobb Road along lot 1; on both sides of Clayton Street along lots 5 through 16 and a parcel designated as common area; on the west side of Kaitlyn Cove, a proposed paved public street; a variance from dedicating 10 feet for additional right-of-way on proposed lots 5 through 16 along Clayton Street; and, the proposed Preliminary Plan subject to the following conditions. - PASS

****RETURN FINAL PLAT TO MPC BOARD FOR APPROVAL****

Vote Results

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

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

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

Attachment: [MAPS.pdf](#)
Attachment: [Staff Report-16-005458-CPA-Jan 10.pdf](#)

Board Action:

Denial of the Comprehensive Future Land Use Map amendment from a Commercial-Regional classification to an Industry-Light classification. - PASS

Vote Results

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

16. [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 | Ralph Forbes, Agent | File No. 16-005592-ZA](#)

- Attachment: [Staff Report-16-005592-ZA-Jan 10.pdf](#)
- Attachment: [1-MAPS-Vicinity-Aerial-Tax-FLUM-Zoning-Notice Area.pdf](#)
- Attachment: [3-Public Comments.pdf](#)
- Attachment: [4-Original Master Plan.pdf](#)
- Attachment: [5-City Public Works Letter.pdf](#)
- Attachment: [6-Existing and Proposed Industrial Uses in Godley.pdf](#)
- Attachment: [7-Comparison of Permitted Uses by District.pdf](#)
- Attachment: [8-Comparison of Development Standards by District.pdf](#)
- Attachment: [9-Godley Area Speculative Industrial.pdf](#)
- Attachment: [2-Revised Concept Plan.pdf](#)
- Attachment: [MAPS.pdf](#)

Board Action:

Denial of the requested rezoning from a PUD-C (Planned Unit Development-Community) zoning classification to a P-I-L (Planned Light Industrial) zoning classification, and denial of the removal of the property from the Godley Station Master Plan. - PASS

Vote Results

Motion: Shedrick Coleman	
Second: Ellis Cook	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye

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

17. COMPREHENSIVE PLAN MAP AMENDMENT: NE Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map Classification from Commercial-Regional to Industry-Light | C-17, LLC, Petitioner | Ralph Forbes, Agent | File No. 16-005710-CPA

Attachment: [Staff Report-16-005710-CPA-Jan 10.pdf](#)

Attachment: [MAPS.pdf](#)

Board Action:

Postpone Item - TO JANUARY 31, 2017
REGULAR MPC MEETING, PER PETITIONER'S - PASS
REQUEST.

Vote Results

Motion: Travis Coles
Second: Shedrick Coleman

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

18. 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 | Ralph Forbes, P.E., Agent | File No. 16-005591-ZA

- Attachment: [Staff Report-16-005591-ZA-Jan 10.pdf](#)
- Attachment: [1-MAPS-Vicinity-Aerial-Tax-FLUM-Zoning-Notice Area.pdf](#)
- Attachment: [2-Concept Plan 2-C-17.pdf](#)
- Attachment: [3-Public Comments.pdf](#)
- Attachment: [4-Original Master Plan.pdf](#)
- Attachment: [5-City Public Works Letter.pdf](#)
- Attachment: [6-Existing and Proposed Industrial Uses in Godley.pdf](#)
- Attachment: [7-Comparison of Permitted Uses by District.pdf](#)
- Attachment: [8-Comparison of Development Standards by District.pdf](#)
- Attachment: [9-Godley Area Speculative Industrial.pdf](#)

Board Action:

Postpone Item - TO JANUARY 31, 2017
REGULAR MPC MEETING, PER PETITIONER'S - PASS
REQUEST.

Vote Results

Motion: Shedrick Coleman

Second: Joseph Ervin

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

IX. OTHER BUSINESS

X. PRESENTATIONS

XI. ADJOURNMENT

19. [Adjourn](#)

There being no further business to present before the Board, the January 10, 2017 Regular MPC Meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Melony S. West
Interim Executive Director

/bf

Board Action:

Adjourn

-

Vote Results

Motion:

Second:

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log January 10, 2017.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.