



Arthur A. Mendonsa Hearing Room
November 18, 2014 1:30 P.M.
MINUTES

November 18, 2014 Regular MPC Meeting

Members Present: W. Shedrick Coleman, Chairman
Tanya Milton, Secretary
W. James Overton, Treasurer
James B. Blackburn, Jr.
Ellis Cook
Ben Farmer
Lacy Manigault
Susan Myers
J. Adam Ragsdale

Members Not Present: Murray Marshall, Vice-Chairman
Stephanie Cutter
Timothy Mackey
W. Lee Smith
Joseph Welch

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Marcus Lotson, Development Services Planner
Jack Butler, Comprehensive Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
James Small, Administrative Assistant
Julie Yawn, IT

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Jenny Harman, Assistant City Attorney
Jonathan Hart, County Attorney

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: Susan Myers

Second: Ben Farmer

James Blackburn Jr. - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Aye

Timothy Mackey - Not Present

Lacy Manigault - Aye

Murray Marshall - Not Present

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

Joseph Welch - Not Present

W. Lee Smith - Not Present

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [December 9, 2014 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

3. [December 16, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)

Information Item(s) for Board Members

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

Attachment: [Review Log Nov 18.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

5. [413 Whitaker Street Rezoning | RIP-A to RIP-C](#)

Attachment: [Maps 4108.pdf](#)
Attachment: [Images 4108.pdf](#)
Attachment: [Staff Report 4108.pdf](#)

Board Action:

Postpone Item - December 9, 2014 Regular MPC Meeting. - PASS

Vote Results

Motion: Susan Myers
Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Not Present
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Not Present

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

Approval of MPC Meeting Minutes and Briefing Minutes

6. [October 28, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [10-28-14 MPC BRIEFING MINUTES.pdf](#)
Attachment: [10.28.14 MEETING MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Tanya Milton
Second: Lacy Manigault
James Blackburn Jr. - Nay
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Ben Farmer - Aye
Timothy Mackey - Not Present
Lacy Manigault - Aye
Murray Marshall - Not Present
Tanya Milton - Aye
Susan Myers - Aye
James Overton - Aye
Adam Ragsdale - Aye
W. Lee Smith - Not Present
Joseph Welch - Not Present

Authorization(s)

7. [Authorize the Executive Director to execute a contract with Nelson/Nygaard Consulting Associates for the Greater Downtown Savannah Parking Study Contract](#)

Attachment: [Thomson Planning Commission Authorization for the Greater DT Sav Parking Study 111314.pdf](#)

Board Action:

Approve authorization as stated. - PASS

Vote Results

Motion: Tanya Milton
Second: Lacy Manigault
James Blackburn Jr. - Nay
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Ben Farmer - Aye
Timothy Mackey - Not Present
Lacy Manigault - Aye
Murray Marshall - Not Present
Tanya Milton - Aye
Susan Myers - Aye

James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Not Present

Master Plan / PUD Ordinance

8. [Highlands and Benton Commercial Master Plan - 89 Highlands Boulevard](#)

Attachment: [Godley North Master Plan.pdf](#)
Attachment: [Master Plan.pdf](#)
Attachment: [Declarant Letter.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Staff Report - 14-005025-PLAN .pdf](#)

Board Action:

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

Vote Results

Motion: Tanya Milton
Second: Lacy Manigault
James Blackburn Jr. - Nay
Shedrick Coleman - Aye
Ellis Cook - Aye
Stephanie Cutter - Not Present
Ben Farmer - Aye
Timothy Mackey - Not Present
Lacy Manigault - Aye
Murray Marshall - Not Present
Tanya Milton - Aye
Susan Myers - Aye
James Overton - Aye
Adam Ragsdale - Aye
W. Lee Smith - Not Present
Joseph Welch - Not Present

VIII. OLD BUSINESS

Other

9. [Discussion of Proposed Bylaw Changes](#)

Attachment: [Revised Bylaws 10282014.pdf](#)

Melony West, presented the proposed changes to the Board in written form.

Ms. Myers had a question about conflict of interest and asked for legal input.

Mr. Jonathan Hart, Chatham County Attorney, expressed his outlook on conflict of interest. He stated there are varying aspects that may be considered. Basically, a board member should disclose anything that may yield to conflict of interest, or remove self from petition discussion. Anything with financial or fiduciary interest should compel one to remove from discussion as a board member.

Ms. Jenny Harman, Assistant City Attorney, agreed with Mr. Hart.

Board Action:

Accept all changes as presented with the exception of Article V, A, 8 and Article IX, 8 - PASS

Vote Results

Motion: Susan Myers

Second: Ben Farmer

Timothy Mackey	- Not Present
Lacy Manigault	- Nay
Murray Marshall	- Not Present
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Not Present
James Blackburn Jr.	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye

IX. REGULAR BUSINESS

Zoning Petition - Map Amendment

10. [Zoning Petition - Map Amendment - 453 Bourne Avenue - I-H to B](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Aerial.pdf](#)

Attachment: [Use Tables.pdf](#)

Attachment: [View from Bourne Avenue.pdf](#)

Attachment: [Maps.pdf](#)

Petitioner: Dr. Jonathan Jewett
William D. Bowens, Owner
453 Bourne Avenue
PIN: 1-0818-01-011
2.29 Acres
County Commission District: 8
MPC File No: Z-141021-00085-1

Mr. Marcus Lotson presented the petitioner's request to rezone the property located at 453 Bourne Avenue from the I-H (Heavy Industrial) zoning classification to the B (Business) classification.

Dr. Jonathan Jewett, petitioner, stated the plan is to construct a chiropractic practice to serve the community.

Board Action:

Staff recommends **approval** of the request to rezone 453 Bourne Avenue from I-H to B. - PASS

Vote Results

Motion: Ellis Cook	
Second: Susan Myers	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Not Present
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Not Present

11. [Zoning Petition - Map Amendment - 190 Red Gate Farms Trail - PDR-SM to BC](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Proposed B-C District.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [Red Gate Aerial.pdf](#)
Attachment: [Maps.pdf](#)

Attachment: [Site Plan.pdf](#)

Petitioner / Owner: SMACKO Inc.
138 & 190 Red Gate Farm Trail
PIN(s): 1-0838-01-003 & 1-0870-01-004
24.48 Acres
County Commission District: 5
MPC File NO: Z-141022-00086-1

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's request to rezone property located at 138 & 190 Red Gate Farm Trail from the PD-R-SM (Planned Development - Reclamation - Surface Mine) zoning classification to the B-C (Community Business) zoning classification. Staff recommends **approval** of the request to rezone 138 & 190 Red Gate Farm Trail from PD-R-SM to B-C. Mr. Lotson explained the reasoning for accepting the B-C request.

Laura Mackey, petitioner, represented her family and family business in the petitioned zoning request to enhance services for their customers.

Mr. Blackburn, Jr. expressed his concern regarding the zoning for the area.

Board Action:

Staff recommends **approval** of the request to rezone 138 & 190 Red Gate Farm Trail from PD-R-SM to B-C. - PASS

Vote Results

Motion:	Ben Farmer	
Second:	Ellis Cook	
	James Blackburn Jr.	- Aye
	Shedrick Coleman	- Aye
	Ellis Cook	- Aye
	Stephanie Cutter	- Not Present
	Ben Farmer	- Aye
	Timothy Mackey	- Not Present
	Lacy Manigault	- Aye
	Murray Marshall	- Not Present
	Tanya Milton	- Aye
	Susan Myers	- Aye
	James Overton	- Aye
	Adam Ragsdale	- Not Present
	W. Lee Smith	- Not Present
	Joseph Welch	- Not Present

12. Zoning Map Amendment - 1137 and 1143 Mohawk Street

Attachment: [Miscellaneous .pdf](#)
Attachment: [Use Table.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [Staff Report. 14-005197-ZA.pdf](#)

Zoning Map Amendment
1137 and 1143 Mohawk Street
Aldermanic District 6
County Commission District 6
PIN 2-864-01-001 and 063
Site Area: 9.09 Acres
Zoning District: P-R-M-12
MPC File Number 14-005197-ZA
Petitioner/Agent: Attorney Harold Yellin
Owner: 1137 Mohawk, LLC

Mr. Gary Plumbley, MPC Project Planner, presented the petitioner's request for consideration of a zoning map amendment for the properties located at 1135 and 1143 Mohawk Street. The subject site is presently zoned P-R-M-12 (Planned Multifamily Residential - 12 units per net acre) and the petitioner is requesting that the site be rezoned to an O-I (Office Institutional) classification for the purpose of establishing an office at the subject site. Staff recommends **approval** of the petitioner's request to rezone the site located at 1137 and 1143 Mohawk Street from a P-R-M-12 classification to an O-I classification.

Mr. Parker Morgan, representative of the petitioner, explained the reason of the petitioner's request.

Mr. Howard Spiva, petitioner, stated he is an area resident. He stated issues with the VA project have led them to the zoning map amendment they are currently requesting. He stated he is concerned about the possible future development of the property, just as the residents are.

Mr. Mark Bandy, attorney representing the Mohawk Townhomes Association, stated the residents are concerned about other development outside of residential. They are concerned that the future owner's intentions may not be as honorable as Mr. Spiva's.

There was discussion among the Board.

Mr. Harold Yellin, representative of the petitioner, stated many of the area residents concerns are unfounded; there are no commercial plans proposed for the site.

Mr. Spiva stated the lease can only be broken if the VA project proceeds.

Board Action:

Staff recommends **approval** of the petitioner's request to rezone the site located at 1137 and 1143 Mohawk Street from a P-R-M-12 classification to an O-1 classification. - PASS

Vote Results

Motion:	Ben Farmer	
Second:	Tanya Milton	
	James Blackburn Jr.	- Aye
	Ellis Cook	- Aye
	Stephanie Cutter	- Not Present
	Ben Farmer	- Aye
	Timothy Mackey	- Not Present
	Lacy Manigault	- Nay
	Murray Marshall	- Not Present
	Tanya Milton	- Aye
	Susan Myers	- Aye
	James Overton	- Aye
	Adam Ragsdale	- Aye
	W. Lee Smith	- Not Present
	Joseph Welch	- Not Present
	Shedrick Coleman	- Aye

X. OTHER BUSINESS

XI. ADJOURNMENT

13. [Adjourn November 18, 2014 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the November 18, 2014 Regular MPC Meeting at 3:28 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

TLT/bf

Note: Minutes not official until signed.

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Nov 18.pdf](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.