



Arthur A. Mendonsa Hearing Room  
August 11, 2015 1:30 P.M.  
MINUTES

**August 11, 2015 Regular MPC Meeting**

**Members Present:** W. Shedrick Coleman, Chairman  
Tanya Milton, Vice-Chairman  
W. James Overton, Secretary  
James B. Blackburn, Jr.  
Stephanie Cutter  
Timothy Mackey  
Lacy Manigault  
J. Adam Ragsdale  
W. Lee Smith  
Linder S. Suthers  
Tom Woiwode  
George L. Woods

**Members Not Present:** Joseph T. Welch, Treasurer  
Ellis Cook

**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  
Christy Adams, Director, Administration  
Bri Finau, Administrative Assistant  
Charlotte Moore, Director of Special Projects

**Advisory Staff Present:**  
Tiras Petrea, City Zoning Inspector

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION and PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF AGENDA**

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

1. [August 11, 2015 Personnel Committee Meeting, 11:30 A.M., West Conference Room, 112 E. State Street](#)
2. [August 18, 2015 MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [September 1, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**Information Item(s) for Board Members**

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

Attachment: [Review Log August 11.pdf](#)

**V. PRESENTATIONS**

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

**Zoning Petition - Map Amendment**

5. [REZONING: 512 Indian Street | Rezone from B-C \(Community Business\) Zoning District to a B-B \(Bayfront Business\) Zoning District | Robert Turner, Petitioner | File No. 15-003199-ZA](#)

**Board Action:**

WITHDRAWN by petitioner. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Timothy Mackey

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- 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

### 6. [July 21, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [07.21.15 MEETING MINUTES.pdf](#)

Attachment: [07-21-15 MPC BRIEFING MINUTES.pdf](#)

#### **Board Action:**

Approve minutes as submitted. - PASS

#### **Vote Results**

Motion: Tanya Milton

Second: Timothy Mackey

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Not Present

Stephanie Cutter - Aye

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Not Present

Tom Woiwode - Aye

George L. Woods III - Aye

## VIII. OLD BUSINESS

### 7. [REZONING: 617 E. Duffy Street | Rezone from a P-R-4 \(Planned Four-family Residential\) District to an RIP-B \(Medium Density Residential\) District | Kelly Lockamy, Petitioner | File No. 15-003654-ZA](#)

Attachment: [Staff Report-15-003654-August 11.pdf](#)

Attachment: [Maps.pdf](#)  
Attachment: [Photos-Aug 11.pdf](#)  
Attachment: [Petitioner's Supplemental Information.pdf](#)  
Attachment: [Attachments for August 11.pdf](#)

**Board Action:**

WITHDRAWN by petitioner. -

**Vote Results**

Motion:  
Second:

8. [TEXT AMENDMENT: Amend Sec. 8-3112.\(d\)\(3\)c.2. \(Signs Permits-Required, Announcement Signs\) to Allow Electronically Controlled Announcement Signs to Change Message Every 10 Seconds | File No. 14-006238-ZA](#)

Attachment: [Street Class Map-I & 2.pdf](#)  
Attachment: [Street Class Map for Announcement Signs.pdf](#)  
Attachment: [Natl Register Districts Map.pdf](#)  
Attachment: [Petitioner's Presentation-March 18.pdf](#)  
Attachment: [Staff Report-14-006238-August 11.pdf](#)

**Board Action:**

**Denial** of the amendment to allow electronically controlled announcement signs to change a message from once every 24-hour period to once every 10 seconds. **Approval** of an alternate amendment to allow a message change four times a day at the following times: 4:30 a.m.; 10:30 a.m.; 4:30 p.m.; and, 10:30 p.m. - PASS

**Vote Results**

Motion: George L. Woods III  
Second: Lacy Manigault

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Nay
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Nay
Joseph Welch	- Not Present
Tom Woiwode	- Aye

## IX. REGULAR BUSINESS

### 9. AMENDED MASTER PLAN: Bradley Pointe South - 1566 Bradley Boulevard

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Master Plan.pdf](#)

Attachment: [08-11-15 Staff Report 15-004026-PLAN.pdf](#)

#### **Board Action:**

The MPC staff recommends **Approval** of an Amended Master Plan to include: a 24 foot lot width variance from the required 60 feet for 59 single family detached patio lots; a 3.12 percent lot coverage variance from the maximum permitted coverage of 30 percent for 59 single family detached patio lots; change the land use designation of a 7.35 acre portion of an 11.25 acre area from multi-family residential to single family patio lots; change the land use designation of a 2.83 acre portion of land presently designated as single family detached lots to multi-family residential; and, change the land use designation of a 14.79 acre site from clubhouse/recreation to passive green space subject to the following conditions:

1. Revise the Master Plan to change the legend to show the maximum number of multi-family units from 95 to 94 and to revise the Project Data to show the future multi-family as 94 units instead of 92 units.
2. Revise the development standards to change number 2 and 3 to make clear the minimum lot area and lot width to reflect all of the lots and not just the patio lots.
3. Revise the Master Plan to provide the following restrictions on the proposed patio homes:
  - A. All patio homes shall have a total area under roof of not less than 1,850 square feet and a total heated and cooled area of not less than 1,550 square feet.
  - B. All patio homes shall be two stories in height and shall have an attached single car garage.
  - C. All patio homes shall be not more than 24 feet in - PASS

width and 48 feet in depth.

D. All patio homes will be required to have a unified designed privacy fence not less than six feet in height along the rear yard and side yard to the rear wall of the residential structure at a minimum.

E. The external storage of boats, RV's shall be not be permitted. The external parking of vehicles shall be limited to passenger cars, pick-up trucks, and vans with a length not greater than 18 feet 6 inches and a width and height not greater than 7 feet.

4. Revise the Master Plan to show the following: A vegetative buffer not less than 25 feet between the multi-family residential development and the adjacent conventional single family detached homes; a vegetative buffer not less than 15 feet in width between the patio homes and the adjacent conventional single family lots; and, a vegetative buffer not less than 15 feet between the patio lots and the multi-family development.

5. All lots located along the curvature portion of the two redesigned streets with a turnaround shall comply with the minimum lot width at the required 25 foot front yard building setback.

6. Both the multi-family development and the patio home development will be required to be part of the Bradley Pointe South Homeowners Association.

7. Approval by the City review departments and the City Engineer.

**Vote Results**

Motion: Tanya Milton

Second: George L. Woods III

James Blackburn Jr.

- Aye

Shedrick Coleman

- Aye

Ellis Cook

- Not Present

Stephanie Cutter

- Aye

Timothy Mackey

- Not Present

Lacy Manigault

- Aye

Tanya Milton

- Aye

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

10. [Amended Master Plan | Trustees Garden 102 Randolph Street | Petitioner: Adam Ragsdale | File No. 15-003703-PLAN](#)

- Attachment: [Amended Master Plan.pdf](#)
- Attachment: [Aerial Image.pdf](#)
- Attachment: [Office Building Elevation.pdf](#)
- Attachment: [Staff Report.pdf](#)

**Board Action:**

Staff recommends **approval** of the Amended Master Plan for Trustees Garden. - PASS

**Vote Results**

Motion: James Blackburn Jr.

Second: Stephanie Cutter

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Aye
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Abstain
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

Adam Ragsdale recused himself due to being the petitioner.

11. [REZONING: 346, 350 & 352 Martin Luther King, Jr. Blvd. and 400 W. Charlton St. | Rezoning from a B-C \(Community Business\) District to a BC-1 \(Central Business\) District | Paul Strickler, Petitioner | File No. 15-003668-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [List of Uses.pdf](#)
- Attachment: [Staff Report.pdf](#)

**Board Action:**

Recommend forwarding to City Council with recommendation of approval for BC-1 zoning. - PASS

**Vote Results**

Motion: Adam Ragsdale  
Second: George L. Woods III  
James Blackburn Jr. - Nay  
Shedrick Coleman - Aye  
Ellis Cook - Not Present  
Stephanie Cutter - Nay  
Timothy Mackey - Not Present  
Lacy Manigault - Aye  
Tanya Milton - Nay  
James Overton - Aye  
Adam Ragsdale - Aye  
W. Lee Smith - Not Present  
Linder S. Suthers - Aye  
Joseph Welch - Not Present  
Tom Woiwode - Aye  
George L. Woods III - Aye

12. [REZONING: 7002 Skidaway Road | Rezone from PUD-IS-B \(Planned Unit Development-Institutional\) and R-6 \(One-family Residential\) Zoning Classifications to a B-N \(Neighborhood Business\) Zoning Classification | Danny Nelson, Petitioner | File No. 15-004033-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Permitted Uses.pdf](#)  
Attachment: [Staff Report 15-004033-ZA.pdf](#)

**Board Action:**

Deny both requests. - FAIL

**Vote Results**

Motion: James Blackburn Jr.  
Second: Timothy Mackey  
James Blackburn Jr. - Aye  
Shedrick Coleman - Nay  
Ellis Cook - Not Present  
Stephanie Cutter - Aye  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Tanya Milton - Aye  
James Overton - Nay



Adam Ragsdale	- Nay
W. Lee Smith	- Not Present
Linder S. Suthers	- Nay
Joseph Welch	- Not Present
Tom Woiwode	- Nay
George L. Woods III	- Nay

**Board Action:**

Continue petition to September 1, 2015 Regular MPC Meeting to give petitioner opportunity to work with staff for a suitable for the neighborhood. - PASS

**Vote Results**

Motion: Stephanie Cutter

Second: James Overton

James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Stephanie Cutter	- Nay
Timothy Mackey	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Nay
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Not Present
Tom Woiwode	- Aye
George L. Woods III	- Aye

**X. OTHER BUSINESS**

13. [Report from Nominating Committee](#)

**XI. ADJOURNMENT**

14. [Adjourn August 11, 2015 Regular MPC Meeting](#)

There being no further information to present to the Board, the August 11, 2015 Regular MPC meeting was adjourned at 4:12 p.m.

Respetfully,

Thomas L. Thomson  
Executive Director

/bf

## **XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log August 11.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.*