



Arthur A. Mendonsa Hearing Room  
January 13, 2015 1:30 P.M.  
MINUTES

**January 13, 2015 Regular MPC Meeting**

**Members Present:** W. Shedrick Coleman, Chairman  
W. James Overton, Secretary  
Tanya Milton, Treasurer  
James B. Blackburn, Jr.  
Ellis Cook  
Stephanie Cutter  
Timothy Mackey  
Lacy Manigault  
J. Adam Ragsdale  
Joseph Welch  
George L. Woods

**Members Not Present:** Murray Marshall, Vice-Chairman  
Susan Myers  
W. Lee Smith

**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

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator  
Geoff Goins, City Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION and PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF AGENDA**

1. [Approve Agenda](#)

**Board Action:**

Approve Agenda - PASS

**Vote Results**

Motion: Lacy Manigault

Second: Tanya Milton

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Not Present

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Joseph Welch - Aye

George L. Woods III - Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [January 27, 2015 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)

3. [February 3, 2015 Swearing-in of MPC Commissioners by Judge John E. Morse, Jr. Chatham County Superior Court](#)

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

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

Attachment: [Review Log Jan 13.pdf](#)

**V. PRESENTATIONS**

5. [Presentation on the Solarize Tybee Program](#)

Attachment: [Solarize Tybee final RFP 2014-656.pdf](#)

6. [Update on Regional Groundwater Withdrawal Stakeholder Committee Meetings](#)

Attachment: [December 16 PPT DIST Floridan Aquifer Permit Holders MPC Pres 011315.pdf](#)

## VI. 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.

## VII. CONSENT AGENDA

### Approval of MPC Meeting Minutes and Briefing Minutes

#### 7. [December 9, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [12-09-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [12.09.14 MEETING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: Lacy Manigault

Second: Tanya Milton

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Not Present

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Joseph Welch - Aye

George L. Woods III - Aye

### Authorization(s)

#### 8. [Authorize the Chairman to Sign the Resolution for Savannah Tree Foundation Parking Lot Grant Submittal](#)

**Board Action:**

Grant Chairman authorization for the Savannah Tree Foundation Parking Lot Grant Submittal resolution. - PASS

**Vote Results**

Motion: Lacy Manigault

Second: Tanya Milton

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

**Zoning Petition - Map Amendment**

9. [10530 Abercorn Street | Amendment to Master Plan |14-006131-ZA](#)

Attachment: [Staff Report-Jan 13.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Amended Zoning Master Plan.pdf](#)

Attachment: [Exhibit A-Property List & Owner Authorizations.pdf](#)

**Board Action:**

Approval with conditions as provided in the staff recommendation. - PASS

**Vote Results**

Motion: Lacy Manigault

Second: Tanya Milton

James Blackburn Jr.	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Ben Farmer	- Not Present

Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Aye
George L. Woods III	- Aye

### Amended Master Plan

10. [Godley Park, Phase 1-C | Amendment to Increase the Lot Width for 72 Lots from 55 Feet to 60 Feet | 14-005818-PLAN](#)

Attachment: [Maps.pdf](#)  
Attachment: [Existing and Proposed Master Plans.pdf](#)  
Attachment: [Staff Report.pdf](#)

#### Board Action:

The MPC staff recommends **approval** of the petitioner's request to amend the Godley Park Master Plan, Phase 1- C. - PASS

#### Vote Results

Motion: Lacy Manigault  
Second: Tanya Milton

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

### Master Plan / General Development Plan

11. [One West Park Avenue | Master Plan Amendment & General Development Plan Amendment | File No. 13-005568-PLAN](#)

Attachment: [Maps.pdf](#)  
Attachment: [Gen. Dev. Plans.pdf](#)  
Attachment: [01-13-15 - Staff Report.pdf](#)  
Attachment: [photos.pdf](#)

**Board Action:**

The MPC staff recommends **approval** requested  
12 percent lot coverage variance for Lot 6 from the  
maximum of 60 percent and the Amended Master - PASS  
Plan/General Development Plan.

**Vote Results**

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

**Amended Master Plan / General Development Plan**

12. Grocery & Fuel Station at Abercorn Street and Wilshire Boulevard | 10530 Abercorn Street | File No. 14-004184-PLAN

Attachment: [Amended Site Plan-Jan 13.pdf](#)  
Attachment: [Amended GDP-Jan 13.pdf](#)

**Board Action:**

Approval with conditions. - PASS

**Vote Results**

Motion: Lacy Manigault  
Second: Tanya Milton  
James Blackburn Jr. - Nay  
Shedrick Coleman - Aye  
Ellis Cook - Aye  
Stephanie Cutter - Aye

Ben Farmer	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Not Present
Joseph Welch	- Aye
George L. Woods III	- Aye

**VIII. OLD BUSINESS**

**IX. REGULAR BUSINESS**

**Zoning Petition - Map Amendment**

13. 2818 and 2820 Bee Road | Rezone from B-H (Highway Business) and R-6 (One-family Residential) to O-I (Office Institutional) | File No. 14-006161-ZA

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

**Board Action:**

The MPC staff recommends **approval** of the petitioner's request to rezone the subject site identified as 2818 and 2820 Bee Road from R-6 (Single Family Residential) and B-H (Highway Business) classifications to an O-I (Office Institutional) classification. - PASS

**Vote Results**

Motion: James Blackburn Jr.  
Second: Lacy Manigault

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

W. Lee Smith	- Aye
Joseph Welch	- Aye
George L. Woods III	- Aye

14. 7702 Waters Avenue | Rezone from P-B-N-1 (Planned Neighborhood Business Limited) to B-N (Neighborhood Business) | File No. 14-005908-ZA

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

**Board Action:**

Approve staff recommendation of **approval** of the petitioner's request to rezone 7702-7712 Waters Avenue from P-B-N-1 to B-N. - PASS

**Vote Results**

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

15. 646 W. Bay Street | Rezone from B-G (General Business) and P-RBC-1 (Planned Residential-Business-Conservation-Extended) to R-B-C (Residential-Business-Conservation) | File No. 14-006008

Attachment: [Staff Report 14-006008-ZA.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Streetview Warner.pdf](#)  
Attachment: [Permitted Use Table.pdf](#)

**Board Action:**

**Approval** of proposed map amendment. - PASS

**Vote Results**



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

**Zoning Petition - Text Amendment**

16. Establish a Funeral Home / Crematory (Use 41) in the I-L (Light Industrial) Zoning District | File No. 14-006114-ZA

- Attachment: [Staff Report-Jan 13.pdf](#)
- Attachment: [I-L List of Uses.pdf](#)
- Attachment: [I-L District Map.pdf](#)
- Attachment: [Map of Districts that Allow Funeral Homes.pdf](#)

<b>Board Action:</b>	
Approval with conditions as stated. (separate funeral home from crematories; crematories allowed only with ZBA approval)	- PASS
<b>Vote Results</b>	
Motion: Ellis Cook	
Second: Timothy Mackey	
James Blackburn Jr.	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Nay
Ben Farmer	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Not Present
James Overton	- Aye
Adam Ragsdale	- Nay

W. Lee Smith	- Not Present
Joseph Welch	- Aye
George L. Woods III	- Aye

### Tri-Centennial Comprehensive Plan Amendment - Map Amendment

#### 17. Bryan Woods Road - Future Land Use Map Amendment - Residential Suburban Single Family to Residential General

Attachment: [Bryan Woods Road CPA - Staff Report - Comprehensive Plan Amendment.pdf](#)

Attachment: [FLU\\_MAP.pdf](#)

Attachment: [AERIAL\\_MAP.pdf](#)

#### **Board Action:**

Postpone Item (petitioner's request)- three weeks to next MPC meeting (February 3, 2015). - PASS

#### **Vote Results**

Motion: Lacy Manigault

Second: Tanya Milton

Ellis Cook - Aye

Stephanie Cutter - Aye

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

Susan Myers - Not Present

James Overton - Nay

Adam Ragsdale - Aye

W. Lee Smith - Not Present

Joseph Welch - Aye

George L. Woods III - Aye

James Blackburn Jr. - Nay

Shedrick Coleman - Aye

### Zoning Petition - Map Amendment

#### 18. General Vicinity of U.S. Hwy. 80 East and Bryan Woods Road | Rezone from R-1 (One-family Residential) to R-3-8 (Multi-family Residential, up to 8 dwelling units per net acre) | File No. Z-141223-00105-1

Attachment: [Maps.pdf](#)

Attachment: [R-1 and R-3 Use List.pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [Deed - Bryan Woods Road lots.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

**Board Action:**

Postpone Item (petitioner's request) to February 3, 2015 MPC Regular Meeting. - PASS

**Vote Results**

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

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

19. [Adjourn January 13, 2015 Regular MPC Meeting](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the January 13, 2015 Regular MPC Meeting at 4:21 p.m.

Respectfully submitted,

Thomas L. Thomson  
Executive Director

TLT/bf

**Note: Minutes not official until signed.**

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log Jan 13.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.*