



Arthur A. Mendonsa Hearing Room
July 19, 2016 ~ 1:30 P.M.
MINUTES

July 19, 2016 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
W. James Overton, Vice-Chairman
Joseph T. Welch, Secretary
George Woods, Treasurer
James B. Blackburn, Jr.
W. Shedrick Coleman.
Ellis Cook
Stephanie Cutter
Timothy Mackey
J. Adam Ragsdale
Linder S. Suthers
Tom Woiwode

Members Not Present: George Woods, Treasurer
Lacy Manigault
W. Lee Smith

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Jack Butler, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Leah Michalak, Preservation Planner
Charlotte Moore, Director of Special Projects

Advisory Staff Present: Yolanda Washington, 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 Presented

Board Action:	
Approve	- PASS
Vote Results	
Motion: Shedrick Coleman	
Second: Timothy Mackey	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Joseph Ervin	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
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	- Not Present

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. July 26, 2016 Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.
3. August 9, 2016 Regular MPC Meeting - 1:30 PM, 112 E. State Street, Arthur A. Mendonsa Hearing Room
4. Introduction of New Staff Members

Information Item(s) for Board Members

5. Reading of Development Plans Submitted for Review

Attachment: Development Review Case Log July 19, 2016.pdf

V. PRESENTATIONS

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

Sketch Plan

6. [MINOR SUBDIVISION | Sketch Plan | Palmetto Row | 143 Lansing Avenue | File No. S-160512-00052-1](#)

Board Action:	
Postpone Item - Aug 9	- PASS
Vote Results	
Motion: Shedrick Coleman	
Second: Timothy Mackey	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
James Overton	- Aye
Stephanie Cutter	- Aye
W. Lee Smith	- Not Present
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

Zoning Petition - Map Amendment

7. [REZONING | 1133 Shannon Avenue | Rezone from R-6 \(Single Family Residential\) to C-A \(Agricultural-Conservation\) | File No. 16-003747-ZA](#)

Board Action:	
Postpone Item - August 9, 2016 Regular MPC meeting.	- PASS
Vote Results	
Motion: Shedrick Coleman	
Second: Timothy Mackey	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye

Stephanie Cutter	- Aye
Joseph Ervin	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
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	- Not Present

8. [ZONING MAP AMENDMENT | 301, 303, 307, & 309 Tattnall Street | R-I-P-B to BC-1 | File Number 16-003734-ZA](#)

Board Action:	
Postpone Item	- PASS
Vote Results	
Motion: Shedrick Coleman	
Second: Timothy Mackey	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Aye
Joseph Ervin	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
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	- Not Present

Zoning Petition - Special Use

9. [REZONING - SPECIAL USE | 302 Stephenson Avenue | Request Use Approval for Compounding Pharmacy | File No. 16-003752-ZA](#)

- Attachment: [Staff Report-16-003752-ZA-Special Use.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Aerial Photo.pdf](#)

Attachment: [PUD-IS-B Allowed Uses.pdf](#)

Board Action:

Postpone Item - - PASS

Vote Results

Motion: Shedrick Coleman
Second: Timothy Mackey
Shedrick Coleman - Aye
Travis Coles - Aye
Ellis Cook - Aye
Stephanie Cutter - Aye
Joseph Ervin - Aye
Timothy Mackey - Aye
Lacy Manigault - Not Present
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 - 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

10. [June 28, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [06-28-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.28.16 MINUTES.pdf](#)

Board Action:

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

Vote Results

Motion: Shedrick Coleman
Second: Linder S. Suthers
Shedrick Coleman - Aye
Travis Coles - Aye
Ellis Cook - Aye

Stephanie Cutter	- Aye
Joseph Ervin	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Not Present
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	- Not Present

11. TEXT AMENDMENT: Petition to Establish a Winery, Meadery & Cidery Use and to Provide a Definition and Zoning Districts Where Permitted | Ted Dennard, III (Savannah Bee Co.), Petitioner | File No. 16-003304-ZA

Attachment: [Staff Report-16-003304-ZA-July 19.pdf](#)

Attachment: [Letter from Petitioner.pdf](#)

Attachment: [Photos from Petitioner.pdf](#)

Board Action:

Approval of the request to amend Article A, Section 8-3002 (Definitions) to create a definition for Winery, Meadery and Cidery; and to amend Article B, Section 8-3025(b) (B& I Use Schedule) to establish zoning districts where a Winery, Meadery and Cidery use will be allowed. - PASS

Vote Results

Motion: Shedrick Coleman

Second: Linder S. Suthers

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

12. [NEW CONSTRUCTION VICTORIAN DISTRICT | 305 East Park Avenue | Petition of Nathaniel Snyder | 16-003639-COA](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Submittal Packet - Photographs and Drawings.pdf](#)
- Attachment: [Submittal Packet - Specifications.pdf](#)
- Attachment: [1916 Sanborn Map.pdf](#)
- Attachment: [Carriage House Example.pdf](#)

Board Action:

Approve new construction of a two-story carriage house located at the rear of the property at 305 East Park Avenue, including adjustments to the side yard setbacks and a one space parking waiver, with the following condition because the proposed work is otherwise visually compatible and meets the standards: - Revise the roof shape to be a side gable. - PASS

Vote Results

Motion: Shedrick Coleman
Second: Linder S. Suthers

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

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

13. [TRICENTENNIAL COMPREHENSIVE PLAN AMENDMENT FUTURE LAND USE MAP - 1675 Highlands Boulevard](#)

- Attachment: [MAPS.pdf](#)

Attachment: [Staff Report 16-003457-CPA.pdf](#)

Board Action:

The MPC staff recommends **approval** of the requested Tricentennial Comprehensive Plan Amendment Future Land Use Map to change the- PASS Future Land Use Category of subject properties from Residential Suburban to Industry-Light.

Vote Results

Motion: Shedrick Coleman

Second: Joseph Ervin

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

14. [ZONING MAP AMENDMENT | 1675 Highlands Boulevard - PUD-C \(Planned Unit Development - Community\) to I-L \(Light Industrial\) | File Number 16-003236-ZA](#)

Attachment: [MAPS.pdf](#)

Attachment: [Petition and Letter from Emmer.pdf](#)

Attachment: [Letters from Highlands residents.pdf](#)

Attachment: [Staff Report - 16-003236-ZA.pdf](#)

Attachment: [Master Plan.pdf](#)

Board Action:

The MPC staff recommends **Approval** of the petitioner's request to rezone the subject site located at 1675 Highlands Boulevard from a PUD- C zoning classification to an I-L zoning classification. - PASS

Vote Results

Motion: Ellis Cook

Second: Shedrick Coleman

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

15. [MASTER PLAN AMENDMENT | The Highlands | Highlands Boulevard at Benton Boulevard | File Number 16-003419-PLAN](#)

Attachment: [Staff Report 16-003419-PLAN.pdf](#)
Attachment: [Master Plan.pdf](#)

Board Action:

The MPC staff recommends **approval** of the proposed Amended Master Plan subject to conditions outlined in the staff report. - PASS

Vote Results

Motion: Shedrick Coleman
Second: Joseph Ervin

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

16. [TEXT AMENDMENT: Creation of a Use \(Mobile Food Service Unit\) | Staff | File No. 16-003685-](#)

[ZA](#)

Attachment: [Application.pdf](#)
Attachment: [MFSU Presentation 5.25.16.FINAL.pdf](#)
Attachment: [16-003685-ZA - Mobile Food Service Unit City Text Amendment REVISED.pdf](#)

Board Action:

Approval of the request to amend the Savannah Zoning Ordinance to include a definition for Mobile Food Service Units. - PASS

Vote Results

Motion: Stephanie Cutter
Second: Timothy Mackey

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

17. [ZONING TEXT AMENDMENT | Create The Cove at Dundee Planned Unit Development | File No. 16-002409-ZA](#)

Attachment: [The Cove at Dundee Master Plan.pdf](#)
Attachment: [Cove at Dundee Staff Report.pdf](#)
Attachment: [Tiny House Photos.pdf](#)
Attachment: [The Cove at Dundee PUD-071916.pdf](#)

Mr. Ervin recused himself from this petition due to conflict of interest.

Board Action:

Staff recommends **approval** of the proposed Planned Unit Development. - PASS

Vote Results

Motion: Linder S. Suthers

Second: Timothy Mackey

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

18. [REZONING | 75 Dundee Street | Rezone from I-L \(Light Industrial\) to The Cove at Dundee PUD | File No. 16-002430-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report- The Cove at Dundee.pdf](#)

Board Action:

Approval of the request to rezone the subject property from I-L (Light Industrial) to the proposed Cove at Dundee Planned Unit Development subject - PASS to approval by the Mayor and Aldermen of the PUD.

Vote Results

Motion: Shedrick Coleman

Second: Timothy Mackey

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

19. [ZONING MAP AMENDMENT | Wedgefield Crossing at Steeplechase Road | R-A to PUD-C | File Number Z-160608-00061-1](#)

Attachment: [Miscellaneous.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Z-160608-00061-1 - Staff Study.pdf](#)

Board Action:

The MPC staff recommends **Approval** of the proposed zoning request to rezone the subject 14.255-acre site (several properties) located on Wedgefield Crossing, Steeple Chase Road, and Laurel Oak Court from an R-A (Residential Agriculture) classification to a PUD-C (Planned Unit Development Community) classification based on the previously stated findings identified in - PASS the staff report.

Staff further recommends that the 5.754-acre tract of land presently zoned R-A be verified as the correct zoning classification and that a metes and bounds description be included as part of the recommended staff study.

Vote Results

Motion: Ellis Cook
Second: Joseph Welch

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

X. OTHER BUSINESS

20. [Chairman to Appoint Nominating Committee](#)

Joseph Welch, Chairman
Shedrick Coleman
Timothy Mackey
George Woods

21. [Memo for Information: Parker's Convenience Store Modifications to SDP](#)

Attachment: [Planning Commission Thomson Parkers Sidewalk 071216.pdf](#)

Mr. Thomson presented updated information to the Board.

22. [Executive Session](#)

The Board went into Executive Session at 3:46 p.m.; reconvened at 3:59 p.m. No votes were taken.

XI. ADJOURNMENT

23. [Adjourn](#)

There being no further business to present before the Board, the July 19, 2016 Regular MPC Meeting was adjourned at 4:01 p.m.

Respectfully

Thomas L. Thomson, P.E., AICP
Executive Director

/bf

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log July 19, 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.