



Arthur A. Mendonsa Hearing Room  
November 22, 2016 ~ 1:30 P.M.  
MINUTES

**November 22, 2016 Regular MPC Meeting**

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

**Members Not Present:** Roberto Hernandez

**Staff Present:** Melony West, CPA, Interim Executive Director  
Gary Plumbley, Director, Development Services  
Thomas Trawick, Development Services Planner  
Bri Finau, Administrative Assistant  
Jessica Hagan, Administrative Assistant  
Jack Butler, Development Services Planner  
Julie Yawn, Systems Analyst

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

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION and PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF AGENDA**

1. [Approve Agenda as Submitted](#)

<b>Board Action:</b>	
Approve as Submitted	- PASS
<b>Vote Results</b>	
Motion: Lacy Manigault	
Second: Shedrick Coleman	
Shedrick Coleman	- Aye
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [December 13, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**V. PRESENTATIONS**

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

**Tri-Centennial Comprehensive Plan Amendment - Map Amendment**

3. [COMPREHENSIVE PLAN MAP AMENDMENT: NE Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map Classification from Commercial Regional to Light Industrial | C-17, LLC, Petitioner | Harold B. Yellin, Agent | File No. 16-005710-CPA](#)

**Board Action:**  
Postpone Item - The petitioner has requested this

item be continued for consideration on the - PASS  
December 13, 2016 Regular MPC Meeting agenda.

**Vote Results**

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

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

**Board Action:**

Postpone Item - The petitioner has requested this  
item be continued for consideration on the - PASS  
December 13, 2016 Regular MPC Meeting agenda.

**Vote Results**

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

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

**Zoning Petition - Map Amendment**

5. [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 | Harold B. Yellin, Agent | File No. 16-005591-ZA](#)

**Board Action:**

Postpone Item - The petitioner has requested this item be continued for consideration on the December 13, 2016 Regular MPC Meeting agenda. - PASS

**Vote Results**

Motion: Shedrick Coleman  
Second: Joseph Welch

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

6. [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 | Harold B. Yellin, Agent | File No. 16-005592-ZA](#)

**Board Action:**

Postpone Item - The petitioner has requested this item be continued for consideration on the December 13, 2016 Regular MPC Meeting agenda. - PASS

**Vote Results**

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

**Zoning Petition - Special Use**

7. [SPECIAL USE: Petition to permit a self-serve climate controlled mini warehouse storage facility and an enclosed r/v, boat, and vehicle storage facility located at 1025 & 1031 Bryan Woods Loop within a PUD-IS zoning district](#)

**Board Action:**

Postpone Item - The petitioner has requested this item be continued for consideration on the December 13, 2016 Regular MPC Meeting agenda. - PASS

**Vote Results**

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

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

### 8. Approve November 1, 2016 Regular Briefing and Meeting Minutes

Attachment: [11.01.16 MINUTES.pdf](#)

Attachment: [11-01-16 MPC BRIEFING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: James Overton

Second: George L. Woods III

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

### 9. Authorize Interim Executive Director to Sign Contract With AgendaPlus

Attachment: [TPC West AgendaPlus Approval.pdf](#)

#### **Board Action:**

Recommend approval of AgendaPlus as the sole source replacement of the current electronic agenda software at a price of \$35,000.00 -

**Vote Results**

Motion: James Overton

Second: George L. Woods III

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

10. [Adoption of the 2017 Calendar of Meetings](#)

Attachment: [2017 CALENDAR OF MEETINGS - draft \(003\).pdf](#)

**Board Action:**

Approve 2017 MPC Calendar of Meetings as submitted. - PASS

**Vote Results**

Motion: James Overton

Second: George L. Woods III

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

11. [Authorize Interim Executive Director to Sign Contract with EPG for Red Zone Water Plan](#)

Attachment: [Red Zone Water Supply Contract.pdf](#)

**Board Action:**

Approve Authorization - PASS

**Vote Results**

Motion: James Overton

Second: George L. Woods III

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

**VIII. OLD BUSINESS**

12. [TEXT AMENDMENT | to Remove Street Classification Requirement from Use 75\(b\) Ministorage warehouses | File No. 16005546-ZA](#)

Attachment: [Z-19970601-11786-1.pdf](#)

Attachment: [Z-19980901-12352-2.pdf](#)

Attachment: [3025b Use 75b Edited.pdf](#)

Attachment: [Highway Business Access.pdf](#)

Attachment: [Trips Generated.pdf](#)

Attachment: [Staff Report 5546 Text Revised.pdf](#)

**Board Action:**

Deny staff recommendation - PASS

**Vote Results**

Motion: Shedrick Coleman

Second: Linder S. Suthers

Shedrick Coleman - Aye

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Not Present



Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Nay
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Nay
George L. Woods III	- Nay

13. [TRICENTENNIAL COMPREHENSIVE PLAN AMENDMENT - FUTURE LAND USE MAP | 2803 Limerick](#)

Attachment: [16-005585-CPA - 2803 Limerick Street - Staff Report - Comprehensive Plan Amendment.pdf](#)

Attachment: [FLU MAP.pdf](#)

Attachment: [AERIAL MAP.pdf](#)

Attachment: [ZONING MAP.pdf](#)

**Board Action:**

Staff recommends approval of the amendment to the Future Land Use Map from General Residential - PASS to Commercial Suburban.

**Vote Results**

Motion: George L. Woods III

Second: Shedrick Coleman

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

14. [MAP AMENDMENT | Rezone 2803 Limerick Street from P-B-H \(Planned Highway Business\) to P-B-G \(Planned General Business\) with a Site Development Plan | File No. 16-005546-ZA](#)

Attachment: [AERIAL MAP.pdf](#)

Attachment: [FLU MAP.pdf](#)

- Attachment: [TAX\\_MAP.pdf](#)
- Attachment: [ZONING\\_MAP.pdf](#)
- Attachment: [VICINITY\\_MAP.pdf](#)
- Attachment: [ZONING\\_MAP.pdf](#)
- Attachment: [3025bUse BH v BG.pdf](#)
- Attachment: [Development Standards BH and BG.pdf](#)
- Attachment: [Section 3031 GDP.pdf](#)
- Attachment: [Section 8-3031.pdf](#)
- Attachment: [Vicinity.pdf](#)
- Attachment: [Staff Report 5546 Map Revised.pdf](#)
- Attachment: [COMMENTS 11-1-16.pdf](#)
- Attachment: [COMMENTS 11-22-16 \(002\).pdf](#)
- Attachment: [McCorkle Evidence.pdf](#)
- Attachment: [All Comments.pdf](#)

**Board Action:**

The MPC staff recommends **denial** of the requested map amendment. - PASS

**Vote Results**

Motion: Travis Coles  
Second: Shedrick Coleman

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

**IX. REGULAR BUSINESS**

15. [REZONING | 10 Parcels at 25 W. Gateway Boulevard from P-B-C-CO to R-M-12 | John Gantt, Armada Development | File No. 16-005975-ZA](#)

- Attachment: [MAPS.pdf](#)
- Attachment: [Signage.pdf](#)
- Attachment: [Gateway West Wetlands.pdf](#)
- Attachment: [Gateway West Concept Plan.pdf](#)
- Attachment: [Staff Report 16-005975-ZA.pdf](#)

**Board Action:**

Approval of the request to rezone the subject property from a P-B-C-CO (Planned Community Business - Annexed) zoning classification to a R-M-12 (Multifamily, 12 units per net acre) zoning classification. - PASS

**Vote Results**

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

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

16. [Adjourn](#)

There being no further business to be presented before the Board, the November 22, 2016 Regular MPC Meeting was adjourned at 3:45 p.m.

Respectfully,

Melony S West  
Interim Director

/bf

**Board Action:**

3:45

-

**Vote Results**

Motion:

Second:

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Development Review Case Log November 22 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.*