



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
October 31, 2017 ~ 1:30 PM
Minutes

October 31, 2017 Regular MPC Meeting

Members Present: W. James Overton, Chairman
Joseph B. Ervin, Vice-Chairman
Linder S. Suthers, Secretary
Tom Woiwode, Treasurer
Travis H. Coles
Ellis Cook
Roberto Hernandez
Karen Jarrett
Timothy Mackey
Tanya Milton
W. Lee Smith

Members Not Present: W. Shedrick Coleman
Joseph Welch
Lacy Manigault

Staff Present: Melony West, Interim Executive Director
Gary Plumbley, Development Services Director
Charlotte Moore, Director of Special Project
Marcus Lotson, Development Services Planner
Thomas Trawick, Development Services Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Tiras Petea, City Zoning Administrator
Shane Corbin, City Zoning Administrator

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

Motion

Approve agenda as submitted.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Tom Woiwode

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

IV. Notices, Proclamations and Acknowledgements

[2. Resolution of Appreciation for George Woods - Tanya Milton, former MPC Chairman](#)

[3. Chairman's Initiatives - James Overton](#)

Notice(s)

[4. November 14, 2017 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

[5. November 21, 2017 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

V. Item(s) Requested to be Removed from the Final Agenda

[6. NEW CONSTRUCTION: VICTORIAN DISTRICT | 203 East Gwinnett Street | Petitioner: Wubbena Architects | File No. 17-002148-COA](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Not Present
Timothy Mackey	- Not Present
James Overton	- Aye
Shedrick Coleman	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[7. Zoning Text Amendment | Article O West Bay Street Overlay District | 17-004360-ZA](#)

- [☞ Ogeechee Corridor.pdf](#)
- [☞ West Bay Street Corridor.pdf](#)
- [☞ Montgomery Street Corridor.pdf](#)
- [☞ Alcohol Density Ogeechee.pdf](#)
- [☞ Alcohol Density Montgomery.pdf](#)
- [☞ Alcohol Density West Bay.pdf](#)
- [☞ Exhibit 1.pdf](#)
- [☞ Staff Report-17-004360-ZA - TEMP.pdf](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

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

[8. Zoning Map Amendment - West Bay Street Corridor Overlay - 17-005887-ZA](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

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

[9. Zoning Text Amendment | Article P Montgomery Street Overlay District | 17-005889-ZA](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

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

Karen Jarrett - Aye

[10. Zoning Map Amendment - Montgomery Street Corridor Overlay - 17-005884-ZA](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

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

[11. Zoning Text Amendment | Article R Ogeechee Road Overlay District | 17-005890-ZA](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

Ellis Cook	- Nay
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Nay
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Timothy Mackey	- Nay

James Overton	- Nay
Shedrick Coleman	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[12. Zoning Map Amendment - Ogeechee Road Corridor Overlay - 17-005885-ZA](#)

Motion

The petition has been postponed to the November 21st MPC Regular Meeting.

Vote Results (Approved)

Motion: Karen Jarrett
 Second: Linder Suthers

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

VI. Items Requested to be Withdrawn

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

[13. C1 - October 10, 2017 Briefing and Regular Meeting Minutes](#)

- 📎 [10.10.17 MEETING MINUTES.pdf](#)
- 📎 [10-10-17 MPC BRIEFING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Meeting Minutes as submitted.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Tom Woiwode

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

[14. C2 - VICTORIAN DISTRICT NEW CONSTRUCTION | 215 East Gwinnett Street | Sawyer Design | File No. 17-005669-COA](#)

[📎 Staff Recommendation.pdf](#)

[📎 Drawings.pdf](#)

Motion

Staff recommends approval with the condition the roof pitch is reduced in order to lower the overall height to a maximum of 40 feet tall, because otherwise the work meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Tom Woiwode

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Timothy Mackey	- Aye
James Overton	- Aye

Shedrick Coleman	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

VIII. Old Business

IX. Regular Business

[15. D1 - Zoning Map Amendment | 2415 East DeRenne Avenue | St. Johns Baptist Church, Owner | File Number 17-005892-ZA](#)

- [📎 Maps.pdf](#)
- [📎 Misc. Information.pdf](#)
- [📎 Staff Report-17-005892-ZA.pdf](#)

Motion

MPC staff recommends Approval of the request to rezone the subject property from an R-6 (Single-family Residential – 6 units per net acre) classification to an R-M-6 (Residential-Multifamily - 6 units per net acre) classification.

Vote Results (Approved)

Motion: Tanya Milton
 Second: Timothy Mackey

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

[16. D2 - MAP AMENDMENT: Request to Rezone 311-313 W. Anderson Street from a Victorian District 3-R District to a 3-B District and 312 W. 31st Street from a Mid-City TN-2 \(Traditional Neighborhood\) District to a TC-1 \(Traditional Commercial\) District | Midtown Redevelopment, LLC, Petitioner | Harold B. Yellin, Agent | File No. 17-004805-ZA](#)

- ☞ [Staff Report-17-004805-ZA-Oct 31.pdf](#)
- ☞ [1-Neighborhood-Historic District-Zoning Map.pdf](#)
- ☞ [3- Concept Plan.pdf](#)
- ☞ [4-Table 1 3-B and 3-R District Uses.pdf](#)
- ☞ [5-Table 2 Mid-City TN-2, TC-1 & TC-2 Uses.pdf](#)
- ☞ [6-Table 3 3-R & 3-B Development Standards.pdf](#)
- ☞ [7-Table 4 Mid-City Development Standards.pdf](#)
- ☞ [2-Maps and Aerial.pdf](#)

Motion

To approve the petitioners request as stated.

Vote Results (Rejected)

Motion: Ellis Cook

Second: Roberto Hernandez

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

Motion

Motion to continue to November 21.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Nay

Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[17. D3 - TEXT AMENDMENT: Request to Amendments to the Victorian 3-B District and the B-C District \(as provided in the description section below\) | Midtown Redevelopment, LLC, Petitioner | Harold Yellin, Agent | File No. 17-004803-ZA](#)

- [☞ Staff Report-17-004803-ZA-Oct 31.pdf](#)
- [☞ 1-Concept Plan.pdf](#)
- [☞ 2-Neighborhood-Historic-Zoning Map.pdf](#)
- [☞ 3-Victorian District Contributing Bldgs Map.pdf](#)
- [☞ application-text-revised-sept-29_1.pdf](#)

Motion

Motion to continue to November 21.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Shedrick Coleman

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

X. Presentations

XI. Other Business

18. Executive Session

The Executive Session convened at 3:58 p.m.; the Regular MPC meeting reconvened at 4:06 p.m. There were no petitioned agenda items discussed and no votes were taken.

XII. Adjournment

19. Adjourn

There being no further business to present before the Board, the October 31, 2017 Regular Metropolitan Planning Commission meeting was adjourned at 4:07 p.m.

Respectfully submitted,

Melony S. West
Interim Executive Director

XIII. Development Plans Submitted for Review

20. Development Plans Submitted for Review.

📎 [Development Review Case Log October 31 2017.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.