



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
April 3, 2018 ~ 1:30 PM  
MINUTES

### April 3, 2018 Regular MPC Meeting

**Members Present:** Joseph B. Ervin, Vice Chairman  
Linder Suthers, Secretary  
Tom Woiwode, Treasurer  
Thomas Branch  
Travis Coles  
Ellis Cook  
Roberto Hernandez  
Karen Jarrett  
Tanya Milton  
Lee Smith  
Joseph T. Welch

**Members Not Present:** Lacy Manigault

**Staff Present:** Melony West, Interim Executive Director  
Marcus Lotson, Interim Development Services Director  
Thomas Trawick, Development Services Planner  
Bri Finau, Administrative Assistant  
Alexis Pusha, Administrative Assistant

**Advisory Staff Present:** Tiras Petrea, Principal Zoning Inspector  
Yolanda Washington, County Inspector

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

##### 1. Approval of Agenda

###### **Motion**

Recommend APPROVAL of the agenda as submitted.

###### **Vote Results ( Approved )**

Motion: Tanya Milton

Second: Joseph Welch	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

**IV. Notices, Proclamations and Acknowledgements**

**Notice(s)**

[2. April 24, 2018 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**

[3. D2 - RELOCATION: Contributing Building in the Mid-City District | 209 West 43rd Street | Petitioner: RLM Ventures, LLC | File No. 18-001259-COA](#)

<b>Motion</b>	
The petitioner has requested that this item be postponed to the next regularly scheduled Planning Commission meeting, April 24, 2018.	
<b>Vote Results ( Approved )</b>	
Motion: Tom Branch	
Second: Joseph Welch	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[4. D6 - ZONING MAP AMENDMENT | 6714 Howard Foss Drive; 6705, 6609 & 0 LaRoche Avenue | Rezone from R-1 / EO \(One family residential / environmental overlay\) to R-3-5 \(Multifamily Residential - 5 Units per acre-environmental overlay\) File No: Z-180308-00022-1](#)

**Motion**

The petitioner has requested that this item be postponed to the next regularly scheduled Planning Commission meeting, April 24, 2018.

**Vote Results ( Voting )**

Motion: Tom Branch

Second: Joseph Welch

Ellis Cook	- Not Voted
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
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**

[5. C1 - March 13, 2018 Briefing and Regular Meeting Minutes.](#)

[03.13.18 MEETING MINUTES.pdf](#)

[03-13-18 MPC BRIEFING MINUTES.pdf](#)

**Motion**

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Karen Jarrett

Ellis Cook	- Aye
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Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[6. D4 - MAJOR SUBDIVISION | SKETCH PLAN | Chevis Landing Subdivision | 888 Chevis Road | 4.04 Acres | 11 Conventional Single Family Lots](#)

- [MAPS.pdf](#)
- [Sketch Plan.pdf](#)
- [Staff Report - S-180220-00014-1 - Chevis Landing SD.pdf](#)

**Motion**

The MPC staff recommends approval of the proposed Sketch Plan subject to conditions identified in the staff report.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

**VIII. Old Business**

**IX. Regular Business**

[7. D2 - ZONING MAP AMENDMENT | Hwy. 204 at Old River Road | R-A to B-N | File Number Z-171106-00116-1](#)

- [MAPS.pdf](#)
- [List of Uses RA & BN.pdf](#)
- [Staff Report-Z-171106-00116-1-Apr3.pdf](#)

**Motion**

Staff recommends approval of the request to rezone the subject property from R-A to B-N.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[8. D1 - TEXT AMENDMENT | Amend Mid-City Ordinance Design Review Process | Staff-Initiated Petition | File No. 18-001150-ZA](#)

- [18-001150-ZA Staff Recommendation.pdf](#)
- [REVISED Article K Mid City-4-3-18.pdf](#)

**Motion**

Approval as submitted.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye

Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[9. D3 - ZONING TEXT AMENDMENT | Amend Section 8-3028\(d\) Victorian District Ordinance Use #8\(a\) | City of Savannah, Petitioner | File No. 18-001340-ZA](#)

[Staff Report-18-001340-ZA.pdf](#)

**Motion**

MPC staff recommends approval of the proposed amendments to the Section 8-3028(d) of the Savannah Zoning Ordinance.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[10. D5 - ZONING MAP AMENDMENT | 110 & 111 Ann Street; 111, 113, 119 & 125 Martin Luther King Jr. Boulevard | Rezone from B-C \(Community Business\) and P-B-G-1 \(Planned General Business - Transition\) to B-C-1 \(Central Business\) | MPC File No: 18-001337-ZA](#)

[Maps.pdf](#)

[Staff Report-18-001337-ZA.pdf](#)

[Exhibit 1.pdf](#)

**Motion**

Staff recommends approval as requested to rezone 111, 113, 119 & 125 Martin Luther King Jr. Boulevard from B-C to BC-1 and approval as requested to rezone 110 Ann Street from P-B-G-1 to BC-1. Staff recommends denial of the request to rezone 111 Ann Street from P-B-G-1 to B-C-1 and alternatively recommends it be rezoned to B-C.

**Vote Results ( Approved )**

Motion: Roberto Hernandez	
Second: Tanya Milton	
Ellis Cook	- Nay
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[11. D7 - MAP AMENDMENT | Harold Yellin as Agent for Oglethorpe Square Developers, LLC | Request to rezone property from P-B \(Planned Business\) and R-A \(Residential-Agriculture\) to R-3-24 \(Multifamily Residential, 24 units per net acre\) | 6033 & 6037 Ogeechee Road | Z-180307-00021-1](#)

- [Development Standards.pdf](#)
- [Maps and Images 00021.pdf](#)
- [List of Uses.pdf](#)
- [Staff Report-Z-180307-00021-1.pdf](#)

**Motion**

MPC Staff recommends approval of the petitioner’s request to rezone 13.5 acres located at 6033 and 6037 Ogeechee Road from P-B (Planned Business) and R-A (Residential Agricultural) zoning classifications to an R-3-24 (Multi-Family Residential, 24 units per acre) classification.

Staff recommends approval to amend the Comprehensive Future Land Use Map classification for the subject property from Regional-Commercial to Residential-General.

**Vote Results ( Approved )**

Motion: W. Lee Smith	
Second: Tanya Milton	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Nay

Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[12. D8 - SPECIAL USE | Harold Yellin as Agent for Colleen Smith | Request for Special Use 9b \(Inn\) | 5715 Skidaway Road | 18-001339-ZA](#)

- 📎 [Maps and Images 1339.pdf](#)
- 📎 [Sec. 8-3039 PUD-IS.pdf](#)
- 📎 [Staff Report-18-001339-ZA-MAP.pdf](#)

**Motion**

MPC Staff recommends approval of the petitioner’s request to allow an Inn (9b) as a Special Use for property located at 5715 Skidaway Road.

CONDITION: Full-time property manager on-site

**Vote Results ( Approved )**

Motion: Roberto Hernandez

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[13. D9 - MAP AMENDMENT | Robert McCorkle as Agent for Parth Patel | Request to rezone property from I-L \(Light Industrial\) and R-M-25 \(Multifamily Residential, 25 units per net acre\) to B-N \(Neighborhood Business\) | 0 Helmken Street, 0 Mastick Street and 1300 Wheaton Street | 18-001341-ZA](#)

- 📎 [List of Uses - 1341.pdf](#)
- 📎 [SDP Docs 1341.pdf](#)
- 📎 [Maps and Images 1341.pdf](#)
- 📎 [Staff Report-18-001341-ZA-MAP.pdf](#)

**Motion**



Deny staff recommendation - detrimental to neighborhood.

**Vote Results ( Rejected )**

Motion: Travis Coles

Second: Ellis Cook

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

**Motion**

Staff recommends approval to rezone the properties located at 0 Helmken Street, 0 Mastick Street, and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily residential, 25 units per net acre) to B-N (Neighborhood Business).

**Vote Results ( Approved )**

Motion: Roberto Hernandez

Second: W. Lee Smith

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

**X. Presentations**

**XI. Other Business**

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

**XII. Adjournment**

[15. Adjourn](#)

There being no further business to present before the Board, the April 3, 2018 Regular Metropolitan Planning Commission Meeting was adjourned at 3:41 p.m.

Respectfully submitted,

Melony S. West  
Interim Executive Director  
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**XIII. Development Plans Submitted for Review**

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

📎 [Development Review Case Log April 3 2018.pdf](#)

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**Melony S. West**  
Interim Executive Director

***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.***