



## Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room  
March 13, 2018 ~ 1:30 PM  
Minutes

### March 13, 2018 Regular MPC Meeting

**Members Present:** *W. James Overton, Chairman*  
Joseph B. Ervin, Vice-Chairman  
Linder S. Suthers, Secretary  
Tom Woiwode, Treasurer  
Thomas Branch  
Travis H. Coles  
Ellis Cook  
Karen Jarrett  
Lacy Manigault  
Tanya Milton

**Members Not Present:** *Roberto Hernandez*  
W. Lee Smith  
Joseph Welch

**Staff Present:** *Melony West, Interim Executive Director*  
Marcus Lotson, Development Services Planner  
Thomas Trawick, Development Services Planner  
Jessica Hagan, Administrative Assistant  
Julie Yawn, Systems Analyst  
James Small, Comprehensive Planning

**Advisory Staff Present:** *Tiras Petea, Principal Zoning 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 amended.

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

Motion: Travis Coles

Second: Joseph Ervin

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

**IV. Notices, Proclamations and Acknowledgements**

**Notice(s)**

- [2. March 13, 2018 Finance Committee Meeting, 11:30 A.M., Meyers Conference Room, 110 E. State Street.](#)
- [3. April 3, 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**

- [4. MAP AMENDMENT: Request to Rezone 2.2 acres from an R-A \(Residential-Agricultural\) Zoning District to a B-N \(Neighborhood Business\) Zoning District | Intersection of S.R. 204/Fort Argyle Road at Old River Road | Teramore Development, LLC, Petitioner | File No. Z-171106-00116-1](#)

**Motion**

Continue to the April 3rd 2018 MPC meeting

**Vote Results ( Approved )**

Motion: Joseph Ervin  
Second: Linder Suthers

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

Tanya Milton	- Aye
Karen Jarrett	- Aye

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

<b>Motion</b>	
Continue to the April 3rd 2018 MPC meeting	
<b>Vote Results ( Approved )</b>	
Motion: Joseph Ervin	
Second: Linder Suthers	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tom Branch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

**VI. Items Requested to be Withdrawn**

[6. D6 - MOBILITIE SMALL CELL PROGRAM | APPEAL OF EXECUTIVE DIRECTOR DECISION | FILE NO. 17-005234-PLAN, -5242, -5244, -5247, -5248, -5250, -5251, -5253, -5255](#)

<b>Motion</b>	
Petitioner requested this item be Withdrawn.	
<b>Vote Results ( Approved )</b>	
Motion: Karen Jarrett	
Second: Travis Coles	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye

Travis Coles	- Aye
Joseph Welch	- Not Present
Tom Branch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- 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**

[7. C1 - February 20, 2018 Briefing and Regular Meeting Minutes; and February 27, 2018 Special Called Meeting Minutes.](#)

- [2.20.18 MEETING MINUTES.pdf](#)
- [02-20-18 MPC BRIEFING MINUTES.pdf](#)
- [02.27.18 MPC Minutes.pdf](#)

**Motion**

Recommend APPROVAL of the Briefing and Meeting Minutes and the Special Called Meeting Minutes as submitted

**Vote Results ( Approved )**

Motion: Tom Branch  
Second: Tanya Milton

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

[8. C1 - Approve 2018 Budgets](#)

[MPC 2018 Proposed Budget.pdf](#)

**Motion**

Approve the 2018 budgets as submitted.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Tanya Milton

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

[9. C2 - Authorize Interim Executive Director to Execute Contract with Consultant for I-95 Airways Avenue Interchange Study](#)

**Motion**

Approve

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Tanya Milton

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

Karen Jarrett - Aye

[10. C3 - Authorize Interim Executive Director to Execute Contract with Consultant for I-16 Little Neck Road Interchange Study](#)

**Motion**

Approve

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Tanya Milton

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

**VIII. Old Business**

**IX. Regular Business**

[11. D1 - Approval of Executive Director, Chatham County - Savannah Metropolitan Planning Commission.](#)

**Motion**

Recommend APPROVAL of Executive Director, Chatham County - Savannah Metropolitan Planning Commission.

**Vote Results ( Approved )**

Motion: Tanya Milton

Second: Linder Suthers

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

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tom Branch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[12. D2 - DEMOLITION: Contributing Building in the Victorian District | 406-408 East Henry Street | Petitioner: 24k Professional Services, LLC | File No. 18-000923-COA](#)

- [18-000923-COA Staff Recommendation.pdf](#)
- [Submittal Packet.pdf](#)
- [Staff Research.pdf](#)
- [HSF - Engineering Report.pdf](#)
- [CollectingPolicy-NonCityArchitecturalCollections\\_2015-06-26.pdf](#)
- [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)

**Motion**

Denial of full demolition of the historic building located at 406-408 East Henry Street because it does not appear that the entire building is beyond repair.

Alternately, staff recommends approval for demolition of all rear additions as this is where the fire damage is located and where the building appears to be structurally unstable with the following condition:

- Secure the roof holes, secure the broken windows, secure the entire rear of the building once all burned additions are removed, and secure any other building openings that could also further damage to the building.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Joseph Ervin

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

Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[13. D3 - TEXT AMENDMENT | Amend Historic District Ordinance Section 8-3030\(l\)\(1\) | Petitioner Phillip McCorkle | File No. 18-000956-ZA](#)

[Application 0956.pdf](#)

[Staff Report-18-000956-ZA.pdf](#)

**Motion**

Denial of the proposed text amendment.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Karen Jarrett

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

[14. D4 - ZONING TEXT AMENDMENT | Sec. 8-3025\(b\) B & I Use Schedule | Create Use 49\(d\) Food Truck Court - File No. 18-000928-ZA](#)

[Staff Report-18-000928-ZA.pdf](#)

[Concept Plan.pdf](#)

**Motion**

Staff Recommends approval of the amendments to Article A and Section 8-3025(b) of the Savannah Zoning Ordinance.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Tanya Milton



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

[15. D5 - MAP AMENDMENT | Harold Yellin as Agent for CHSA Development, Inc. | Request to rezone property from P-B-C and P-R-B-1 to Savannah Gardens PUD | | 0 and 2021 East Gwinnett Street | 18-000958-ZA](#)

- 📎 [Existing PUD Master Plan 0958.png](#)
- 📎 [List of Uses B-C and R-B-1.pdf](#)
- 📎 [Maps 0958.pdf](#)
- 📎 [Staff Report-18-000958-ZA-MAP.pdf](#)
- 📎 [Existing PUD With Proposed Amendments 0957.pdf](#)
- 📎 [SavannahGardens2018\\_Master Plan.pdf](#)
- 📎 [Savannah Gardens Concept Plan 2018.pdf](#)
- 📎 [Savannah Gardens Photos 0958.pdf](#)

**Motion**

Approval of the request to rezone three properties located at 0 and 2021 East Gwinnett Street from P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) to Savannah Gardens PUD (Planned Unit Development Mixed Use).

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Travis Coles

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

Joseph Welch	- Not Present
Tom Branch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

16. D6 - TEXT AMENDMENT | Harold Yellin as Agent for CHSA Development Inc. | Request to amend Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens PUD; Request to establish Article R. Savannah Gardens Planned Unit Development | 18-000957-ZA

- [2009 PUD Staff Report.pdf](#)
- [Savannah Gardens Photos 0957.pdf](#)
- [Aerial Photos 0957.pdf](#)
- [Staff Report 18-000957-ZA.pdf](#)
- [Existing PUD With Proposed Amendments 0957.pdf](#)
- [SavannahGardens2018\\_Master Plan.pdf](#)
- [Savannah Gardens Concept Plan 2018.pdf](#)
- [Article R. Savannah Gardens PUD Text - March 2018.pdf](#)

**Motion**

Approval of requested amendments to Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD).

Approval to establish Article R. of the Savannah Zoning Ordinance as Savannah Gardens Planned Unit Development.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Travis Coles

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

17. D7 - ZONING MAP AMENDMENT / PUD AMENDMENT | 535, 601, 607a&b, 609, 612 & 613 East Broad Street | Request to rezone 613 East 39th from R-4 to PUD and to amend the existing PUD | File No. 18-000955-ZA

- 📎 [Maps.pdf](#)
- 📎 [Proposed Plan.pdf](#)
- 📎 [Hueys Exterior Renderings.pdf](#)
- 📎 [Master Plan.pdf](#)
- 📎 [PUD Document.pdf](#)
- 📎 [Staff Report-.pdf](#)
- 📎 [Pics.pdf](#)
- 📎 [R-4.pdf](#)
- 📎 [Concept Layout and Elevations.pdf](#)

**Motion**

Staff recommends approval of the request to rezone 613 E. 39th Street from R-4 to PUD and recommend approval of amending the East Broad Market Lofts PUD / Master Plan to permit a maximum of 36 dwelling units on Parcel 7 with the condition that the maximum ground floor area for buildings on Parcel 7 be 5,000 square feet and that a General Development Plan be approved by the Planning Commission.

Staff recommends denial of the request to replace the existing parking standards with the standards from Article K Mid City Zoning Ordinance.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Ellis Cook

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

**X. Presentations**

## XI. Other Business

### 18. Executive Session

The Commission Board convened into the first Executive Session at 1:32 p.m. There were no votes taken or public testimony heard.

The Commission Board reconvened into the Regular Meeting at 1:45 p.m.

The Commission Board convened into the second Executive Session at 4:04 p.m. There were no votes taken or public testimony heard.

The Commission Board reconvened into the Regular Meeting at 4:20 p.m.

## XII. Adjournment

### 19. Adjourn

There being no further business to present before the Board, March 13, 2018 Regular MPC Meeting adjourned at 4:21p.m.

Respectfully Submitted,

Melony S. West  
Interim Executive Director  
/jh

## XIII. Development Plans Submitted for Review

### 20. Development Plans Submitted for Review

📎 [Development Review Case Log March 13 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.*