



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
September 18, 2018 ~ 1:30 PM  
MINUTES

### September 18, 2018 Regular MPC Meeting

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

**Members Not Present:** Roberto Hernandez  
Lacy Manigault

**Staff Present:** Melanie Wilson, Executive Director  
Marcus Lotson, Interim Development Services Director  
Matthew Lonnerstater, Development Services Planner  
Marcel Williams, Development Services Planner  
Leah Michalak, Preservation Planner  
Bri Finau, Administrative Assistant  
Julie Yawn, IT

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

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

##### [1. Approval of Agenda](#)

##### **Motion**

Approve the September 18, 2018 Regular MPC Meeting Agenda with change of: transposing items 7 and 8 under Regular Business.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Tom Woiwode

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

**IV. Notices, Proclamations and Acknowledgements**

[2. September 25, 2018 Planning Meeting, 1:00 P.M. Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

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

[3. REZONING MAP AMENDMENT | 1.25 Acres East of Dillon Avenue | R-4 \(Four family residential to R-D \(Residential Dormitory\) | MPC File No. 18-004282- ZA](#)

**Ms. P. M. Baggs** was in attendance to speak in reference to this item. She was informed that this item was removed from the September 18, 2018 Regular MPC Meeting agenda to the October 9, 2018 Regular MPC Meeting agenda. Ms. Baggs acknowledged understanding of the change.

**Mr. J. L. Westberry** was in attendance to speak in reference to this item. He was informed that this item was removed from the September 18, 2018 Regular MPC Meeting agenda to the October 9, 2018 Regular MPC Meeting agenda. Mr. Westberry acknowledged understanding of the change.

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on October 9, 2018.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Tanya Milton

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

Joseph Welch	- Aye
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[4. REZONING MAP AMENDMENT | 1 West Victory Drive| P-RIP-B \(Planned Residential Medium Density to P-R-I-P-D \(Planned Residential I Medium Density\) | MPC File No. 18-004740-ZA](#)

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on October 9, 2018.

**Vote Results ( Approved )**

Motion: Karen Jarrett  
Second: Tanya Milton

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

[5. REZONING MAP AMENDMENT | 203, 221, 227, 301, 303 West Victory Drive; 202; 208; 210; 212; 214 & 322 West 44th Street | Rezone from R-B; B-N; B-C and I-L to P-RIP-D](#)

**Mr. Michael Patille** was in attendance to speak on this item. He was informed that this item was removed from the September 18, 2018 Regular MPC Meeting agenda to the October 9, 2018 Regular MPC Meeting agenda. Mr. Patille acknowledged understanding of the change.

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on October 9, 2018.

**Vote Results ( Approved )**

Motion: Karen Jarrett  
Second: Tanya Milton

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

Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- 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

### [6. August 28, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[08-28-18 MPC BRIEFING MINUTES.pdf](#)

[08.28.18 MEETING MINUTES.pdf](#)

#### **Motion**

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

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

Motion: Tom Woiwode

Second: Travis Coles

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

## VIII. Old Business

**IX. Regular Business**

[7. NEW CONSTRUCTION: VICTORIAN DISTRICT \(BUILDING A\) | 1408 Montgomery Street | Petitioner: Sottile & Sottile | File No. 18-004705-COA](#)

📎 [Submittal Packet.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [18-004705-COA revised 1.pdf](#)

**Ms. Leah Michalak**, Preservation Planner, presented the Development Plan for agenda items 7-11, for four buildings on two blocks within the Victorian and Mid-City districts. Approval was recommended for two of the items and a continuance for the remainder.

**Mr. Christian Sottile**, petitioner, stated changes have been made to harmonize with staff requests, and would like to present for approval as they are in agreement with staff conditions.

**Mr. Matt Lonnerstater** stated continuance was recommended for the General Development Plan based on plans submitted, and to give opportunity for a clean plan to be submitted for review.

**Ms. Melanie Wilson** recommended returning all at the same time so all of the updated information can be adequately reviewed by MPC staff and confidently presented to the Board, therefore maintain the suggested continuance. The effort to comply was appreciated and these items will be first on the October 9, 2018 MPC agenda. She reminded that any revisions need to be submitted in time for review.

**Mr. Sottile** acknowledged and agreed with the decision to continue the five items.

**Motion**

Continue to the October 9, 2018 Regular MPC Meeting.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Travis Coles

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

[8. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT \(BUILDING B\) | 1410 Montgomery Street | Petitioner: Sottile & Sottile | File No. 18-004708-COA](#)

📎 [18-004708-COA Staff Recommendation.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [Submittal Packet.pdf](#)

**Motion**

Continue to the October 9, 2018 Regular MPC Meeting of the request for new construction of a four-story mixed-use building for the property located at 1410 Montgomery Street in order for the petitioner to consider the following:

1. Revise the east side yard setback to be a minimum of 10 feet.
2. Revise the maximum ground floor area to not exceed 10,000 square feet.
3. Revise the foundation height on the ground floor of the residential portion of the building to be a minimum of 30 inches high.
4. Revise the ground floor height of the residential portion of the building to be a minimum of 13 feet floor-to-floor.
5. Remove the roof pergola as they are permitted only on the roof plane opposite the street-facing facade, or when screened from street view.
6. Revise the fiber cement spandrel panels to be a visually compatible material.
7. Ensure that the windows on the 4th floor of the residential portion of the building and the smaller windows on the north elevation are a permitted operable window type.
8. Provide the following missing information:
  - Calculations confirming that displays, shelving, and signs do not cover more than 15 percent of the total window area for the retail areas;
  - The pitch of the gabled roof;
  - Lighting fixture specifications.

**Vote Results ( Voting )**

Motion: Tom Woiwode

Second: Travis Coles

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

[9. RELOCATION OF A CONTRIBUTING BUILDING: VICTORIAN HISTORIC DISTRICT \(BUILDING C\): 311 West Anderson Street | Petitioner: Sottle & Sottile | File No. 18-004707-COA](#)

[☞ Staff Photographs.pdf](#)

[☞ Context - Sanborn Maps.pdf](#)

[☞ Survey Cards.pdf](#)

[☞ Submittal Packet.pdf](#)

[18-004707-COA Staff Recommendation REVISED.pdf](#)

**Motion**

CONTINUE to the October 9, 2018 Regular MPC Meeting of the request to relocate and rehabilitate an historic building to the vacant site at 311 West Anderson Street in order for the petitioner to consider the following:

1. Meet the requirements for lot area per unit on this parcel.
2. Retain and rehabilitate the historic rear portions of the building that are proposed to be demolished.
3. Re-orient the relocated building to face Jefferson Street.
4. Re-use the existing brick to construct the new foundation piers.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Travis Coles

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

[10. NEW CONSTRUCTION: VICTORIAN HISTORIC DISTRICT \(BUILDING D\) | 317 West Anderson Street |](#)  
[Petitioner: Sottile & Sottile | File No. 18-004706-COA](#)

[18-004706-COA Staff Recommendation.pdf](#)

[Context - Sanborn Maps.pdf](#)

[Submittal Packet.pdf](#)

**Motion**

Continue to the October 9, 2018 Regular MPC Meeting.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye

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

[11. SITE PLAN REVIEW | Midtown Redevelopment, LLC | General Development Plan - Montgomery Street Residential | 1408 and 1401 Montgomery Street; 311, 313 and 317 W. Anderson Street; and 312 and 314 W. 31st St. | 4725-PLAN](#)

- [General Development Plan - Submittal 1.pdf](#)
- [Application\\_18-004725-PLAN.pdf](#)
- [Google Map Aerial 4725.pdf](#)
- [Maps 4725.pdf](#)
- [Pictures 4725.pdf](#)
- [Staff Report 4725-PLAN.pdf](#)

**Motion**

Continue to the October 9, 2018 Regular MPC Meeting to allow the petitioner to address a number of deficiencies relating to the dimensional requirements.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Travis Coles

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

[12. NEW CONSTRUCTION: VICTORIAN DISTRICT | 120 East Duffy Street | Petitioner: Wubbena Architects | File](#)



[No. 18-004765-COA](#)

- 📎 [18-004765-COA Staff Recommendation.pdf](#)
- 📎 [Historic Maps.pdf](#)
- 📎 [Site Plan for Project Across the Street.pdf](#)
- 📎 [Demolished Buildings.pdf](#)
- 📎 [Staff Context Photos.pdf](#)
- 📎 [Submittal Packet - Photographs.pdf](#)
- 📎 [Submittal Packet - Specifications.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)

**Ms. Leah Michalak** presented the approving staff report of the petition for multifamily dwellings. The petitioner is above the permitted lot area per unit; staff is recommending reducing one of the units from three to two bedrooms. The front-yard setback submitted is not in context for the area. The building height is recommended to be increased to be in context with other historic buildings. Other recommendations are in the staff report. Detailed instructions were provided for stamping of the drawings.

**Mr. James Wubbeda**, petitioner, stated he is in agreement with staff conditions and will make the needed adjustments.

**Ms. Andre Patterson**, President of the Victorian Neighborhood Association, provided support with concerns regarding the setback and parking,

**Mr. Daniel Cary**, Historic Savannah Foundation, agreed with staff recommendations.

#### **Motion**

Approve the petition for a three-story apartment building on the vacant property located at 120 East Duffy Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Reduce one of the units to a two-bedroom unit in order to meet the development standards as required by this ordinance
2. Revise the site plan drawing to show the footprints of more buildings along this block face; increase the front yard setback to be the average of all developed properties.
3. Revise the elevation drawings to show the height and mass of more surrounding buildings; increase the height of the building to be more compatible.
4. Add fences to the side yard setbacks to screen equipment.
5. Revise the following:
  - Remove the protruding brick water table;
  - Reduce the height of the metal roof seam to a maximum of 1 inch;
  - Ensure that the Hardie siding has a smooth finish;
  - Revise the entry doors to be wood or wood clad.

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

Motion: Travis Coles

Second: Joseph Welch

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

Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

13. SPECIAL USE AMENDMENT | Josh Yellin as agent for HTMIS, LLC | Amendment to Special Use Conditions | 5715 Skidaway Road | 4741-ZA

- ☞ [Existing Use Conditions 4741-ZA.pdf](#)
- ☞ [Proposed Amendments to Use Conditions 4741-ZA.pdf](#)
- ☞ [Maps 4741.pdf](#)
- ☞ [Application and Site Plan 4741.pdf](#)
- ☞ [Aerial Map and Streeview 4741.pdf](#)
- ☞ [Staff Report-18-004747-ZA - Special Use Conditions.pdf](#)

Mr. Josh Yellin, representative of the petitioner, is in agreement with the request to continue to the October 9, 2018 Regular MPC Meeting.

**Motion**

Continue to the October 9, 2018 Regular MPC Meeting to allow the petitioner to respond to staff comments, summarized as follows:

- 1) Submit signage plan; and
- 2) Provide additional information regarding Blarney Stone public viewing hours (if proposed) and lighting levels.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Tom Woiwode

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

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

[14. REZONING MAP AMENDMENT | 10602 White Bluff Road | R-6 \(One-Family Residential\) to B-N \(Neighborhood Business\) | File no. 18-004511-ZA](#)

[MAPS\\_zipped.pdf](#)

[Application.pdf](#)

[Staff Report 18-004511-ZA-MAP - 10602 White Bluff Road.pdf](#)

**Mr. Marcel Williams**, Development Services Planner, presented staff's recommendation to deny the petitioner's request due to being inconsistent with the Future Land Use Map and potential negative impact. The request is in close proximity to residential structures, a church or churches, and schools.

**Ms. Holly Young**, representative of the petitioner, stated the petitioner would like to open a neighborhood deli, as there is a restaurant in the area and businesses are growing in the area. She would like to see this petition approved.

**Ms. Melanie Wilson** stated it is not consistent with the Land Use or the Comprehensive Plan.

**Motion**

Deny the request to rezone the three subject parcels located at 10602 White Bluff Road (PINs 2-0587 -01-003; 2-0587 -01-004; and 2-0587 -01-005) from the R-6 zoning classification to the B-N zoning classification.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: W. Lee Smith

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

**X. Presentations**

**XI. Other Business**

**XII. Adjournment**

[15. Adjourn](#)

There being nothing additional to present before the Board, the September 18, 2018 Regular MPC Meeting was adjourned at 2:21 PM.

Respectfully Submitted,

Melanie Wilson  
Executive Director

/bf

### **XIII. Development Plans Submitted for Review**

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

📎 [September 18th MPC Meeting Development Log.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.***