



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
January 8, 2019 ~ 1:30 PM
Minutes

January 8, 2019 Regular MPC Meeting

Members Present: Joseph B. Ervin, Chairman
Ellis Cook, Vice-Chairman
Linder S. Suthers, Secretary
Thomas Branch
Travis H. Coles
Karen Jarrett
Lacy Manigault
Tanya Milton
Wayne Noha
Eula Parker
Tom Woiwode

Members Not Present: Joseph Welch, Treasurer
Roberto Hernandez
Lee Smith

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Matt Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bridget Lidy, Director of Planning and Urban Design

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

1. Approval of Agenda

Agenda was approved as submitted.

Motion

Approval of the agenda as submitted.

Vote Results (Approved)

Motion: Karen Jarrett

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. January 8, 2019 Swearing-in of MPC Commissioners by Judge Penny Haas Freeseemann Chatham County Superior Court.](#)

Notice(s)

[3. January 29, 2019 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. Zoning Map Amendment | 323 East Broughton Street | RIP-A to B-C-1 - File Number 18-006862-ZA](#)

Motion

The petitioner has requested that this petition be continued to the January 29, 2018 MPC Meeting.

Vote Results (Approved)

Motion: Travis Coles
Second: Lacy Manigault

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
Tommy Branch	- Aye
Lacy Manigault	- Aye

Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. REZONING MAP AMENDMENT | 703 Louisville Road | I-H to P-RIP-D | 18-006863-ZA](#)

Motion

The staff has requested that this item be continued to the Regular Meeting on January 29, 2019.

Vote Results (Approved)

Motion: Travis Coles
Second: Lacy Manigault

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[6. GENERAL DEVELOPMENT PLAN | 703 Louisville Road | Gateway Project | 18-006368-PLAN](#)

Motion

The petitioner has requested that this item be continued to the Regular Meeting on January 29, 2019.

Vote Results (Approved)

Motion: Travis Coles
Second: Lacy Manigault

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[7. REZONING MAP AMENDMENT | 135 Montgomery Cross Road | B-N \(Neighborhood Business\) to B-C \(Community Business\) | File no. 18-006712-ZA](#)

Motion

The petitioner has requested that this item be continued to the Regular Meeting on January 29, 2019

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VI. Items Requested to be Withdrawn

[8. REZONING MAP AMENDMENT | 920 E. Victory Dr. | Modification of RIP* Standards tied to Subject Site | 18-006509-ZA](#)

Motion

The petitioner has requested that this file be withdrawn.

Vote Results (Approved)

Motion: Travis Coles

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- 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

[9. December 11, 2018 Briefing and Regular Meeting Minutes for Approval.](#)

[📎 12-11-18 MPC BRIEFING MINUTES.pdf](#)

[📎 12.11.18 MEETING MINUTES.pdf](#)

Minutes were approved as submitted.

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Lacy Manigault

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

Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

10. Adoption of 2019 MPC Budgets

📎 [mpc-proposed-2019-budgets.pdf](#)

2019 budget was approved as submitted.

Motion

Motion to adopt the 2019 budget as follows:

- 2,008,249 for MPC
- 567,601 for SAGIS
- 764,252 for CORE MPO

Vote Results (Approved)

Motion: Lacy Manigault

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

11. Demolition of Contributing Building in Cuyler-Brownville | Petitioner: City of Savannah | File No. 18-006569-COA | 2511 Florance Street

📎 [18-006569-COA Staff Recommendation.pdf](#)

📎 [Submittal Packet.pdf](#)

Motion

Approval to demolish a contributing building located at 2511 Florance Street as requested.

Vote Results (Approved)

Motion: Tanya Milton

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[12. New Construction in the Victorian District | Petitioner: Sawyer Design | File No. 28-006807-COA | 555 East Gwinnett Street](#)

📎 [18-006807-COA Staff Recommendation.pdf](#)

📎 [Submittal Packet - Drawings.pdf](#)

📎 [Previous Approval COA and Drawings.pdf](#)

📎 [Submittal Packet - Photographs.pdf](#)

Motion

Approval to construct a two-story duplex with a one-story duplex garage, including the side yard setback variances, on the vacant property located at 555 East Gwinnett Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

Ensure that the balusters are spaced a maximum of 4 inches apart.

Use either wood or metal for the vents on the foundation walls; do not use vinyl, PVC, fiberglass or other similar products.

Ensure that the horizontal infill between the piers is a wood product with a painted or stained finish.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
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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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VIII. Old Business

IX. Regular Business

[13. REZONING MAP AMENDMENT | 3811 and 3813 Bull Street | B-G \(General Business\) to R-I-P \(Residential-Institutional-Professional\) | File No. 18-006285-ZA](#)

📎 [MAPS_COMBINED.pdf](#)

📎 [Staff-Report-18-006285-ZA-MAP.pdf](#)

Mr. Marcel Williams, Development Services Planner, presented the staff report for the Map Amendment. He stated the petitioner is requesting to rezone a 0.234-acre parcel at 3811 and 3813 Bull Street from BG-1 (General Business, Transition) to R-I-P (Residential-Institutional-Professional). The subject property is currently occupied by two multifamily buildings, which are nonconforming under the current BG-1 zoning district. The petitioner is proposing rezoning to a district that would bring the existing buildings into conformance while still permitting many non-residential and commercial uses. No public comments

Motion

Staff recommends approval of the request to rezone the subject property from B-G-1 district to the R-I-P district.

Vote Results (Approved)

Motion: Ellis Cook

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

Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

14. REZONING MAP AMENDMENT | 215 Whitaker Street Rezone from RIP-B to BC-1 | 18-006246-ZA

- 📎 [Maps.pdf](#)
- 📎 [BC-1 District Use List.pdf](#)
- 📎 [RIP-B district use table.pdf](#)
- 📎 [Opposition Letter.pdf](#)
- 📎 [Pics.pdf](#)
- 📎 [Staff Report-18-006246.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone property at 215 Whitaker Street from RIP-B (Residential – Medium Density) to BC-1 (Central - Business).

The proposed BC-1 zoning district exists primarily north of Oglethorpe Avenue. This is considered the Central Business district and the zoning and development pattern in this area is markedly different from that which exists in the immediate vicinity of the subject property. The BC-1 district allows all manner of uses typically found in downtown Savannah to include residential uses, restaurants, hotels, bars, nightclubs, offices and others. Because it is a district designed for downtown mixed use areas, there is no parking requirement for uses in this district.

The existing RIP-B district is a mixed use district but is more residential in terms of character. The district allows a few less nonresidential uses because the areas that have this zoning are typically near single and multifamily residential uses. However, the array of permitted uses is adequate for the property at this location. The permitted uses under the current zoning include restaurants, retail, offices, inns, pharmacies, personal service shops and many others as shown on the attached list of uses. Oglethorpe Avenue was the original southern boundary of the BC-1 zoning district until a few properties along the Martin Luther King Jr Boulevard corridor, south of Liberty Street, were rezoned to BC-1 in the early 2000s. Staff finds that the existing zoning can reasonably facilitate redevelopment of the property and that the BC-1 zoning at this location could be an undue burden on nearby residents.

Mr. Dana Braun, agent for the petitioner stated the petitioner would like to tear down the existing building and rebuild to have a restaurant on the ground floor with small apartments on the top. He stated under the proposed NewZo the property will be rezoned to D-C-B-D which allows what we are requesting.

Public Comments:

Ms. Sharon Hinson stated she was opposed due to the lack of parking in the area.

Mr. Dana Braun asked for this petition to be continued until the February 19 meeting to be able to come up with a preliminary general development plan.

Motion

Petitioner requested to be continued to the February 19, 2019 MPC meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present

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

[15. REZONING MAP AND TEXT AMENDMENT | 5715 Skidaway Road | Cohen's Retreat PUD | 18-005942-ZA](#)

- [☞ Staff Report-18-005942-ZA- Cohens Retreat PUD.pdf](#)
- [☞ EXHIBIT A - Existing Use Condtions.pdf](#)
- [☞ EXHIBIT B- Cohen's Retreat PUD Text.pdf](#)
- [☞ EXHIBIT C - Master Plan.pdf](#)
- [☞ EXHIBIT D- Sign Plan.pdf](#)
- [☞ Maps 5942.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, stated the petitioner is requesting to establish a new Planned Unit Development (PUD) zoning district, Cohen's Retreat PUD, and rezone the property at 5715 Skidaway Rd. from PUD-IS to Cohen's Retreat PUD.

The intent of the proposed PUD district is to consolidate the approved conditions for the various commercial, civic and residential uses already on the site into a comprehensive regulating document; to provide for a list of permitted uses; to establish clear procedural standards for development plans; and to set general development standards for proposed site modifications. At staff's recommendation, the Cohen's Retreat PUD is proposed as its own article of the Zoning Ordinance.

Additionally, staff recommends several text modifications to the proposed PUD Ordinance.

1. Provide documentation to ensure that adequate on-site parking currently exists on-site to accommodate 200 banquet hall/art studio guests (in combination with the other uses).
2. Provide additional information (i.e. operating plan) for the proposed "take-away" use.

Mr. Josh Yellin, agent for the petitioner, stated that they wanted to consolidate all of the approved uses into one zoning district before NewZo was adopted to make sure all of the previous uses were carried over. He stated Cohen's Retreat wants one sign for all 7 uses. They also have decided to remove the proposed "take-away" use.

Public comments:

Ms. Ardis Wood stated she was opposed because of the allowed sign dimensions in the proposed PUD.

Motion

Staff recommends approval of the Cohen's Retreat PUD District text and approval to rezone the property at 5715 Skidaway Road to the Cohen's Retreat PUD District with the conditions that:

- 1) a site plan shall be submitted for MPC staff approval that denotes adequate parking for the approved uses on site; and 2) references to the "take-away" use shall be removed from the PUD text and Master Plan.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Wayne Noha

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
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[16. Demolition of a Contributing Building in Mid-City | 220 West 33rd Street | Petitioner: Saint Paul CME Church | 18-006573-COA](#)

📎 [Application - 220 West 33rd Street 18-006573-COA.pdf](#)

📎 [Appraisal Report.pdf](#)

📎 [Restoration Estimate.pdf](#)

📎 [1916 Sanborn.pdf](#)

📎 [Photographs.pdf](#)

📎 [18-006573-COA Staff Recommendation.pdf](#)

Ms. Alyson Smith, Historic Preservation Planner, stated the petitioner is requesting approval of the demolition of the contributing (historic) building at 220 West 33rd Street, a residential building within the locally designated Mid-City Historic District, and the Thomas Square Streetcar National Register Historic District. The building is in poor condition and has suffered from lack of maintenance for several years. The current owner, Saint Paul CME Church, purchased the building in 2016 with the intention of demolishing it for surface parking. A COA for demolition was submitted in 2016 but was incomplete and subsequently withdrawn.

Since 2016, numerous violations of the Property Maintenance Ordinance have been ongoing and have resulted in citations and summons to Recorders Court. The City condemned the property on 11/27/18. Most recently, a Recorders Court hearing was held on 11/28/18 and the Judge allowed for the MPC review process to play out. The case is scheduled for review again on January 9, 2019.

Demolition is a means of last resort, and while the building is in poor condition and certainly in need of rehabilitation, the petitioner has not provided any documentation indicating that the building is beyond repair. Character defining features of the building are still intact and the overall historic integrity of the building remains extant. Staff does not find that the rehabilitation or sale of the property would deprive the petitioner of a positive economic use or return on the property or would cause exceptional practical difficulty or undue hardship.

Mr. Daniel Brown, Petitioner, stated the church would like to demolish the building to make a parking lot for the church. He stated the church has a bad parking problem and they could use the space. The church did receive a quote to renovate the building but it was very expensive.

Public Comments:

Ms. Michelle Stephens stated that she is opposed because it is a contributing historic building and feels that adding a

parking lot would not benefit the neighborhood. She believes that the petitioner should maybe sell the building and let someone else renovate it for possible affordable housing.

Mr. Daniel Walters read a letter from the Thomas Square Neighborhood Association in opposition to demolishing a contributing historic building for surface parking.

Mr. Honza Minichbauer stated he opposed the demolition and believes it could be renovated for much less than what the church was quoted.

Mr. Daniel Carey Historic Savannah Foundation, stated he opposed the demolition and the Historic Savannah Foundation has made several offers to acquire the property but the church has shown no interest in our help.

Mr. Charlie Krishnam stated he opposed the demolition but does understand the church has a parking problem.

Mr. Daniel Brown, petitioner, stated the church has no interest in selling the property.

Motion

Denial of the demolition at 220 West 33rd Street because the building does not meet the criteria established to demolish a contributing building.

Vote Results (Approved)

Motion: Travis Coles

Second: Linder Suthers

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

[17. Major Site Plan - General Development Plan - 18-005029-PLAN - SCAD Victory Village](#)

📎 [Staff Report -.pdf](#)

📎 [Proposed GDP.pdf](#)

📎 [Context Aerial.pdf](#)

📎 [Photos.pdf](#)

📎 [AERIAL MAP.pdf](#)

📎 [TAX MAP.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a General Development Plan pursuant to Article K Section 8-3205 of the Savannah Zoning Ordinance. The zoning of the proposed

development site was recently amended to the TC-2 classification, bringing the subject properties into the Mid City district. Because the properties are now in the Mid City local historic district, and meet the threshold for Major Site Plan review, Planning Commission approval is required for both the site plan and Certificate of Appropriateness. Based on the plan provided, and in consideration of the entire review process, the applicant appears to have exhibited that the standards can be met in conjunction with both specific development plan review and the Certificate of Appropriateness process. These processes are critical in terms of meeting the requirements for this project and ensuring that plan "illustrates conformance" with the ordinance.

Major Site Plan Review under Article K includes both the review of the site plan, based on the criteria identified in Section 8-3205, and review for the Certificate of Appropriateness, based on the visual compatibility criteria and neighborhood design standards, by the Design Administrator. Both processes must be completed and approved by all review authorities prior to the issuance of building permits. The Savannah Zoning Board of Appeals has purview over variance requests related to measurable development and design standards that exceed 20% of the requirement. The Planning Commission may apply a waiver to those standards that do not exceed 20%.

Mr. Harold Yellin, agent for the petitioner, stated this is step two in the process. Step two is the approval of a General Development Plan, we are also requesting a variance waiver since the buildings do not exceed the 20%.

Mr. John Buckovich, SCAD, stated they have worked with City Traffic Engineering regarding the bus stops. City Traffic Engineering stated they do not want buses going down 44th Street. SCAD has decided to have the north bound stop pick up on the east side of Barnard Street and the south bound stop will be farther down Barnard Street.

Mr. Yellin stated SCAD has also decided to eliminated the loading zone on the west side of Barnard Street.

Mr. Tom Cetti, Thomas and Hutton, stated from past experience GDOT will not allow you to plant directly up against the curb on Victory Drive.

Public Comments:

Mr. Douglas Kaufman stated he supports the project.

Motion

Based on information provided to date, staff recommends that the General Development Plan be approved, and that the requested building footprint square footage waiver be approved with the following conditions:

Approval of a Certificate of Appropriateness (COA) for all proposed buildings prior to specific development plan approval.

Provide a landscape plan prior to or in conjunction with the COA submittal.

Contingent on a revision to eliminate the loading zone on the west side of Barnard Street.

Vote Results (Approved)

Motion: Ellis Cook

Second: Tommy Branch

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

Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

[18. Adjourn](#)

XIII. Development Plans Submitted for Review

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

[📎 January 8th 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.