



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
May 16, 2017 ~ 1:30 PM
Minutes

May 16, 2017 Regular MPC Meeting

Members Present: W. James Overton, Vice-Chairman
Ellis Cook
W. Shedrick Coleman
Travis H. Coles
Joseph B. Ervin
Karen Jarrett
Timothy Mackey
Lacy Manigault
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Tanya Milton, Chairwoman
Joseph T. Welch, Secretary
Roberto Hernandez

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

Advisory Staff Present: Tiras Petea, 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 May 16, 2017 MPC Meeting as submitted

Vote Results (Approved)

Motion: Lacy Manigault

Second: Joseph Ervin	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. May 23, 2017 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. D10 - DEMOLITION OF A CONTRIBUTING BUILDING- VICTORIAN DISTRICT | 16-006920-COA | 414 West Anderson Street | Michael Brown](#)

Motion

The petitioner is requesting that this petition be continued to the June 6, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

[4. D11 - DEMOLITION OF A CONTRIBUTING BUILDING- VICTORIAN DISTRICT | 16-006922-COA | 418 West Anderson Street | Michael Brown](#)

Motion

The petitioner is requesting that this petition be continued to the June 6, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Timothy Mackey - Aye
- James Overton - Aye
- Shedrick Coleman - Aye
- Lacy Manigault - Aye
- Karen Jarrett - Aye

[5. D3 - ZONING MAP AMENDMENT | N/E Corner of E. Broad Street and East Duffy Street - P-R-4 to RIP-B applying the "extraordinary and unusual" provision of Sec. 8-3031\(D\)\(1\)\(a\) of the Zoning Ordinance | File Number 17-002223-ZA](#)

Motion

The petitioner is requesting that this petition be continued to the June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Timothy Mackey - Aye
- James Overton - Aye
- Shedrick Coleman - Aye
- Lacy Manigault - Aye
- Karen Jarrett - Aye

[6. D4 - GENERAL DEVELOPMENT PLAN | 1114 and 1116 East Broad Street and 604 & 608 East Duffy Street | RIP-B \(Residential - Medium Density\) Zoning District \(Proposed\) | File Number 17-002304-PLAN](#)

Motion

The petitioner is requesting that this petition be continued to the June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Timothy Mackey - Aye
- James Overton - Aye
- Shedrick Coleman - Aye
- Lacy Manigault - Aye
- Karen Jarrett - Aye

[7. ZONING MAP AMENDMENT | 649 and 653 Little Neck Road | Konter Development, Petitioner | PUD-M-8 to PUD-M-9 | File No. Z-170124-00007-1](#)

Motion

The petitioner is requesting that this petition be continued to the June 6, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Timothy Mackey - Aye
- James Overton - Aye
- Shedrick Coleman - Aye
- Lacy Manigault - Aye
- Karen Jarrett - Aye

[8. AMENDED MASTER PLAN-CONCEPT PLAN | Little Neck Road Development | 649 and 653 Little Neck Road | Petitioner: Konter Development | File Number P-170124-00006-1](#)

Motion

The petitioner is requesting that this petition be continued to the June 6, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Timothy Mackey - Aye
- James Overton - Aye
- Shedrick Coleman - Aye
- Lacy Manigault - Aye
- Karen Jarrett - Aye

[9. D6 - ZONING TEXT AMENDMENT | Request to create use #95 Landscape Architectural Design and Installation Office | 17-002255-ZA](#)

Motion

The petitioner is requesting that this petition be continued to the June 6, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Timothy Mackey - Aye
- James Overton - Aye
- Shedrick Coleman - Aye
- Lacy Manigault - 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

[10. C2 - April 25, 2017 Briefing and Meeting Minutes.](#)

[04-25-17 MPC BRIEFING MINUTES.pdf](#)

[04.25.17 MEETING MINUTES.pdf](#)

Motion

Approve the April 25, 2017 Briefing and Meeting Minutes as written.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

[11. C1 - Authorize the Interim Executive Director to sign Memorandum of Understanding with CRC](#)

[TPC West Ortho-Imagery MOA 05162017.pdf](#)

Motion

Authorize the Interim Executive Director to sign the Memorandum of Agreement with the Coastal Regional Commission

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye

Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

VIII. Old Business

IX. Regular Business

[12. D1 - ZONING TEXT AMENDMENT | Adopt the A-1 \(Agriculture\) zoning district | MPC Staff Study | File No. 17-002466-ZA](#)

- 📎 [R-A Permitted Uses.pdf](#)
- 📎 [A-1 Districts.pdf](#)
- 📎 [Staff Report-17-002466-ZA.pdf](#)
- 📎 [A-1 District Permitted Uses.pdf](#)
- 📎 [A-1 District Proposed Amendments.pdf](#)

Motion

Approval of amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Use 32b Campground; recreational vehicle park; Article B (Zoning Districts): Sec. 8-3021 (Established) to establish an A-1 (Agriculture) zoning district; Sec. 8-3025(d) (Schedule of Development Standards) to establish development standards; Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts) to establish a list of permitted uses for the A-1 (Agriculture) zoning district.

Approval of amendments to Article E (Signs): Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign); Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts); Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign).

Vote Results (Approved)

Motion: Ellis Cook

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye

[13. D2 - ZONING MAP AMENDMENT | 275 Fort Argyle Road | Rezoning 102 acres from R-A-CO to A-1 | Robert McCorkle, Agent | File No. 17-002239-ZA](#)

- 📎 [Maps 2239.pdf](#)
- 📎 [R-A Permitted Uses.pdf](#)
- 📎 [Gen Dev Plan 4398.pdf](#)
- 📎 [Site Photos 2239.pdf](#)
- 📎 [Staff Report_17-002239-ZA.pdf](#)
- 📎 [A-1 District Permitted Uses.pdf](#)

Motion

Approval of the request to rezone 275 Fort Argyle Road from a R-A-CO (Residential-Agriculture, Annexed) zoning classification to an A-1 (Agriculture) zoning classification.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

[14. D5 - TEXT AMENDMENT | Request to Amend Density and Parking Requirements for the Upper-story Residential Use in the B-C \(Community Business\) Zoning District | Lookin Good Properties, Petitioner | File No. 17-002242-ZA](#)

- 📎 [Staff Report-17-002242-ZA.pdf](#)
- 📎 [B-C Zoning in Historic District Map.pdf](#)
- 📎 [Off Street Reqs Parking Map.pdf](#)
- 📎 [Historic District with B-G & B-C Zoning.pdf](#)
- 📎 [B-C and B-G Use List.pdf](#)

Motion

Approval of an alternate amendment as recommend in the report attached to the agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

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

[15. D7 - ZONING TEXT AMENDMENT | Request to amend the ordinance to permit use # 65\(b\) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages, in the RIP-D zoning district | 17-002256-ZA](#)

[📎 Staff Report Amend RIP-D to permit use 65\(b\).pdf](#)

Motion

Staff recommends approval of the requested text amendment.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Shedrick Coleman

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

[16. D8 - ZONING MAP AMENDMENT | 421 Jefferson Street | B-C to RIP-A | 0.19 acres | Stephen Jackson, Agent | File Number 17-002217-ZA](#)

[📎 Maps and Images 2217.pdf](#)

[📎 Public Comment Letter.pdf](#)

[📎 Staff Report-17-002217-ZA.pdf](#)

Motion

Approval of the request to rezone the subject property from a B-C and RIP-A (Community Business and Residential-Institutional-Professional, medium density) zoning classification to an RIP-A zoning classification.

Vote Results (Approved)

Motion: Ellis Cook

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Karen Jarrett	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

[17. Adjourn](#)

XIII. Development Plans Submitted for Review

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

[Development Review Case Log May 16, 2017.pdf](#)

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.