



Arthur A. Mendonsa Hearing Room
December 13, 2016 ~ 1:30 P.M.
Minutes

December 13, 2016 Regular MPC Meeting

Members Present: W. James Overton, Vice-Chairman
Joseph T. Welch, Secretary
Travis Coles
Ellis Cook
Joseph Ervin
Timothy Mackey
Lacy Manigault
W. Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Tanya Milton, Chairwoman
George Woods, Secretary
Shedrick Coleman
Roberto Hernandez

Staff Present: Melony West, CPA, Interim Executive Director
Gary Plumbley, Director, Development Services
Thomas Trawick, Development Services Planner
Jessica Hagan, Administrative Assistant
Jack Butler, Development Services Planner
Julie Yawn, Systems Analyst

Advisory Staff Present: Tiras Petrea, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve December 13, 2016 Regular MPC Meeting Agenda as submitted](#)

Board Action:

Approve the agenda as submitted - PASS

Vote Results

Motion: Travis Coles

Second: Lacy Manigault

Shedrick Coleman - Not Present

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Not Present

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

[2. January 10, 2017 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

[3. COMPREHENSIVE PLAN MAP AMENDMENT: NW Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map from Commercial Regional to Light Industrial " ALFA Mutual Insurance Co., Petitioner | Harold B. Yellin, Agent | File No. 16-005458-CPA](#)

Board Action:

The petitioner requested that this item be **continued** to the next regularly scheduled MPC meeting on January 10, 2017. If the petitioner continues this item again at the January meeting then this item will need to be re-advertised and re-posted to date certain. - PASS

Vote Results

Motion: Lacy Manigault

Second: Joseph Ervin

Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present
Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Aye

4. [COMPREHENSIVE PLAN MAP AMENDMENT: NE Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map Classification from Commercial-Regional to Industry-Light | C-17, LLC, Petitioner | Harold B. Yellin, Agent | File No. 16-005710-CPA](#)

Board Action:

The petitioner requested that this item be **continued** to the next regularly scheduled MPC meeting on January 10, 2017. If the petitioner continues this item again at the January meeting then this item will need to be re-advertised and re-posted to date certain.

- PASS

Vote Results

Motion: Lacy Manigault

Second: Joseph Ervin

Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye

Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

Zoning Petition - Map Amendment

5. REZONING: NW Corner of Jimmy DeLoach Parkway and Highlands Boulevard | Rezoning from a PUD-C District to a P-I-L District | ALFA Mutual Insurance, Co., Petitioner | Harold B. Yellin, Agent | File No. 16-005592-ZA

Board Action:

The petitioner requested that this item be **continued** to the next regularly scheduled MPC meeting on January 10, 2017. If the petitioner continues this item again at the January meeting then this item will need to be re-advertised and re-posted to date certain.

- PASS

Vote Results

Motion: Lacy Manigault
Second: Joseph Ervin

Shedrick Coleman	- Not Present
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye

6. REZONING: NE Corner of Jimmy DeLoach Parkway and Highlands Boulevard | Rezoning from a PUD-C District to a P-I-L District | C-17, LLC, Petitioner | Harold B. Yellin, Agent | File No. 16-005591-ZA

Board Action:

The petitioner requested that this item be **continued** to the next regularly scheduled MPC

meeting on January 10, 2017. If the petitioner continues this item again at the January meeting then this item will need to be re-advertised and re-posted to date certain. - PASS

Vote Results

Motion: Lacy Manigault
Second: Joseph Ervin
Shedrick Coleman - Not Present
Travis Coles - Aye
Ellis Cook - Aye
Joseph Ervin - Aye
Roberto Hernandez - Not Present
Timothy Mackey - Aye
Lacy Manigault - Aye
James Overton - Aye
W. Lee Smith - Aye
Linder S. Suthers - Aye
Joseph Welch - Aye
Tom Woiwode - Aye
George L. Woods III - Not Present

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.

VI. CONSENT AGENDA

7. [Approve November 22, 2016 Briefing and Meeting Minutes](#)

Attachment: [11.22.16 MINUTES.pdf](#)

Attachment: [11-22-16 MPC BRIEFING MINUTES.pdf](#)

Board Action:

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted - PASS

Vote Results

Motion: Lacy Manigault
Second: Joseph Ervin
Shedrick Coleman - Not Present
Travis Coles - Aye
Ellis Cook - Aye
Joseph Ervin - Aye

Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

8. [Authorize Interim Executive Director to Sign MOU with CAT](#)

Attachment: [TPC West MOU with CAT for CMP 12132016.pdf](#)

Board Action:

Approve the Interim Executive Director to sign the MOU with CAT. - PASS

Vote Results

Motion: Lacy Manigault

Second: Joseph Ervin

Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

9. [REZONING: 5111 Abercorn Street, Jewish Educational Alliance | Rezone from R-M-25 \(Residential Multifamily\) to O-I \(Office-Institutional\)](#)

Attachment: [MAPS 6421.pdf](#)

Attachment: [Table 1A.pdf](#)

Attachment: [Table 1B.pdf](#)

Attachment: [Table 2.pdf](#)

Attachment: [Staff Report-16-006421-ZA.pdf](#)

Board Action:

Approval of the request to rezone 5111 Abercorn

Street from the current R-M-25 (Multifamily, 25 units per acre) classification to an O-I (Office-Institutional) classification. - PASS

Vote Results

Motion: Lacy Manigault

Second: Joseph Ervin

Shedrick Coleman - Not Present

Travis Coles - Aye

Ellis Cook - Aye

Joseph Ervin - Aye

Roberto Hernandez - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

James Overton - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Not Present

VII. OLD BUSINESS

VIII. REGULAR BUSINESS

10. [SPECIAL USE: Petition to permit a self-serve climate controlled mini warehouse storage facility and an enclosed r/v, boat, and vehicle storage facility located at 1025 & 1031 Bryan Woods Loop within a PUD-IS zoning district](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Bryan Woods Prof Center Aerial.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Building Elevations.pdf](#)

Attachment: [Staff Report - Z-160829-00088-1.pdf](#)

Board Action:

Staff recommends **Approval** of the petitioner's request for a Special Use to permit a self-serve climate controlled mini warehouse storage facility - PASS and an enclosed r/v, boat, and vehicle storage facility based on the findings identified in the staff report.

Vote Results

Motion: Joseph Ervin

Second: Joseph Welch	
Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

11. [GENERAL DEVELOPMENT PLAN | Dasher Management Mini-Storage Warehouse and Enclosed RV/Boat Storage Facility | 1031 Bryan Woods Loop - Petitioner: Mick Jordan - Dasher Management, LLC - File Number P-120716-00126-1](#)

Attachment: [Maps.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [General Development Plan.pdf](#)
Attachment: [Building Elevations.pdf](#)
Attachment: [12-13-16 - Staff Report - P-16207-00126-1 - GDP.pdf](#)

Board Action:

The MPC staff recommends **Approval** of the proposed General Development Plan subject to conditions identified in the staff report. - PASS

Vote Results

Motion: Joseph Ervin
Second: Joseph Welch

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

George L. Woods III - Not Present

12. [MASTER PLAN CLARIFICATION | 600 Landings Way South | Previously Approved Master Plan | Petitioner: The Landings Association | MPC File No. M-160930-00098-1](#)

Attachment: [County Attorney Memo.pdf](#)
Attachment: [Memo from TLA.pdf](#)
Attachment: [Master Plan.pdf](#)
Attachment: [Staff Report.pdf](#)

Board Action:

Staff recommends **approval** of the requested master plan clarification. - PASS

Vote Results

Motion: Joseph Ervin
Second: Tom Woiwode
Shedrick Coleman - Not Present
Travis Coles - Aye
Ellis Cook - Aye
Joseph Ervin - Aye
Roberto Hernandez - Not Present
Timothy Mackey - Aye
Lacy Manigault - Aye
James Overton - Aye
W. Lee Smith - Aye
Linder S. Suthers - Aye
Joseph Welch - Aye
Tom Woiwode - Aye
George L. Woods III - Not Present

13. [Victorian District- New Construction Amendment | One West Park Avenue | 16-006322-COA](#)

Attachment: [Submittal Packet- Application - 1 West Park Avenue 16-006322-COA.pdf](#)
Attachment: [Submittal Packet- elevation.pdf](#)
Attachment: [Submittal Packet- revised GDP.pdf](#)
Attachment: [16-006322-COA Staff Recommendation.pdf](#)

Board Action:

Staff recommends denial of the proposed amendment to One West Park to add a driveway connecting West Park Avenue to West Park Lane because it is visually incompatible and not consistent with historic development patterns. - FAIL

Vote Results

Motion: Ellis Cook
Second: Travis Coles
Shedrick Coleman - Not Present

Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Nay
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Nay
Linder S. Suthers	- Nay
Joseph Welch	- Nay
Tom Woiwode	- Nay
George L. Woods III	- Not Present

Board Action:

Continued until the January 10th MPC meeting so that the developer can come back with a redesign to make the in and out parking lot visually compatible. - PASS

Vote Results

Motion: Lacy Manigault

Second: Travis Coles

Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

14. [AMENDED GENERAL DEVELOPMENT PLAN | One West Park Avenue | Thomas and Hutton Engineering | 16-006369-PLAN](#)

Attachment: [STAFF RECOMMENDATION- 16-006369-PLAN 1 West Park Avenue - General Development Plan.pdf](#)

Attachment: [Submittal Packet- revised GDP.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photographs.pdf](#)

Board Action:

Continued until the January 10th MPC meeting so that the developer can come back with a redesign to make the in and out parking lot visually compatible. - PASS

Vote Results

Motion: Travis Coles
Second: Joseph Welch

Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Aye
Joseph Ervin	- Aye
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

15. [TEXT AMENDMENT: Amendment to the Bed and Breakfast Guest Unit Definition, Sec. 8-3002 \(City of Savannah Zoning Ordinance\) | MPC Staff Study | File No. 16-006759-ZA](#)

Attachment: [Staff Report-16-006759-ZA-Dec 13.pdf](#)

Board Action:

Approval of the amendments to Article A (Generally), Section 8-3002(Definitions) to Revise the Definition of Bed and Breakfast Guest Unit; and to Article B (Zoning Districts), Sec. 8-3025(a)(12) (Index for C&R Use Schedule, Bed and Breakfast Guest Unit) and Sec. 8-3025(b)(9c) (Index fro B&I Use Schedule, Bed and Breakfast) to Revise the Use Name - PASS

Vote Results

Motion: Travis Coles
Second: Lacy Manigault

Shedrick Coleman	- Not Present
Travis Coles	- Aye
Ellis Cook	- Nay
Joseph Ervin	- Nay
Roberto Hernandez	- Not Present
Timothy Mackey	- Aye

Lacy Manigault	- Aye
James Overton	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Nay
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Not Present

IX. OTHER BUSINESS

16. [2017 Historic Preservation Calendar](#)

X. PRESENTATIONS

17. [Victory Drive Corridor Study, Phase III](#)

XI. ADJOURNMENT

18. [Adjourn](#)

There being no further business to present before the Board, the December 13, 2016 Regular MPC Meeting adjourned at 3:14 p.m.

Respectfully submitted,

Melony S. West
Interim Executive Director

/jh

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log December 13 2016.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.