



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
August 29, 2017 ~ 1:30 PM
MINUTES

August 29, 2017 Regular MPC Meeting

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

Members Not Present: Joseph T. Welch, Treasurer

Staff Present: Melony West, Interim Executive Director
Gary Plumbley, Development Services Director
Marcus Lotson, Development Services Planner
Jack Butler, Development Services Planner
Bri Finau, Administrative Assistant
Julie Yawn, Systems Analyst
Ellen Harris, Director of Urban Planning and Historic Preservation
Alyson Smith, Preservation Planner

Advisory Staff Present: Shane Corbin, 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 August 29, 2017 Regular MPC Meeting Agenda as submitted.

Vote Results (Approved)

Motion: James Overton

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

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. August 29, 2017 Search Committee \(Executive Session\) at 11:00 A.M. Meyers Conference Room, 110 East State Street.](#)

[3. September 7, 2017 Planning Commission Meeting, 12:00 P.M., Jerry Surrency Conference Room, 112 E. State Street.](#)

[4. September 12, 2017 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

[5. September 19, 2017 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

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

Motion

The applicant has requested the petition to be continued to the September 19 MPC Regular Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

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

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Timothy Mackey	- Aye
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[7. D4 - ZONING TEXT AMENDMENT | To eliminate residential density restrictions for certain zoning districts located within the Savannah Historic District | City of Savannah, Petitioner | File No. 17-002807-ZA](#)

Motion

The applicant has requested the petition to be continued to the September 19 MPC Regular Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

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

VI. Items Requested to be Withdrawn

[8. ZONING MAP AMENDMENT | 2501 WATERS AVENUE | REZONING PROPERTY FROM R-B-1 TO B-C | ANNE SMITH, AGENT | FILE NO. 17-004437-ZA](#)

Motion

WITHDRAW petition as requested.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Lacy Manigault

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

[9. ZONING MAP AMENDMENT | 2508 WATERS AVENUE | REZONING PROPERTY FROM R-B-1 TO B-C | ANNE SMITH, AGENT | FILE NO. 17-004436-ZA](#)

Motion

WITHDRAW petition as requested.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Lacy Manigault

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

[10. C1 - August 8, 2017 Briefing and Meeting Minutes](#)

[📎 08-08-17 MPC BRIEFING MINUTES.pdf](#)

[📎 08.08.17 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Meeting Minutes as submitted.

Vote Results (Voting)

Motion: Shedrick Coleman

Second: Joseph Ervin

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

[11. C1 - NEW CONSTRUCTION VICTORIAN DISTRICT | 518 East Bolton Street | Sawyer Design, Petitioner | File No. 17-004684-COA](#)

[📎 Context - Sanborn Maps.pdf](#)

[📎 Contributing Buildings Map.pdf](#)

[📎 Submittal Packet.pdf](#)

[📎 Staff Recommendation.pdf](#)

Motion

Approval for new construction of a two-story single-family building and a two-story carriage house to be located on the vacant parcel at 518 East Bolton 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:

Reduce the overall height of the proposed building by reducing the height of the foundation to align with the height of 514 East Bolton Street's foundation.

Add more windows on the side elevations of the carriage house.

Ensure that the screening proposed for the mechanical units is painted or stained.

Screen the refuse storage area and ensure that the screening is painted or stained.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

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

VIII. Old Business

IX. Regular Business

[12. D1 - ZONING TEXT AMENDMENT | Sec. 8-3025\(b\) & 8-3090 Request to permit carriage houses in the R-B-C-1 zoning district and to require one parking space per dwelling unit in that district |](#)

[📎 Staff Report.pdf](#)

[📎 R-B-C-1 in the Landmark District.pdf](#)

Motion

Staff recommends approval of the proposed amendments to Sections 8-3025(b) and 8-3090

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Ellis Cook

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

[13. D2 - AMENDED CONCEPT PLAN | Savannah Grey Single Family Subdivision - 2885 Grove Point Road | File Number 17-001549-SUBP](#)

- [📎 Maps and Concept Plan.pdf](#)
- [📎 Savannah Grey Illustrative Imagery.pdf](#)
- [📎 08-29-17 - 17-001549-SUBP - Savannah Gray SD - Setback Variances.pdf](#)

Motion

The MPC staff recommends approval of a 25-foot front yard building setback variance from the required 35 feet for Lots 3 through 18; a 20-foot front yard building setback variance from the required 30 feet for Lots 21 through 32 and Lot 34; a 15-foot front yard building setback variance from the required 25 feet for Lot 33; a 5-foot front yard building setback variance from the required 25 feet for Lot 66; a 10-foot side yard building setback variance from the required 20 feet for Lots 2, 3, 7, 8, 15, 16, and 20; and a 15-foot rear yard setback variance from the required 25 feet for Lots 2 and 20 and the proposed Amended Concept Plan subject to conditions outlined in the staff report.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Ervin

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

James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[14. D5 - TEXT AMENDMENT: Create New Sign District- Plant Riverside Sign District | SRD LLC \(Kessler Collection\), Petitioner | Harold Yellin, Agent | File No. 17-004435-COA](#)

- 📎 [Petitioner's Application and Ordinance.pdf](#)
- 📎 [Sec. 8-3120. River Street-Factors Walk sign ordinance.pdf](#)
- 📎 [Sec. 8-3121. Historic Sign District ordinance.pdf](#)
- 📎 [Staff Report 2-17-004435-ZA.pdf](#)

Motion

September 19, 2017

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Linder Suthers

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

[15. D2 - COMPREHENSIVE PLAN AMENDMENT | 2201 Beaumont Drive | Conservation to Commercial-Neighborhood | File No. 17-004963-CPA](#)

- 📎 [FLU MAP.pdf](#)
- 📎 [17-004963-CPA - 2201 Beaumont Drive - Staff Report - Comprehensive Plan Amendment.pdf](#)

Motion

The MPC staff recommends approval of the request of an amendment to the Tri-Centennial Comprehensive

Plan Future Land Use Map to change the future land use category of the property identified as PIN 2-0374 - 03-015 from Conservation to Commercial-Neighborhood.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Karen Jarrett

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

[16. D3 - MAP AMENDMENT: Request to rezone property at 2201 Beaumont Drive from a PUD-M-8 to a PUD-IS*](#)

[☞ Beaumont Self-Storage Whitaker Lab.pdf](#)

[☞ Site Plan.pdf](#)

[☞ ESA Level 1.pdf](#)

[☞ Maps 17-004804-ZA.pdf](#)

[☞ Staff Report_17-004804-ZA revised.pdf](#)

Motion

Staff recommends approval of rezoning the 9.32 acre parcel located at 2201 Beaumont Drive from a PUD M-8 (Planned Unit Development-Multifamily, 8-units per acre) district to a PUD-IS (Planned Unit Development-Institutional) district subject to a site plan under the provisions of Section 8-3031(D)(1)(a).

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Ellis Cook

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

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Timothy Mackey	- Nay
James Overton	- Nay
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Nay
Karen Jarrett	- Aye

[17. D4 - GENERAL DEVELOPMENT PLAN | 800 Howard Foss Drive/2201 Beaumont Drive| PUD-M-8 | File No. 17-004780-PLAN](#)

- ☞ [Beaumont Self-Storage Whitaker Lab.pdf](#)
- ☞ [ESA Level 1.pdf](#)
- ☞ [Site Plan.pdf](#)
- ☞ [Detail from Street Classification Map.pdf](#)
- ☞ [17-004780-PLAN - GDP - Beaumont Self Storage - 800 Howard Foss Drive.pdf](#)

Motion

The MPC staff recommends approval of the proposed General Development Plan subject to the following conditions:

Delineate wetlands within the project, if any.

Provide parking calculations.

Show location of principal use sign, if any.

Approval of the Zoning Map Amendment to PUD-IS* by the Mayor and Aldermen.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Ellis Cook

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

Roberto Hernandez	- Aye
Linder Suthers	- Nay
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Timothy Mackey	- Nay
James Overton	- Nay
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Nay
Karen Jarrett	- Aye

X. Presentations

XI. Other Business

[18. Election of Officers for 2017 - 2018](#)

[19. Executive Session](#)

Executive Session was held to discuss a personnel matter. There was no discussion of any agenda items, nor were any votes taken.

The duration was seven minutes, from 3:37 to 3:44 p.m.

XII. Adjournment

[20. Adjourn](#)

XIII. Development Plans Submitted for Review

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

📎 [Development Review Case Log August 29, 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.