



## Chatham County - Savannah Metropolitan Planning Commission

---

Arthur A. Mendonsa Hearing Room  
December 12, 2017 ~ 1:30 PM  
Minutes

### December 12, 2017 Regular MPC Meeting

**Members Present:** W. James Overton, Chairman  
Linder S. Suthers, Secretary  
Tom Woiwode, Treasurer  
W. Shedrick Coleman  
Travis H. Coles  
Ellis Cook  
Karen Jarrett  
Timothy Mackey  
Lacy Manigault  
Tanya Milton

**Members Not Present:** Joseph B. Ervin, Vice-Chairman  
Roberto Hernandez  
W. Lee Smith  
Joseph Welch

**Staff Present:** Gary Plumbley, Development Services Director  
Charlotte Moore, Director of Special Project  
Marcus Lotson, Development Services Planner  
Jack Butler, Development Services Planner  
Leah Michalak, Preservation Planner  
Jessica Hagan, Administrative Assistant  
Julie Yawn, Systems Analyst

**Advisory Staff Present:** Tiras Petea, City Zoning Administrator  
Yolanda Washington, County 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 agenda as amended.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Not Present
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
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. January 9, 2018 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**

[3. D1 - COMPREHENSIVE PLAN AMENDMENT | Hwy. 204 and Old River Road | Planned Development to Commercial-Neighborhood | Z-171113-00119-1-CPA](#)

**Motion**

Requested by petitioner to continue to the January 9, 2018 MPC meeting.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Travis Coles

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

[4. D2 - ZONING MAP AMENDMENT | Hwy. 204 at Old River Road | R-A to B-N | File Number Z-171106-00116-1](#)

**Motion**

Requested by petitioner to continue to the January 9, 2018 MPC meeting.

**Vote Results ( Approved )**

Motion: Ellis Cook  
Second: Travis Coles

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

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**

[5. C1 - November 21, 2017 Briefing and Regular Meeting Minutes](#)

- [11.21.17 MEETING MINUTES.pdf](#)
- [11-21-17 MPC BRIEFING MINUTES.pdf](#)

**Motion**

Recommend APPROVAL of the Briefing and Meeting Minutes as submitted.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Tanya Milton

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

[6. C1 - Authorize MPC Chairman to Sign Memorandum of Understanding with Chatham County](#)

**Motion**

Approval for the MPC Chairman to sign the agreement with Chatham County

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Tanya Milton

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

[7. TEXT AMENDMENT: Creation of Article P, Historic District Hotel Overlay District | Amendment of the City of Savannah | File No. 17-005213-ZA](#)

**Motion**

Continue to the January 9, 2018 MPC meeting

**Vote Results ( Voting )**

Motion:

Second:

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

[8. MAP AMENDMENT: Creation of a Hotel Overlay District for the Savannah Historic District | Amendment of the City of Savannah | File No. 17-005888-ZA](#)

**Motion**

Continue to the January 9, 2018 MPC meeting

**Vote Results ( Not Started )**

Motion:

Second:

**IX. Regular Business**

[9. D3 - NEW CONSTRUCTION VICTORIAN DISTRICT | 203 East Gwinnett Street | Petition of Wubbena Architects | File No. 17-002148-COA](#)

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

📎 [Sanborn Maps.pdf](#)

📎 [Submittal Packet - Materials and Specifications.pdf](#)

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

[☞ Staff Recommendation.pdf](#)

**Motion**

Approve new construction of a 3-story apartment building on the vacant parcel at 203 East Gwinnett 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. Decrease the front yard setback to be more like the adjacent developed properties on either side.
2. Redesign all French doors to be a style more visually compatible with surrounding contributing buildings; they should have less glass and less divided lites.
3. Enclose the stoop and stoop stair to the greatest extent possible and still maintain the entry door below the stoop.
4. Ensure that the window SDLs do not exceed 7/8 inches wide.
5. Parking be resolved for the three cars.

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Tanya Milton

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

[10. D4 - ZONING MAP AMENDMENT | 10421 & 10501 Abercorn St. and 207, 210, & 215 Magnolia Ave. | Rezoning from PUD-B-C, PUD-IS-B, and, P-I-P to a B-C classification | File Number 17-006664-ZA](#)

[☞ Staff Report 17-006664-ZA Magnolia at Abercorn.pdf](#)

[☞ Maps and Concept Plan.pdf](#)

**Motion**

The MPC staff recommends Approval of the petitioner request to rezone properties identified as 10421 and 10501 Abercorn Street and 207, 210, and 215 Magnolia Avenue (PIN: 2-0648-02-028 &036 AND 2-648-03-

011, 012, & 013) from PUD-B-C (Planned Unit Development; Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Tanya Milton

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

[11. D5 - TEXT AMENDMENT | Amend Various Sections of the Savannah Historic District Ordinance | Staff Initiated Petition | File No. 17-006200-ZA](#)

[Staff Report-17-006200-ZA.pdf](#)

**Motion**

Approval of amendments to the City of Savannah zoning ordinance, Section 8-3030 Historic District Ordinance.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Linder Suthers

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

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

[12. D6 - MOBILITIE SMALL CELL PROGRAM | APPEAL OF EXECUTIVE DIRECTOR DECISION | FILE NO. 17-005234-PLAN, -5242, -5244, -5247, -5248, -5250, -5251, -5253, -5255](#)

- [Concealed Examples in Savannah.pdf](#)
- [CityScape Review.pdf](#)
- [MPC Signed Decisions Mobilitie 1.pdf](#)
- [Designs and Network Deficiency - 9 Small Cell Locations.pdf](#)
- [MPC Staff Report-Mobilitie Small Cell Program - DEC 12.pdf](#)
- [Planning Commision Appeal Savannah.pdf](#)
- [SavannahMM\\_deficiencyletterV2.pdf](#)

**Motion**

Continue to the January 30, 2018 MPC meeting.

**Vote Results ( Approved )**

Motion: Tanya Milton

Second: Travis Coles

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

**X. Presentations**

**XI. Other Business**

[13. 2018 Historic Preservation Department Calendar](#)

- [2018 Calendar.pdf](#)



**XII. Adjournment**

[14. Adjourn](#)

**XIII. Development Plans Submitted for Review**

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

📎 [Development Review Case Log December 12, 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.*