



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
July 18, 2017 ~ 1:30 PM  
MINUTES

### July 18, 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  
Lacy Manigault  
Karen Jarrett  
W. Lee Smith  
Linder S. Suthers  
Tom Woiwode

**Members Not Present:** Joseph T. Welch, Secretary  
Roberto Hernandez  
Timothy Mackey

**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

**Advisory Staff Present:** Tiras Petrea, City Zoning Inspector  
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 July 18, 2017 MPC Meeting agenda as submitted.

**Vote Results ( Approved )**

Motion: Lacy Manigault

Second: Shedrick Coleman

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

**IV. Notices, Proclamations and Acknowledgements**

**Notice(s)**

[2. August 8, 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**

[3. 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](#)

- [📎 Maps & GDP.pdf](#)
- [📎 Photos.pdf](#)
- [📎 Opposition Letter & Photos - Dawn and Jonathan Waters.pdf 1.pdf](#)
- [📎 07-18-17 - Staff Report-17-002333-ZA.pdf](#)

**Motion**

Staff recommends Approval of the petitioner’s request to rezone the subject site from a P-R-4 (Planned Four-family Residential) classification to a RIP-B (Medium Density Residential) classification, applying the "extraordinary and unusual"; provision of Sec. 8-3031(D)(1)(a) subject to conditions identified in the staff report.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Linder Suthers

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

[4. 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](#)

- [☞ Revised Gen. Dev. Plan.pdf](#)
- [☞ Revised Front Elevation Rendering.pdf](#)
- [☞ Revised Colored GDP Rendering.pdf](#)
- [☞ Revised Front Elevation Rendering.pdf](#)
- [☞ Revised Surveyed Parcel Plat.pdf](#)
- [☞ 07-18-17 Staff Report-17-002304-PLAN.pdf](#)
- [☞ 07-18-17 Staff Report-17-002304-PLAN.pdf](#)

**Motion**

Continue to August 8, 2017 Regular MPC Meeting, per petitioner's request.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Linder Suthers

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

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

**Motion**

Continue to the August 8, 2017 Regular MPC Meeting, per petitioner's request.

**Vote Results ( Approved )**

Motion: Joseph Ervin  
 Second: Linder Suthers

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

[6. 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**

Continue to August 8, 2017 Regular MPC Meeting, per petitioner's request.

**Vote Results ( Approved )**

Motion: Joseph Ervin  
 Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye

W. Lee Smith	- Aye
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

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

**Motion**

Continue to the August 8th, 2017 Regular MPC Meeting, per petitioner's request.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Linder Suthers

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

**VI. Items Requested to be Withdrawn**

[8. ZONING TEXT AMENDMENT - Hopeton Plantation Planned Unit Development - Little Neck Road - Z-170124-00005-1](#)

**Motion**

Withdraw this petition per petitioner's request.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Shedrick Coleman

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

**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. C2 - June 27, 2017 Briefing and Meeting Minutes.](#)

[📎 06-27-17 MPC BRIEFING MINUTES.pdf](#)

[📎 06.27.17 MEETING MINUTES .pdf](#)

**Motion**

Approve June 27, 2017 Briefing and Meeting Minutes as submitted.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Shedrick Coleman

Ellis Cook	- Aye
Joseph Ervin	- Aye

W. Lee Smith	- Aye
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

**VIII. Old Business**

**IX. Regular Business**

[10. D1 - ZONING TEXT AMENDMENT | Request to Amend Historic District Sign Ordinance \(to allow awnings in an R District\) | 17-003501-ZA](#)

[Affected Properties - Res Zone w Commercial Use.pdf](#)

[Staff Report 17-003501-ZA Historic District Sign Ordinance Text Amendment.pdf](#)

**Motion**

Approve MPC staff recommendation.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Karen Jarrett

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

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

[Staff Report Amend B&I schedule Use 95.pdf](#)

**Motion**

Staff recommends denial of the proposed text amendment to create use # 95 and permit it in the B-N zoning district.

**Vote Results ( Not Started )**

Motion:

Second:

**Motion**

Continue to the August 29, 2017 Regular MPC Meeting, per petitioner's request.

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Joseph Ervin

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

[12. D2 - ZONING MAP AMENDMENT | 701 Montgomery Street | PIN 2-0045-28-012 \(portion\) | R-B-C-1 Zoning District to a B-C Zoning District | File Number 17-3908-ZA](#)

[Maps.pdf](#)

[07-18-17 Staff Report-17-003908-ZA.pdf](#)



**Motion**

Approve MPC staff recommendation of findings identified in enclosed staff report.

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Travis Coles

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

**X. Presentations**

**XI. Other Business**

[13. Chairman to Appoint Nominating Committee](#)

**XII. Adjournment**

**XIII. Development Plans Submitted for Review**

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

[Development Review Case Log July 18, 2017.pdf](#)

There being no further to business to present before the Board, the July 18, 2017 Regular MPC Meeting was adjourned at 2:31 p.m.

Respectfully submitted,

Melony S. West  
Interim Executive Director  
/bf

***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.***