



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
June 27, 2017 ~ 1:30 PM  
Minutes

### June 27, 2017 Regular MPC Meeting

**Members Present:** Tanya Milton, Chairwoman  
W. James Overton, Vice-Chairman  
Joseph Welch, Secretary  
Ellis Cook  
Joseph B. Ervin  
Karen Jarrett  
Lacy Manigault  
W. Lee Smith  
Linder S. Suthers  
Tom Woiwode

**Members Not Present:** W. Shedrick Coleman  
Travis H. Coles  
Roberto Hernandez  
Timothy Mackey

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

**Advisory Staff Present:** Tiras Petea, City Zoning Administrator  
Bob Sebek, Chatham County Zoning Administrator  
Yolanda Washington, Building Safety and Regulatory Services

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

##### 1. Approval of Agenda

###### **Motion**

Approve June 27, 2017 MPC Meeting as submitted.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Joseph Ervin

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Joseph Welch - Aye
- James Overton - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye

**IV. Notices, Proclamations and Acknowledgements**

[2. July 11, 2017 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

[3. July 18, 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**

[4. 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 July 18, 2017 MPC Meeting.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Joseph Welch - Aye
- James Overton - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye

[5. 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 July 18, 2017 MPC Meeting.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Joseph Welch - Aye
- James Overton - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye

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

**Motion**

Recommend continuance until the July 18th meeting based on petitioner's request.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Joseph Welch - Aye
- James Overton - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye

[7. 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 July 18, 2017 MPC Meeting.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Joseph Welch - Aye
- James Overton - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye

[8. 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 July 18, 2017 MPC Meeting.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Joseph Welch - Aye
- James Overton - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye

[9. 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 July 18, 2017 MPC Meeting.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[10. 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 petitioner is requesting that this petition be continued to the July 18, 2017 MPC Meeting.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- 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**

[11. C2 - June 6, 2017 Briefing and Meeting Minutes.](#)

[📎 06.06.17 MEETING MINUTES.pdf](#)

**Motion**

Approve the June 6, 2017 Briefing and Meeting Minutes as written.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[12. C1 - MINOR SUBDIVISION - FINAL PLAT | Mark Hornkohl Subdivision | 5798 Ogeechee Road | File No. S-170608-00069-1](#)

[Maps.pdf](#)

[Subivision Plat.pdf](#)

[06-27-17 - S-170608-00069-1 Mark Hornkohl Subdivision - 5798 Ogee....pdf](#)

**Motion**

MPC staff recommends Approval of a 2,356-square foot lot area variance from the minimum required lot area of 2,500 square feet for each of the three proposed well sites and the proposed Minor Subdivision and Final Plat subject to conditions identified in the staff report.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

## VIII. Old Business

## IX. Regular Business

### 13. D1 - DEMOLITION OF A CONTRIBUTING BUILDING: Cuyler-Brownville Historic District | 832 West 39th Street | City of Savannah, Petitioner | File No. 17-003117-COA

📎 [17-003117-COA Staff Recommendation.pdf](#)

📎 [Sanborn Maps.pdf](#)

📎 [Historic Resources Survey Card.pdf](#)

📎 [Submittal Packet.pdf](#)

#### **Motion**

Approve the demolition of the historic building located at 832 West 39th Street because the building has been ordered to be demolished by Recorder's Court.

#### **Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

### 14. D2 - 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

📎 [MAPS.pdf](#)

📎 [Master Plans & Elevations.pdf](#)

📎 [06-27-17 - P-170124-00006-1 Staff Report.pdf](#)

📎 [Greenberg letter re Henderson Lakes and agreement -scan.pdf](#)

📎 [06-27-17 Staff Report Z-170124-00007-1 - 649 & 653 Little Neck Road.pdf](#)

📎 [02-14-17 - County Eng. Recommendation.pdf](#)

#### **Motion**

MPC staff recommends denial of the petitioner's request to rezone the subject site, PIN 1-1028-01-080 and 081 from the current PUD-M-8 classification to a PUD-M-9 zoning classification. Staff further recommends approval to rezone the subject site, PIN 1-1028-01-080 and 081 to an alternate PUD-M- 10 classification

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Nay

[15. D3 - AMENDED MASTER PLAN-GENERAL DEVELOPMENT PLAN | Little Neck Road Development | 649 and 653 Little Neck Road | Petitioner: Konter Development | File Number P-170124-00006-1](#)

- [MAPS.pdf](#)
- [Master Plans & Elevations.pdf](#)
- [Greenberg letter re Henderson Lakes and agreement -scan.pdf](#)
- [06-27-17 P-170124-00006-1 Little Neck Road Development - Amended Master Plan-Gen. Dev. Plan.pdf](#)
- [02-14-17 Co. Eng. Comments - Retreat at Henderson Lakes Ph. 2.pdf](#)

**Motion**

The MPC staff recommends approval of the proposed amended Master Plan/Concept Plan (General Development Plan) subject to the conditions identified in the staff report.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Joseph Ervin

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Nay

[16. D4 - ZONING MAP AMENDMENT | Rezoning two parcels from P-R-4 \(Planned four-family residential\) to RIP-B \(Residential, medium density\) applying the "extraordinary and unusual provision" as referenced by Sec. 8-](#)



[📎 Maps 2666.pdf](#)

[📎 Staff Report\\_17-002666-ZA.pdf](#)

[📎 Submittal #1\\_East Broad At Duffy\\_2017-06-20\\_Plans\\_GDP\(ogletreedesign@gmail.com\).pdf](#)

[📎 Site Photos 2666.pdf](#)

### **Motion**

Approval of the petitioner's request with conditions.

A general development plan shall be submitted to and approved by the Mayor and Aldermen per the "extraordinary and unusual provision" of Sec. 8-3031(D)(1)(a).

A subdivision plat to recombine 1204 East Broad Street and 1206 East Broad Street shall be submitted and approved by the Metropolitan Planning Commission.

Any use permitted in the RIP-B district, as of the date the district is approved [i.e., the date the ordinance to rezone the subject site is approved] shall be permitted, excluding Use 9, Use 13, Use 14a, and Use 65a.

If the residential units are to be rented or leased, they are to be rented/leased per dwelling unit.

The following development standards shall apply:

Minimum Lot Area per Residential Unit

Residential: 600 sf.

Nonresidential: No standards

Minimum Lot Width

Residential:

Detached, semi-detached or end-row:

20 ft.

Attached or row:

10 ft.

Nonresidential: N/A

Setbacks (Front, Side & Rear)

N/A

Maximum Height

40 ft.

Maximum Building Coverage

Residential: 75%

Nonresidential: 75%

Maximum Density

70 units per acre

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[17. D5 - GENERAL DEVELOPMENT PLAN | 1204 East Broad Street and 1206 East Broad Street | RIP-B \(Residential, medium density\) Zoning District \(Proposed\) | File Number 17-003709-PLAN](#)

[📎 Maps 2666.pdf](#)

[📎 Staff Report-17-003709-PLAN.pdf](#)

[📎 Submittal #1\\_East Broad At Duffy\\_2017-06-20\\_Plans\\_GDP\(ogletreedesign@gmail.com\).pdf](#)

[📎 Site Photos 3709.pdf](#)

**Motion**

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

Approval of the requested rezoning of the site from P-R-4 to RIP-B in accordance with the ";unusual and extraordinary"; provision of Sec. 8-3031(D)(1)(a) and the requested conditions approved by the Mayor and Aldermen.

Any proposed structure elevations regarding height and design must be approved by MPC staff.

Any significant changes to the approved General Development Plan must be approved by the Metropolitan Planning Commission and the Mayor and Aldermen.

Approval by all City review departments including the City Engineer.

**Vote Results ( Approved )**

Motion: Linder Suthers

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[18. D6 - TEXT AMENDMENT: Request to Establish a Victorian Planned Neighborhood Conservation 4-R District and to Establish an Upper-Story Residential Use in the 1-R, 2-R, 3-R, 1-B, 2-B and 3-B Zoning Districts | Delray Ventures, Petitioner | Harold Yellin, Agent | File No. 17-0027-39-ZA](#)

- [Staff Report-17-002739-ZA-June 27.pdf](#)
- [2-Victorian Dist Zoning Map.pdf](#)
- [3-Victorian District Contributing Bldgs Map.pdf](#)
- [4-Table 1-Use Table.pdf](#)
- [5-Table 2\\_4-R & 2-R District Dev Stds Comparison.pdf](#)
- [6-Petitioner's Proposed Text.pdf](#)

**Motion**

Denial of the proposed petition to create a Victorian Planned Neighborhood Conservation 4-R District.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Nay
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Nay
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[19. D7 - MAP AMENDMENT: Request to rezone property at 906 Drayton Street and 905 Abercorn Street from a Victorian Neighborhood Conservation 2-R District to a Proposed Victorian Neighborhood Conservation 4-R District | Delray Ventures, Petitioner | Harold B. Yellin, Agent | File No. 17-002741-ZA](#)

[1-Maps.pdf](#)

[2-Photos.pdf](#)

[Staff Report-17-002741-ZA-June 27.pdf](#)

**Motion**

Denial of the petitioner's request to rezone to a proposed Victorian Neighborhood Conservation 4-R District.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Joseph Ervin

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Nay
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Nay
James Overton	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

**X. Presentations**

**XI. Other Business**

**XII. Adjournment**

[20. Adjourn](#)

The June 27, 2017 Regular MPC Meeting was adjourned at 3:41 p.m.

**XIII. Development Plans Submitted for Review**

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

📎 [Development Review Case Log June 27, 2017.pdf](#)

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**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.***