



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
June 6, 2017 ~ 1:30 PM
MINUTES

June 6, 2017 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
Joseph T. Welch, Treasurer
W. Shedrick Coleman
Travis H. Coles
Ellis Cook
Karen Jarrett
Timothy Mackey
Lacy Manigault
W. Lee Smith
Linder Suthers
Tom Woiwode

Members Not Present: Joseph B. Ervin
Roberto Hernandez
W. James Overton, Vice-Chairman

Staff Present: Melony West, Interim Executive Director
Gary Plumbley, Development Services Director
Charlotte Moore, Director of Special Projects
Thomas Trawick, Development Services Planner
Bri Finau, Administrative Assistant
Julie Yawn, Systems Analyst
Ellen Harris, Director of Urban Planning and Historic Preservation
Leah Michalak, Preservation Planner
Alyson Smith, Preservation Planner
Sara Farr-Newman, Preservation Planner

Advisory Staff Present: Shane Corbin, City Zoning Administrator
Pete Shonka, Assistant City Manager
Tiras Petrea, City Zoning Inspector

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

Motion

Approve February 21, 2017 MPC Meeting as submitted.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Welch

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

IV. Notices, Proclamations and Acknowledgements

[2. June 27, 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](#)

Motion

The petitioner is requesting that this petition be continued to the June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

James Overton	- Not Present
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

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

Motion

Postpone to June 27, 2017 Regular MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Not Present
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Timothy Mackey	- Not Present
James Overton	- Not Present
Shedrick Coleman	- 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 June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

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

[6. 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 June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

[7. 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 June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

[8. 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 June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

Motion

The petitioner is requesting that this petition be continued to the June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

Motion

The petitioner is requesting that this petition be continued to the June 27, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

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

[11. 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

Petitioner request to be postponed to June 27, 2017 Regular MPC Meeting.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

[12. ZONING MAP AMENDMENT | Rezoning two parcels from P-R-4 \(Planned four-family residential\) to RIP-B \(Residential, medium density\) | 1204 and 1206 East Broad Street | Roy Ogletree, Petitioner | File No. 17-002666-ZA](#)

Motion

Remove from agenda.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Timothy Mackey	- Not Present
James Overton	- Not Present
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

[13. C2 - May 16, 2017 Briefing and Meeting Minutes.](#)

[📎 05-16-17 MPC BRIEFING MINUTES.pdf](#)

[📎 05.16.17 MEETING MINUTES.pdf](#)

Motion

Approve minutes as submitted.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Welch

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

VIII. Old Business

IX. Regular Business

[14. D2 - ZONING MAP AMENDMENT | 1325 Chatham Parkway | PUD-B-R to PUD-M-12 | File Number 17-002738-ZA](#)

[17-002738-ZA Chatham Pkwy - Staff Report.pdf](#)

[Maps.pdf](#)

Motion

Staff recommends approval of the petitioner's request to rezone the property identified as 1325 Chatham Parkway from a PUD-B-R (Planned Unit Development - Regional Business) zoning classification to a PUD-M-12 (Planned Unit Development - Multifamily, 12 units per net acre) classification

Vote Results (Approved)

Motion: Shedrick Coleman

Second: W. Lee Smith

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

[15. D1 - COMPREHENSIVE PLAN AMENDMENT | 1325 Chatham Parkway | Commercial-Suburban to Residential-General | 17-002738-CPA](#)

[17-002738-CPA - Staff Report-1325 Chatham Pkwy \(2\).pdf](#)

[Maps.pdf](#)

Motion

MPC staff recommends approval of an amendment to the Tricentennial Comprehensive Plan Amendment Future Land Use Map from Suburban Commercial classification to a Residential General classification for the property identified as 1325 Chatham Parkway (PIN 2-0834-091-013).

Vote Results (Approved)

Motion: Shedrick Coleman

Second: W. Lee Smith

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

[16. D3 - ZONING TEXT AMENDMENT | A text amendment to redefine hotel categories and where they are permitted, add use conditions, change bonus story requirements, and amend off-street parking requirements | City of Savannah, Petitioner | File No. 17-002806-ZA](#)

- [📎 Historic Height District Map- FINAL.pdf](#)
- [📎 Hotel Study Map 3-29-2017.pdf](#)
- [📎 Staff Report-17-002806-ZA.pdf](#)
- [📎 Hotels Presentation - Planning Commission Planning Meeting 20170523.pdf](#)
- [📎 West River Street District.pdf](#)
- [📎 Proposed Zoning District Maps-Hotels.pdf](#)

Motion

Deny petitioner's request.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Joseph Welch

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

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

X. Presentations

XI. Other Business

XII. Adjournment

[17. Adjourn](#)

There being no further business to present before the Board, the June 6, 2017 Regular MPC Meeting was adjourned at 3:14 p.m.

Respectfully submitted,

Melony S. West
Interim Executive Director

/bf

XIII. Development Plans Submitted for Review

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

📎 [Development Review Case Log June 6, 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.