



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
November 21, 2017 ~ 1:30 PM
Minutes

November 21, 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
Lacy Manigault
Tanya Milton

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

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

Advisory Staff Present: Tiras Petea, City Zoning Administrator
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 the agenda as amended. Moving items 14, 15, and 16 to the front of the agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

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

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. December 12, 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. NEW CONSTRUCTION: VICTORIAN DISTRICT | 203 East Gwinnett Street | Petitioner: Wubbena Architects | File No. 17-002148-COA](#)

Motion

The petition has been postponed to the December 12 MPC Regular Meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Tom Woiwode

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

VI. Items Requested to be Withdrawn

[4. Zoning Text Amendment | Article O West Bay Street Overlay District | 17-004360-ZA](#)

Motion	
Approve to withdrawal	
Vote Results (Approved)	
Motion: Travis Coles	
Second: Linder Suthers	
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

[5. Zoning Text Amendment | Article P Montgomery Street Overlay District | 17-005889-ZA](#)

Motion	
Approve to withdrawal	
Vote Results (Approved)	
Motion: Travis Coles	
Second: Linder Suthers	
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

[6. Zoning Text Amendment | Article R Ogeechee Road Overlay District | 17-005890-ZA](#)

Motion	
Approve to withdrawal	
Vote Results (Approved)	
Motion: Travis Coles	
Second: Linder Suthers	
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

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

[7. C1 - October 31, 2017 Briefing and Regular Meeting Minutes](#)

[10-31-17 MPC BRIEFING MINUTES.pdf](#)

[10.31.17 2 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Meeting Minutes as submitted.

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	- 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

8. Adoption of the 2018 Calendar of Meetings

[2018 CALENDAR OF MEETINGS - TENTATIVE .pdf](#)

Motion

Adopt calendar as submitted.

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	- 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

[9. C1 - NEW CONSTRUCTION VICTORIAN DISTRICT | 555 East Gwinnett Street | Petition of Sawyer Design | File No. 17-005794-COA](#)

[17-005794-COA Staff Recommendation.pdf](#)

[Submittal Packet - Photographs.pdf](#)

[Submittal Packet - Drawings.pdf](#)

Motion

Approve new construction of a two-story residential quadplex located on the vacant parcels at 555 East Gwinnett Street, including the side yard setback adjustments as requested, with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that the balusters are spaced a maximum of 4 inches apart.
2. Use a consistent roof material on the entire building (either shingle or metal but not both).
3. Use either wood or metal for the vents on the foundation walls; do not use vinyl, PVC, fiberglass or other similar products.
4. Ensure that all fence screening is painted or stained.

Vote Results (Voting)

Motion: Tanya Milton

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

10. TEXT AMENDMENT: Amendments to the Victorian 3-B District and the B-C District (as provided in the description section below) | Midtown Redevelopment, LLC, Petitioner | Harold Yellin, Agent | File No. 17-004803-ZA

- ☞ [Staff Report-17-004803-ZA-Nov 21.pdf](#)
- ☞ [1-Concept Plan.pdf](#)
- ☞ [2-Neighborhood-Historic-Zoning Map.pdf](#)
- ☞ [3-Victorian District Contributing Bldgs Map.pdf](#)

Motion

Approval of an alternate amendment recommended by MPC staff.

Vote Results (Approved)

Motion: Tom Woiwode

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

11. MAP AMENDMENT: Request to Rezone 311-313 W. Anderson Street from a Victorian District 3-R District to a 3-B District and 312 W. 31st Street from a Mid-City TN-2 (Traditional Neighborhood) District to a TC-1 (Traditional Commercial) District | Midtown Redevelopment, LLC, Petitioner | Harold B. Yellin, Agent | File No. 17-004805-ZA

- ☞ [Staff Report-17-004805-ZA-Nov 21.pdf](#)
- ☞ [1-Neighborhood-Historic District-Zoning Map.pdf](#)
- ☞ [2-Maps and Aerial.pdf](#)
- ☞ [3- Concept Plan.pdf](#)
- ☞ [4-Table 1 3-B and 3-R District Uses.pdf](#)
- ☞ [5-Table 2 Mid-City TN-2, TC-1 & TC-2 Uses.pdf](#)
- ☞ [6-Table 3 3-R & 3-B Development Standards.pdf](#)
- ☞ [7-Table 4 Mid-City Development Standards.pdf](#)

Motion

DENIAL of the rezoning of Parcels 2-0066-05-001 and 007 from 3-R to 3-B; DENIAL of the rezoning of Parcel 2-0066-05-002 from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1); APPROVAL of the rezoning of Parcels 2-0066-05-003 and 004 from B-C (Community Business) to TC-2 (Traditional Commercial-2).

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

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	- Nay
Karen Jarrett	- Nay

[12. D1 - Zoning Map Amendment | 234 Martin Luther King, Jr. Blvd. | Existing B-C Zoning District | Proposed B-C-1 Zoning District | File Number 17-006172-ZA](#)

[MAPS.pdf](#)

[11-21-17 Staff Report-17-006172-ZA.pdf](#)

Motion

MPC staff recommends Denial of the petitioner's request to rezone the subject site from a B-C zoning classification to a BC-1 zoning classification, based on findings identified in the staff report. Staff further recommends Approval of a text amendment that would allow a Craft Distillery (Use 93) as a permitted use in the B-C and other specific commercial zoning districts.

Vote Results (Approved)

Motion: Tanya Milton

Second: Linder Suthers

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

[13. Zoning Text Amendment | Alcohol Density Overlay District | File no. 17-006636-ZA | City of Savannah, Petitioner](#)

- [☞ Staff Report-17-006636-ZA.pdf](#)
- [☞ Alcohol Density West Bay.pdf](#)
- [☞ Alcohol Density Ogeechee.pdf](#)
- [☞ Alcohol Density Montgomery.pdf](#)
- [☞ Proposed Alcohol Density Overlay District -REVISED.pdf](#)

Motion

MPC staff recommends approval of the zoning text amendment to create Article O; the Alcohol Density Overlay District.

Vote Results (Approved)

Motion: Tom Woiwode
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	- Not Present
James Overton	- Aye
Shedrick Coleman	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[14. Zoning Map Amendment - West Bay Street Corridor Overlay - 17-005887-ZA](#)

- [☞ Alcohol Density West Bay.pdf](#)

[Staff Report.pdf](#)

Motion

The MPC staff recommends approval of the West Bay Street Alcohol Density Overlay District.

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

[15. Zoning Map Amendment - Montgomery Street Corridor Overlay - 17-005884-ZA](#)

[Alcohol Density Montgomery.pdf](#)

[Staff Report.pdf](#)

Motion

The MPC staff recommends approval of the Montgomery Street Alcohol Density Overlay District.

Vote Results (Approved)

Motion: Linder Suthers

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

16. Zoning Map Amendment - Ogeechee Road Corridor Overlay - 17-005885-ZA

- [Alcohol Density Ogeechee.pdf](#)
- [Staff Report.pdf](#)

Motion

The MPC staff recommends approval of the Ogeechee Road Alcohol Density Overlay District.

Vote Results (Approved)

Motion: Travis Coles
Second: Tom Woiwode

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

IX. Regular Business

17. D2 - TEXT AMENDMENT: Creation of Article P, Historic District Hotel Overlay District | Amendment of the City of Savannah | File No. 17-005213-ZA

- [Proposed Hotel Location Map-Nov 21.pdf](#)
- [Staff Report-17-005213-ZA.pdf](#)

Motion

Continued to the December 12, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Travis Coles
Second: Tom Woiwode
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

[18. D3 - MAP AMENDMENT: Creation of a Hotel Overlay District for the Savannah Historic District | Amendment of the City of Savannah | File No. 17-005888-ZA](#)

[Staff Report-17-005888-ZA-Nov 21.pdf](#)

Motion

Continued to the December 12, 2017 MPC Meeting.

Vote Results (Approved)

Motion: Travis Coles
Second: Tom Woiwode
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

X. Presentations

XI. Other Business

XII. Adjournment

[19. Adjourn](#)

XIII. Development Plans Submitted for Review

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

[Development Review Case Log November 21, 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.