



## Chatham County - Savannah Metropolitan Planning Commission

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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](#)

#### 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: Wubben Architects | File No. 17-002148-COA](#)

#### VI. Items Requested to be Withdrawn

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

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

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

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](#)

[8. Adoption of the 2018 Calendar of Meetings](#)

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

[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](#)

#### VIII. Old Business

[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](#)

[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](#)

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

[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](#)

- ② [MAPS.pdf](#)
- ② [11-21-17 Staff Report-17-006172-ZA.pdf](#)

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

- ② [Staff Report-17-006636-ZA.pdf](#)
- ② [Alcohol Density West Bay.pdf](#)
- ② [Alcohol Density Ogeechee.pdf](#)
- ② [Alcohol Density Montgomery.pdf](#)
- ② [Proposed Alcohol Density Overlay District -REVISED.pdf](#)

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

- ② [Alcohol Density West Bay.pdf](#)
- ② [Staff Report.pdf](#)

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

- ② [Alcohol Density Montgomery.pdf](#)
- ② [Staff Report.pdf](#)

[16. Zoning Map Amendment - Ogeechee Road Corridor Overlay - 17-005885-ZA](#)

- ② [Alcohol Density Ogeechee.pdf](#)
- ② [Staff Report.pdf](#)

**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](#)

- ② [Proposed Hotel Location Map-Nov 21.pdf](#)
- ② [Staff Report-17-005213-ZA.pdf](#)

[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](#)

- ② [Staff Report-17-005888-ZA-Nov 21.pdf](#)

**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](#)

***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.***