



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
September 26, 2017 ~ 1:30 PM
MINUTES

September 26, 2017 Regular MPC Meeting

Members Present: Tanya Milton, Chairwoman
W. James Overton, Vice-Chairman
Joseph T. Welch, Treasurer
Travis H. Coles
Ellis Cook
Joseph B. Ervin
Karen Jarrett
W. Lee Smith
Tom Woiwode

Members Not Present: W. Shedrick Coleman
Roberto Hernandez
Timothy Mackey
Lacy Manigault
Linder Suthers

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
Ellen Harris, Director of Urban Planning and Historic Preservation

Advisory Staff Present: Tiras Petrea, Principal Zoning Inspector

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

1. Approval of Agenda

Motion

Approve September 26, 2017 Regular MPC Meeting agenda as presented.

Vote Results (Approved)

Motion:

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

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. September 28, 2017 Search Committee \(Executive Session\) at 1:00 P.M. Meyers Conference Room, 110 East State Street.](#)

[3. October 10, 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. 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 petition has been postponed to the October 10th MPC Regular Meeting.

Vote Results (Approved)

Motion: James Overton

Second: Joseph Ervin

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

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

[5. NEW CONSTRUCTION: VICTORIAN DISTRICT | 203 East Gwinnett Street | Petitioner: Wubben Architects | File No. 17-002148-COA](#)

Motion

The petition has been postponed to the October 10th MPC Regular Meeting.

Vote Results (Approved)

Motion: James Overton

Second: Joseph Ervin

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

[6. TEXT AMENDMENT: Amend Certain Public Notice Provisions in Article M \(Public Notification\) for Amendments Submitted for or by the Mayor and Aldermen of the City of Savannah | City of Savannah, Petitioner | File No. 17-05211-ZA](#)

Motion

The petition has been postponed to the October 10th MPC Regular Meeting.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Joseph Welch

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

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

VI. Items Requested to be Withdrawn

[7. 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 wishes to withdraw this petition.	
Vote Results (Approved)	
Motion: James Overton	
Second: Joseph Ervin	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Timothy Mackey	- Not Present
James Overton	- Aye
Shedrick Coleman	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye

[8. 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 wishes to withdraw this petition.

Vote Results (Approved)

Motion: James Overton

Second: Joseph Ervin

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Not Present
Linder Suthers	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Timothy Mackey	- Not Present
James Overton	- Aye
Shedrick Coleman	- Not Present
Lacy Manigault	- Not Present
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. C1 - August 29, 2017 Briefing and Meeting Minutes](#)

[📎 08-29-17 MPC BRIEFING MINUTES.pdf](#)

[📎 08.29.17 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Meeting Minutes as submitted.

Vote Results (Approved)

Motion: Joseph Ervin

Second: James Overton

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

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

10. C2 - Authorize the Interim Executive Director to execute the FY 2018 Metropolitan Transportation Planning Services contract with Georgia Department of Transportation.

[West Planning Commission Authorization to Execute FY 2018 Transportation Planning Services 092617.pdf](#)

Motion

Recommend APPROVAL of authorization for the Interim Executive Director to execute the FY 2018 Metropolitan Transportation Planning Services contract with Georgia Department of Transportation.

Vote Results (Approved)

Motion: Joseph Ervin
 Second: James Overton

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

11. C3 - Authorize the Interim Executive Director to execute the FY2018 3DEP Funding Agreement with the State of Georgia Geospatial Information Office

[West The Planning Commission Authorization to sign Georgia Geospatial Agreement 09262017.pdf](#)

Motion

Approve recommendation to authorize the Interim Executive Director to execute the funding agreement with

the State of Georgia Geospatial Information Office.

Vote Results (Approved)

Motion: Joseph Ervin

Second: James Overton

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

[12. C1 - NEW CONSTRUCTION: VICTORIAN DISTRICT | 114 West Bolton Street | Petitioner: Felder & Associates | File No. 17-005135-COA](#)

- [☞ Staff Reference Photos.pdf](#)
- [☞ Sanborn Maps.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ 17-005135-COA Staff Recommendation.pdf](#)

Motion

Approve new construction of a carriage house at the rear of the property for 114 West Bolton Street as requested, including the requested adjustments to the rear and side yard setbacks, because the proposed work is visually compatible.

Vote Results (Approved)

Motion: Joseph Ervin

Second: James Overton

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

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

[13. C4 - TEXT AMENDMENT: Amend Article K \(Mid-City District\), Sec. 8-3207 \(Certificate of Appropriateness\) to Require a COA Review for New Construction; Revise Wording in Section for Consistency; and, to Indicate that a COA Review is Required for All Structures Visible from a Public Right-of-way | MPC Staff Study | File No. 17-005633-ZA](#)

[Staff Report-17-005633-ZA-Sept 26.pdf](#)

Motion

Approval of the staff recommendation as provided in the attached report.

Vote Results (Approved)

Motion: Joseph Ervin
 Second: James Overton

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

VIII. Old Business

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

[Petitioner Proposed Use Conditions.pdf](#)

[Staff Report Amend B&I schedule Use 95 v3.pdf](#)

Motion

Last continuance - to be heard on October 10, 2017

Vote Results (Approved)

Motion: Joseph Ervin

Second: Travis Coles

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

[15. TEXT AMENDMENT: Create New Sign District- Plant Riverside Sign District | SRD LLC \(Kessler Collection\), Petitioner | Harold Yellin, Agent | File No. 17-004435-COA](#)

[☞ Sec. 8-3120. River Street-Factors Walk sign ordinance.pdf](#)

[☞ Sec. 8-3121. Historic Sign District ordinance.pdf](#)

[☞ Petitioner's Revised Ordinance 9-26-17.pdf](#)

[☞ Staff Report-17-004435-ZA 9-26-17.pdf](#)

Motion

Approval of an alternate amendment for signage at the Plant Riverside development to expand the boundaries of the River Street-Factor’s Walk sign district west of MLK so that the entire Plant Riverside development is subject to one ordinance; amend the River Street-Factor’s Walk sign district to permit painted signage, and codify the existing policy which allows staff to approve COAs after the Historic District Board of Review has adopted a Sign Masterplan. - WITH CONDITIONS STATED BY PETITIONER.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Joseph Welch

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

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

IX. Regular Business

[16. D2 - AMENDED CONCEPT PLAN | Savannah Grey Single Family Subdivision - 2885 Grove Point Road | File Number 17-001549-SUBP](#)

- 📎 [Maps and Concept Plan.pdf](#)
- 📎 [Savannah Grey Illustrative Imagery.pdf](#)
- 📎 [09-26-17 - 17-001549-SUBP - Savannah Gray SD - Amended Concept Pla...pdf](#)

Motion

The MPC staff recommends approval of a 10-foot right-of-way width variance from the minimum required width of 60 feet for Road A; A 20-foot right-of-way width variance from the minimum required width of 60 feet for Road B; A 35-foot right-of-way width variance from the minimum required width of 60 feet for Roads C and D; A 25-foot front yard building setback variance from the required 35 feet for Lots 7 through 11 along Road B; A 22.5-foot front yard building setback variance from the required 42.5 feet for Lots 29 through 32 along Road C; A 22.5-foot front yard building setback variance from the required 42.5 feet for Lots 52 through 58 along Road D; A 20-foot front yard building setback variance from the required 30 feet for Lots 3 through 6, Lots 12 through 14, and Lots 16 through 28 along Road A; A 10-foot front yard building setback variance from the required 30 feet for Lots 33 through 51 and Lots 59 through 66 along Road A; A 15-foot rear yard building setback variance from the required 25 feet for Lots 3 through 14 and 16 through 27, and 66; A 5-foot rear yard setback variance from the required 25 feet for Lots 29 through 39 and Lots 51 through 61; A 15-foot side yard setback variance from the required 20 feet for Lots 6 and 12 along Road B; a variance to require sidewalks on one side only on Roads B, C, and D; and, the proposed Amended Concept Plan subject to conditions identified in the staff report.

Vote Results (Approved)

Motion: James Overton

Second: Joseph Welch

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

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

[17. D1 - ZONING MAP AMENDMENT | 144 Drayton Street | RIP-A \(Residential Medium Density\) to BC-1 \(Central Business\) | File No. 17-005220-ZA](#)

- 📎 [Staff Report.pdf](#)
- 📎 [RIP-A and B Uses.pdf](#)
- 📎 [B-C-1 District Allowed Uses.pdf](#)
- 📎 [144 Drayton Photo.jpg](#)
- 📎 [TAX MAP.pdf](#)
- 📎 [ZONING MAP.pdf](#)
- 📎 [AERIAL MAP.pdf](#)
- 📎 [FLU MAP.pdf](#)

Motion

Staff recommends denial of the petitioners request and approval of an alternative zoning classification.

Vote Results (Approved)

Motion: Joseph Ervin

Second: James Overton

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

X. Presentations

XI. Other Business

XII. Adjournment

[18. Adjourn](#)

There being no further business to present before the Board, the September 26, 2017 Regular Metropolitan Planning Commission meeting was adjourned at 3:35 p.m.
Respectfully Submitted,

Melony S. West
Interim Executive Director
/bf

XIII. Development Plans Submitted for Review

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

📎 [Development Review Case Log September 26, 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.