



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
April 24, 2018 ~ 1:30 PM
Minutes

April 24, 2018 Regular MPC Meeting

Members Present: Joseph B. Ervin, Chairman
Linder S. Suthers, Secretary
Tom Woiwode, Treasurer
Thomas Branch
Travis H. Coles
Ellis Cook
Karen Jarrett
Lacy Manigault
Tanya Milton
Joseph Welch

Members Not Present: Roberto Hernandez
W. Lee Smith

Staff Present: Marcus Lotson, Development Services Planner
Thomas Trawick, Development Services Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Tiras Petea, Principal Zoning Inspector
Bob Sebek, Chatham County Zoning Administrator
Yolonda Washington, Chatham County Zoning

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

Motion

Recommend APPROVAL of the agenda as submitted.

Vote Results (Approved)

Motion: Lacy Manigault

Second: Joseph Welch

Ellis Cook - Aye

Joseph Ervin - Aye

W. Lee Smith - Not Present

Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

Motion

Approve the agenda as amended to move item Z-180406-00038-1 to the consent agenda.

Vote Results (Approved)

Motion: Travis Coles
Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

- [2. May 15, 2018 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)
- [3. May 22, 2018 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. Item(s) Requested to be Removed from the Final Agenda

- [4. D6 - ZONING MAP AMENDMENT | 6714 Howard Foss Drive; 6705, 6609 & 0 LaRoche Avenue | Rezone from R-1 / EO \(One family residential / environmental overlay\) to R-3-5 \(Multifamily Residential - 5 Units per acre-environmental overlay\) File No: Z-180308-00022-1](#)

Motion

The petitioner has requested that this item be on the May 15, 2018 MPC meeting.

Vote Results (Approved)

Motion: Tanya Milton

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[5. D2 - REZONING MAP AMENDMENT | 711 E Bolton Street | P-B-G-2 \(Planned General Business Transition to R-I-P-B \(Residential Institutional Professional Medium Density\) | MPC File No. 18-001798-ZA](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on May 15, 2018.

Vote Results (Approved)

Motion: Tanya Milton

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

VI. Items Requested to be Withdrawn

[6. D2 - RELOCATION: Contributing Building in the Mid-City District | 209 West 43rd Street | Petitioner: RLM](#)

Motion

The petitioner has requested that this item be withdrawn.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Not Present
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 - April 3, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[📎 04-03-18 MPC BRIEFING MINUTES.pdf](#)

[📎 04.03.18 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

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

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[8. C2 - TEXT AMENDMENT | Amend Cuyler-Brownville Historic District Ordinance | Staff-Initiated Petition | File No. 18-001926-ZA](#)

[Staff Recommendation -18-001926-ZA.pdf](#)

Motion

Amend the Cuyler-Brownville Ordinance as proposed.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[9. C3 - DEMOLITION of a Contributing Building in the Victorian Historic District | 414 West Anderson Street | Petitioner: Michael Brown, Durbin Holdings LLC | File No. 18-001979-COA](#)

[18-001979-COA Staff Recommendation.pdf](#)

[1980 Photograph.pdf](#)

[CollectingPolicy-NonCityArchitecturalCollections_2015-06-26.pdf](#)

[2010 COA.pdf](#)

[Kern Engineering Report.pdf](#)

[MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)

[Property Card.pdf](#)

[Staff Site Photographs - April 9, 2018.pdf](#)

[Submittal Packet- Supplemental information.pdf](#)

[Context - Sanborn Maps.pdf](#)

Motion

Approval of the request to demolish 414 West Anderson Street with the following conditions:

1. Document the building as outlined in the MPC’s Documentation Policy (to the greatest extent possible now that the building has collapsed.)
2. Allow for the salvage of architectural building materials through Historic Savannah Foundation.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[10. D5 - ZONING MAP AMENDMENT | Request to rezone a 3.0 acre parcel from R-A \(Residential Agriculture\) to B-C \(Community Business\) | 1101 Bradley Boulevard | Z-180406-00038-1](#)

[Maps.pdf](#)

[Z-180406-00038-1 - Staff Report & List of Uses.pdf](#)

Motion

The MPC staff recommends approval of the petitioner’s request to rezone the subject property from an R-A (Residential-Agriculture) classification to a B-C (Community Business) classification. Staff further recommends that the Chatham County-Savannah Tricentennial Comprehensive Plan Future Land Use Map be amended to change the current land use of the subject site from Planned Development to Commercial Suburban.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

VIII. Old Business

IX. Regular Business

[11. D1 - MAP AMENDMENT | Harold Yellin as Agent for Courtney Goldstein | Request to rezone 9.81 acres from R-1 \(One-family residential\) to R-A \(Residential agriculture\) | 6212 Garrard Avenue | File No. Z-180329-00034-1](#)

- [R-A-R-1 List of Uses.pdf](#)
- [Section 4-6.1 \(Dwelling Standards\).pdf](#)
- [Staff Report-Z-180329-00034-1.pdf](#)
- [Maps and Images 00034.pdf](#)

Motion

Staff recommends approval of the proposed rezoning for the property located at 6212 Garrard Avenue from the R-1 (One Family Residential) zoning district classification to R-A (Residential Agriculture).

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Nay
Tanya Milton	- Aye
Karen Jarrett	- Aye

[12. D3 - REZONING MAP AMENDMENT | 5796 & 5792 Ogeechee Road | P-R-3-18 \(Multifamily residential 18 units per acre\) to BC \(Community Business\) | File No. Z-180307-00020-1](#)

- 📎 [Staff Report-Z-180307-00020-1.pdf](#)
- 📎 [CLP Recombination Plat - 3.2.17.pdf](#)
- 📎 [AERIAL MAP.pdf](#)
- 📎 [VICINITY MAP.pdf](#)
- 📎 [TAX MAP.pdf](#)
- 📎 [BC and R3 Use Tables.pdf](#)

Motion

Staff recommends approval of the request to rezone 5792 and 5796 Ogeechee Road from P-R-3-18 to B-C.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[13. D4 - DEMOLITION of a Contributing Building in the Victorian Historic District | 418 West Anderson Street | Petitioner: Michael Brown, Durbin Holdings LLC | File No. 18-002016-COA](#)

- 📎 [2010 COA.pdf](#)
- 📎 [2016 Property Card.pdf](#)
- 📎 [CollectingPolicy-NonCityArchitecturalCollections_2015-06-26.pdf](#)
- 📎 [1980 Photograph.pdf](#)
- 📎 [Kern Engineering Report.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Opposition Letter from the VNA - 4-19-2018.pdf](#)
- 📎 [RWP Engineering Report.pdf](#)
- 📎 [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- 📎 [18-002016-COA Staff Recommendation.pdf](#)

Motion

Approval of the request to demolish 418 West Anderson Street with the following conditions:

1. Document the building as outlined in the MPC Documentation Policy.
2. Allow for the salvage of architectural building materials through Historic Savannah Foundation.
3. Provide plans for a proposed replacement building on the front of the property.
4. The lane carriage house shall be retained and rehabilitated.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tom Branch	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

X. Presentations

XI. Other Business

[14. EXECUTIVE SESSION](#)

The Commission Board convened into the first Executive Session at 2:50 p.m. There were no votes taken or public testimony heard.

The Commission Board reconvened into the Regular Meeting at 3:07 p.m.

XII. Adjournment

[15. Adjourn](#)

XIII. Development Plans Submitted for Review

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

📎 [Development Review Case Log April 24 2018.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.