



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
August 28, 2018 ~ 1:30 PM
Minutes

August 28, 2018 Regular MPC Meeting

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

Members Not Present:

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Matt Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bridget Lidy, Director of Planning and Urban Design
Tiras Petea, Principal Zoning Inspector

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 amended with moving 18-004181 up to # 10 and 18-001798-ZA to #11.

Vote Results (Approved)

Motion: Joseph Welch

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

IV. Notices, Proclamations and Acknowledgements

2. Introduction of New MPC Staff by Melanie Wilson and Marcus Lotson

Notice(s)

3. September 18, 2018 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. REZONING MAP AMENDMENT | 1.25 Acres East of Dillon Avenue | R-4 (Four family residential to R-D (Residential Dormitory) | MPC File No. 18-004282- ZA

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on September 18, 2018.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- 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 Items Requested to be Withdrawn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

[5. August 7, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[08-07-18 MPC BRIEFING MINUTES.pdf](#)

[08.07.18 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Abstain
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[6. NEW CONSTRUCTION: VICTORIAN DISTRICT | 303 West Gwinnett Street | Petitioner: Peter Galloway | File](#)

[No. 18-004266-COA](#)

- 🔗 [18-004266-COA Staff Recommendation.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Submittal Packet - Drawings and Photos.pdf](#)
- 🔗 [Submittal Packet - Example Photos of Low Floor-to-Floor Heights.pdf](#)

Mrs. Leah Michalak stated The applicant is requesting approval for new construction of a two-story inn for a portion of the property located at 303 West Gwinnett Street. The existing lot is proposed to be subdivided; this new building will be constructed on the western lot of the subdivision. The applicant has not yet applied for a property subdivision. The petitioner didn't speak.
No public comments.

Motion

Approval for new construction of a two-story inn for a portion of the property located at 303 West Gwinnett Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Revise the east side yard property line to be straight and move it to the west to accommodate the existing HVAC equipment and Parking Space 7.
2. Remove the crawl space windows and replace them with metal vents or a vented brick pattern.
3. Add iron bottom rails to all railings and ensure that the railings do not exceed 36 inches in height.
4. Redesign the rear porch railings to all be iron with iron bottom rails and ensure that the railings do not exceed 36 inches in height.
5. Ensure that the selected standing seam metal roof does not have a seam height that exceeds 1 inch. Ensure that the lattice inset a minimum of 3 inches from the face of the building foundation. Paint or stain the wood fence.
6. Apply for a COA for any signage intended to be installed for the inn.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[7. MAJOR SUBDIVISION | PRELIMINARY PLAN | Norwood Stables Subdivision | 2304 Norwood Avenue | R-2/EO and R-1/EO zoning districts | File Number P-171201-00123-1](#)

- 📎 [Maps.pdf](#)
- 📎 [Norwood Stables Construction Plans.pdf](#)
- 📎 [Norwood Stables Subdivision Lot Exhibit.pdf](#)
- 📎 [Norwood Stables - Conceptual Elevation & Floor Plan.pdf](#)
- 📎 [Staff Report P-171201-00123-1 - Norwood Stables - Major SD - Preliminary Plan - 2304 Norwood Ave 082818.pdf](#)
- 📎 [Norwood Stables comments to MPC.pdf](#)

Mr. Marcus Lotson stated the petitioner is requesting MPC approval of a Preliminary Plan for a 32-lot Major Subdivision located on the northside side of Norwood Avenue, approximately 120-feet southwest of Burke Avenue. The subject property is split zoned. A portion is within the R-1/EO (single Family Residential 5 units per net acre) zoning district and the remainder is in the R-2/EO (Two-Family Residential 5 units per net acre). The purpose of the proposed subdivision is to divide a 7.22-acre tract of land in order to create a 32 lot residential subdivision. The majority of the site is zoned R-2/EO which allows both one and two-family structures as a permitted use. However, the western portion of the site (approximately 235 feet) is currently zoned R-1/EO which allows one-family detached structures as a permitted use but does not allow two-family structures. Based on this finding, the structures to be built on Lots 14 through 21 will be restricted to single family detached homes unless rezoned.

Mr. Mike Kistler, petitioner spoke in favor of the petition and explained in detail what the applicant was requesting.

Public Comments:

Ms. Michelle Kay was in opposition to the request. Her concerns were about the existing flooding on the surrounding properties and how adding more homes would just increase the flooding. The density in area was also a concern. She stated that it would just add more homes in a small space.

Ms. Heather Gordon with Savannah Tree Foundation, wanted to express to the developers about the importance of not disrupting a big tree on the property. She wanted to make sure they followed all the procedure to help preserve the tree. If the developers did decided to cut the tree down then they would need to make sure they could meet their tree points for the property.

Motion

The MPC staff recommends approval of the proposed Preliminary Plan subject to the conditions identified in the staff report

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye

Tanya Milton	- Aye
Karen Jarrett	- Aye

IX. Regular Business

[8. SPECIAL USE REQUEST - ASSEMBLY HALL | 1650 East Victory Drive | File No. 18-003858-ZA](#)

- [☞ Maps.pdf](#)
- [☞ Photo.pdf](#)
- [☞ Parking layout.pdf](#)
- [☞ PUD-IS-B DISTRICT.pdf](#)
- [☞ Staff Report - 3858.pdf](#)

Mr. Marcus Lotson stated the petitioner is requesting approval of a special use within a PUD-IS-B (Planned Unit Development-Institutional) zoning district. The requested use is use #20a of the Savannah Zoning Ordinance, *assembly hall*. An assembly hall is defined as “a facility available for use by the general public for meetings, parties, events and activities of a similar nature. Such use may include the use of any outdoor area onsite and any kitchen facilities associated with the use.” The PUD-IS-B district allows certain uses by right such as art galleries, museums, theatres, churches and schools. The district also includes a provision that other uses may be approved by the Mayor and Aldermen as a Special Use based on the review criteria established in ordinance section 8-3163(b).

Mr. Harold Yellin, petitioner spoke in favor of the petition and explained the request in detail.

Public Comments:

Ms. Ardis Wood spoke in opposition because she felt that the continuing construction on Victory Drive isn't good for the area. She stated that more curb cuts are being done because more businesses are being added.

Motion

Motion to approve staff's recommendation for denial of the special use request for 1650 East Victory Drive.

Vote Results (Rejected)

Motion: Karen Jarrett

Second: Joseph Welch

Ellis Cook	- Nay
Joseph Ervin	- Aye
W. Lee Smith	- Nay
Roberto Hernandez	- Nay
Linder Suthers	- Aye
Tom Woiwode	- Nay
Travis Coles	- Nay
Joseph Welch	- Aye
Tommy Branch	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

Motion

Motion to approve petitioner's request for a special use request including a 156 max occupancy.

Vote Results (Approved)

Motion: Roberto Hernandez

Second: W. Lee Smith

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Nay
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Nay

[9. AMENDED SPECIFIC DEVELOPMENT PLAN - PRINCIPAL USE SIGNS | The Ellis Apartment Complex | 3 Woodcock Road | File Number 18-004410-PLAN](#)

[Sign Locations - The Ellis Entry Signs.pdf](#)

[08-28-18 - The Ellis - Principal Use Signs.pdf](#)

[Staff Report - 18-004410-PLAN - The Ellis apartment complex - Amended SDP..pdf](#)

Mr. Marcus Lotson stated the petitioner is requesting approval of an amendment to the previously approved Specific Development Plan for The Ellis Apartments, located at the northwest corner of East President Street and Woodcock Road, within a PUD-M-36/CO (Planned Unit Development Residential – 36 units per net acre/annexed by the City of Savannah) zoning district. The purpose of the proposed amended Specific Development Plan is to seek approval of two proposed freestanding principal use signs.

Mr. Harold Yellin, petitioner spoke in favor of the petition and explained the request in detail.

Public comments:

Ms. Ardis Wood spoke in opposition to this petition because she feels the sign design is not compatible with the area. She believes the height is too big.

Motion

The MPC staff recommends approval of an Amended Specific Development Plan to include two principal use freestanding monument style signs subject to conditions outlined in the staff report.

Vote Results (Approved)

Motion: Tommy Branch

Second: Travis Coles

Ellis Cook	- Aye
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Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Nay
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

[10. SITE PLAN REVIEW - General Development Plan Starland Village | 2201 Bull Street | MPC File No. 18-001798-ZA](#)

- ☞ [Starland Village Revised GDP.pdf](#)
- ☞ [Tax Map.pdf](#)
- ☞ [Context - Sanborn Maps.pdf](#)
- ☞ [Supplemental Photos and Specifications.pdf](#)
- ☞ [Courtyard Plan.pdf](#)
- ☞ [Co-Op Building Architectural opt.pdf](#)
- ☞ [Garage Building Architectural opt.pdf](#)
- ☞ [Multi-Family South Building Architectural opt.pdf](#)
- ☞ [Event Venue Architectural.pdf](#)
- ☞ [Multi-Family North Building Architectural opt.pdf](#)
- ☞ [Staff Report -2948.pdf](#)
- ☞ [Starland Village STF comments to MPC.pdf](#)

MPC Board members Mr. Tom Woiwode and Mr. Rob Hernandez recused themselves for this petition. Mr. Marcus Lotson stated the petitioner is requesting approval of a General Development Plan pursuant to Article K Section 8-3205 of the Savannah Zoning Ordinance. This section outlines the review procedures for Major Site Plan Review within the Mid-City district. The development site includes five parcels bounded generally by Bull Street, Whitaker Street, East 37th and West 39th Street. Parcels owned by Foram Development LLC include the Former Epworth Church and educational building on Bull Street between West 38th Street and West 39th Street and an existing surface parking lot at the intersection of Whitaker Street and West 38th Street. The City of Savannah owns three parcels north of West 38th Street between Bull Street and DeSoto Avenue. The petitioner is proposing a combination of multifamily residential, commercial, office and studio spaces. Public assembly and structured parking are also proposed. The proposed land uses identified on the plan are as follows:

Building A:

Event Space - 12,231 SF
Tavern – 1,730 SF
Office - 2,226 SF

Building B:

Office – 19,920 SF
Restaurant – 7,242 SF
Retail – 2,281 SF

Building C:

Residential – 31 Units
Retail – 5,573 SF

Studio – 2,880 SF

Building D:
Residential – 59 Units

Mr. Robert McCorkle, petitioner spoke in favor of the petition and explained the request in detail.

Public comments:

Ms. Virginia Mobley spoke in opposition. Her concerns were about the lack of parking in Starland and how this project would just add more cars. She was also concerned where and how the trash be picked up from the site. Another concern was how the building would intrude on the sidewalk making it ADA inaccessible.

Mr. Steve Argue spoke in opposition. He expressed his concerns about saving one live oak tree on the corner of Whitaker and 38th street he also has concerns about there being no walkway on DeSoto Avenue for pedestrians.

Mr. Daniel Carey stated his concerns about the process and just having one person looking at all parts on this project. He stated he would like to see everyone working together on this.

Mr. Jake Henry with Savannah Tree Foundation, stated that The Savannah Tree Foundation continues to have concerns about the viability of the City's street trees along Bull Street, particularly on the 2100 block. He stated because of the construction footprint, it will be necessary to prune extensively within the tree protection zone. Pruning to that extent would be detrimental to the health of the trees.

Mr. Frank Early spoke in opposition. His concerns are safety issues regarding the lack of parking in the area with narrow streets.

Mr. Daniel Walter spoke in opposition. His concerns are that the height and materials of the proposed buildings are not visually compatible with surrounding contributing buildings.

Mr. Clinton Edminister spoke in favor. He thinks it will be a great place for people to live, work and play. He did state he wanted to make sure the building was in ADA compliance, he also asked that resident parking be protected. He wanted to encourage crosswalks on Bull, Whitaker, Drayton and 37th Street.

Motion

Motion to approve staff recommends that the General Development Plan be accepted based on the finding that the remaining outstanding aspects of the submittal can be addressed as part of the Specific Development Plan.

Subsection (d) of the review criteria Appropriate location, arrangement, size and design of buildings, lighting and signs; is related to design details and exterior expressions of buildings, lighting and signs. Staff further recommends that the applicant address these issues with preservation staff in an effort to comply with these requirements.

Vote Results (Approved)

Motion: Tommy Branch

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Abstain
Linder Suthers	- Aye
Tom Woiwode	- Abstain
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye

Tanya Milton	- Aye
Karen Jarrett	- Nay

11. ZONING MAP AMENDMENT | Jodie Quinter | Rezone from P-RIP-B to RBC | Berrien, Purse and Wilson Streets | 18-004181-ZA

- [☞ Table 1 - RIP-B Use Matrix.pdf](#)
- [☞ Table 2 - RBC Use Matrix.pdf](#)
- [☞ COA - 0 Berrien Street and Purse Street 18-007046-COA.pdf](#)
- [☞ Maps 4181.pdf](#)
- [☞ Pictures 4181.pdf](#)
- [☞ Staff Report 18-004181-ZA-MAP.pdf](#)

Mr. Matt Lonnerstater stated the petitioner is requesting to rezone three parcels located on the north side of Berrien Street between Purse and Wilson Streets from P-RIP-B (Planned Residential – Medium Density) to RBC (Residential Business Conservation). If rezoned, the petitioner intends to develop a mixed-use building with commercial on the ground floor and residential upper stories.

Ms. Jodie Quinter, petitioner spoke in favor of the petition.

Public Comments:
No one in the public spoke on this petition.

Motion

Approval of the request to rezone three parcels (PINs 2-0031-33-003; -005; and -006) from P-RIP-B (Planned Residential - Medium Density) to RBC (Residential Business Conservation).

Vote Results (Approved)

Motion: Travis Coles
Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

X. Presentations

XI. Other Business

12. Election of Officers for 2018 - 2019

Motion

Mr. Lacy Manigault stated the slate for the election of Officers as follows:

- Joseph Ervin - Chairman
- Ellis Cook - Vice Chairman
- Linder Suthers - Secretary
- Joseph Welch - Treasurer

Vote Results (Approved)

Motion: Lacy Manigault

Second: Tanya Milton

- | | |
|-------------------|-------|
| Ellis Cook | - Aye |
| Joseph Ervin | - Aye |
| W. Lee Smith | - Aye |
| Roberto Hernandez | - Nay |
| Linder Suthers | - Aye |
| Tom Woiwode | - Aye |
| Travis Coles | - Aye |
| Joseph Welch | - Aye |
| Tommy Branch | - Aye |
| Lacy Manigault | - Aye |
| Tanya Milton | - Aye |
| Karen Jarrett | - Aye |

[13. NewZO - Marcus Lotson, MPC and Bridget Lidy, City Staff](#)

Mrs. Bridget Lidy and Mr. Marcus Lotson gave a brief update on the progress of NewZO, it will come back in front of the Board in September.

Public comments:

Mr. Nick Palumbo spoke in favor of the NewZO stating he is excited to see this implemented. He thanked staff for all the hard work that has been put into this document.

XII. Adjournment

[14. Adjourn](#)

XIII. Development Plans Submitted for Review

Melanie Wilson,
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.