



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
February 20, 2018 ~ 1:30 PM  
MINUTES

### February 20, 2018 Regular MPC Meeting

**Members Present:** W. James Overton, Chairman  
Joseph B. Ervin, Vice Chairman  
Tom Woiwode, Treasurer  
Ellis Cook  
Roberto Hernandez  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Linder Suthers, Secretary  
Joseph T. Welch

**Members Not Present:** Thomas Branch, III  
Travis H. Coles  
W. Lee Smith

**Staff Present:** Melony West, Interim Executive Director  
Marcus Lotson, Interim Development Services Director  
Thomas Trawick, Development Services Planner  
Charlotte Moore, Director of Special Projects  
Bri Finau, Administrative Assistant  
Julie Yawn, Systems Analyst

**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**

Recommend APPROVAL of the agenda as submitted.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Lacy Manigault

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

**IV. Notices, Proclamations and Acknowledgements**

[2. February 27, 2018 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

[3. March 13, 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. D6 - MOBILITIE SMALL CELL PROGRAM | APPEAL OF EXECUTIVE DIRECTOR DECISION | FILE NO. 17-005234-PLAN, -5242, -5244, -5247, -5248, -5250, -5251, -5253, -5255](#)

**Motion**

Remove petition as requested.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Karen Jarrett

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

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

[5. MAP AMENDMENT: Request to Rezone 2.2 acres from an R-A \(Residential-Agricultural\) Zoning District to a B-N \(Neighborhood Business\) Zoning District | Intersection of S.R. 204/Fort Argyle Road at Old River Road | Teramore Development, LLC, Petitioner | File No. Z-171106-00116-1](#)

<b>Motion</b>	
Continue to the March 13, 2018 MPC meeting	
<b>Vote Results ( Approved )</b>	
Motion: Joseph Ervin	
Second: Karen Jarrett	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Not Present
Tom Branch	- Not Present
James Overton	- Aye
Shedrick Coleman	- Not Present
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**

[6. C1 - January 30, 2018 Briefing and Regular Meeting Minutes.](#)

- [01.30.18 MEETING MINUTES.pdf](#)
- [01-30-18 MPC BRIEFING MINUTES.pdf](#)

**Motion**

Recommend APPROVAL of the Briefing and Meeting Minutes as submitted

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Karen Jarrett

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

[7. C1 - Authorize Interim Executive Director to Sign Memorandum of Understanding between the City of Savannah and the Metropolitan Planning Commission for 2018 Funding](#)

[📎 TPC West 2018 City MOU 02202018.pdf](#)

**Motion**

Approve requested Authorization as stated.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Not Present
Tom Branch	- Not Present
James Overton	- Aye
Shedrick Coleman	- Not Present

Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

**VIII. Old Business**

**IX. Regular Business**

[8. D1 - TEXT AMENDMENT: Victorian Historic Buildings Map Update | Multiple Addresses | Staff Initiated | 18-000419-ZA](#)

- [📎 Victorian District Historic Buildings Map - 2018 Revision.pdf](#)
- [📎 Victorian Historic Buildings Map Supplement - 2018 Revision.pdf](#)
- [📎 Property Survey Cards.pdf](#)
- [📎 Letter from Bull Street Baptist Church.pdf](#)
- [📎 18-000419-ZA Staff Recommendation.pdf](#)

**Motion**

Amend the Victorian District Historic Buildings Map to include the following 60 buildings constructed prior to 1923 and not previously listed as contributing.

Exclude 1400 Bull Street

**Vote Results ( Approved )**

Motion: Roberto Hernandez

Second: Joseph Ervin

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

[9. D2 - MAP AMENDMENT | Request to rezone 6.7 acres located at 0,1210 and 1212 Wheaton Street from an I-L \(Light Industrial\) to a R-M-40 \(Multifamily residential, 40 units per net acre\) zoning classification| Robert L. McCorkle, III as Agent for Live Oak Landing, LP | File No. 18-000497-ZA](#)

- [📎 List of Uses for IL and RM.pdf](#)

- ☞ [Concept Plan 0497.pdf](#)
- ☞ [Maps and Images 0497.pdf](#)
- ☞ [Staff Report-18-000497-ZA-MAP - 2.pdf](#)

**Motion**

Staff recommends approval to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) to R-M-40 (Multifamily Residential, 40 units per net acre).

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Joseph Ervin

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

[10. D3 - Master Plan Amendment | Godley Station South | 1565 Benton Boulevard | Rezone from Office to Multifamily Residential and Retail | File No. 18-000498-ZA](#)

- ☞ [Maps 1565.pdf](#)
- ☞ [conceptual master plan.pdf](#)
- ☞ [Pic 1.pdf](#)
- ☞ [Pic 2.pdf](#)
- ☞ [Pic 3.pdf](#)
- ☞ [Proposed Land Use Amendment.pdf](#)
- ☞ [Godley Station Master Plan Amendment - Staff Report.pdf](#)
- ☞ [Declarant Approval for Mulberry tract.pdf](#)

**Motion**

Staff recommends approval of the request to amend the land use designation for the subject properties at 1565 Benton Boulevard.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Joseph Welch

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

[11. D4 - TEXT AMENDMENT | Create Conservation District Overlay Ordinance | Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association, Petitioner | File No. 17-007079-ZA](#)

- [Staff Report-17-007079-ZA.pdf](#)
- [Proposed Conservation Overlay District Ordinance.pdf](#)
- [Maps.pdf](#)
- [Conservation District Map.pdf](#)
- [Letters of support 2-20-18.pdf](#)

**Motion**

MPC staff recommends approval of the zoning text amendment to create Article Q: Conservation Overlay District.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Tom Woiwode

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

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

[12. D5 - MAP AMENDMENT | Request to Rezone Ardsley Park-Chatham Crescent-Ardmore to Conservation District Overlay | Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association, Petitioner | File No. 18-00225-ZA](#)

- [Staff Recommendation.pdf](#)
- [Conservation District Map.pdf](#)
- [Maps.pdf](#)
- [Letters of support 2-20-18.pdf](#)

**Motion**

The MPC staff recommends approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

**Vote Results ( Approved )**

Motion: Joseph Ervin  
Second: Karen Jarrett

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

[13. D6 - TEXT AMENDMENT: Amend Article K \(Mid-City District\), Sec. 8-3216\(4\) \(Traditional Commercial-Corridor Zoning District, Ground Floor and Rear Yard Setback Standards\), Sec. 8-3216\(6\) \(Traditional Commercial-Corridor Zoning District, Height Standard\) | River East Management, LLC, Petitioner | File No. 18-000495-ZA](#)

- [Staff Report-18-000495-ZA-Feb 20.pdf](#)
- [Multi-Family Examples in the Mid-City District.pdf](#)



**Motion**

Denial of the proposed text amendments to the TC-2 district to: 1) Eliminate the maximum ground floor area (building footprint) requirement of 10,000 square feet; 2) Eliminate the minimum rear yard setback requirement of 10 feet.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Karen Jarrett

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

[14. D7 - MAP AMENDMENT: Request to Rezone 407-409 W. 31st Street, 1501-1503 Montgomery Street and 410-412 W. 32nd Street from B-G \(General Business\) and B-C \(Community Business\) Zoning District to a Mid-City TC-2 \(Traditional Commercial-Corridor\) Zoning District | River East Management, LLC, Petitioner | Harold B. Yellin and Joshua Yellin \(HunterMaclean\), Agents | File No. 18-000495-ZA](#)

[☞ Staff Report-18-000496-ZA-Feb 20.pdf](#)

[☞ 1-Maps.pdf](#)

[☞ 2-Mid-City Dist. & MLK-Montgomery URA Boundaries & Zoning.pdf](#)

[☞ Photos.pdf](#)

[☞ Petitioner's Application.pdf](#)

**Motion**

Approval of the request to rezone from B-G (General Business) and B-C (Community Business) zoning districts to a TC-2 (Traditional Commercial-Corridor) zoning district.

**Vote Results ( Approved )**

Motion: Ellis Cook

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye

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

[15. D8 - TEXT AMENDMENT: Request to Establish a New Mid-City TC-3 \(Traditional Commercial\) Zoning District | Forum Development, LLC, Petitioner | Robert L. McCorkle, III \(McCorkle & Johnson, LLP\), Agent | File No. 18-000592-ZA](#)

- [2-Concept Plan as of Dec 22.pdf](#)
- [3-Table 1-Uses by District.pdf](#)
- [4-Table 2-Development Standards by District.pdf](#)
- [1-Staff Report-18-000592-ZA-Feb 20.pdf](#)
- [5-Multi-Family Examples in the Mid-City District.pdf](#)

**Motion**

Postpone to February 27, 2018 Planning Meeting.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Lacy Manigault

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

Karen Jarrett - Aye

[16. MAP AMENDMENT: Request to Rezone 2201 Bull Street from a TC-1 Zoning District to a TC-3 \(Traditional Commercial\) District; 2215 Bull Street from a CIV \(Civic\) District to a TC-3 District; and, 19 W. 38th Street from a TN-2 \(Traditional Neighborhood\) District to TC-3 District | Foram Development, LLC, Petitioner | Robert L. McCorkle, III \(McCorkle & Johnson, LLP\), Agent | File No. 18-000590-ZA](#)

- [1-Staff Report-18-000590-ZA-MAP.pdf](#)
- [2-MAPS.pdf](#)
- [3-Table 1-Uses by District.pdf](#)
- [4-Tables 2-3-Development Standards by District.pdf](#)
- [6-Photos.pdf](#)
- [5-Public Comments.pdf](#)

**Motion**

Staff recommends DENIAL of petitioner's request to rezone 2201 Bull Street from TC-1 to TC-3; 2215 Bull Street from CIV to TC-3, and 19 West 38th Street from TN-2 to TC-3.

**Vote Results ( Not Started )**

Motion:  
Second:

**Motion**

Postpone to February 27, 2018 Planning Meeting.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Lacy Manigault

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

**X. Presentations**

**XI. Other Business**

[17. Executive Session](#)

The Commission Board convened into Executive Session at 5:48 p.m. There were no votes taken or public testimony heard.

The Commission Board reconvened into the Regular Meeting at 6:02 p.m.

**XII. Adjournment**

[18. Adjourn](#)

There being no further business to present before the Board, February 20, 2018 Regular MPC Meeting adjourned at 6:02 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 Feb 20 2018.pdf](#)

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**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.***