



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
June 26, 2018 ~ 1:30 PM
Agenda

June 26, 2018 Regular MPC Meeting

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

Members Not Present: Roberto Hernandez
Lee Smith

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Development Services Director
Thomas Trawick, Development Services Planner
Bri Finau, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bridget Lidy, Director of Planning and Urban Design, City of Savannah

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: 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

[2. July 17, 2018 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

[3. EXECUTIVE SESSION](#)

Motion

Convene into Executive Session at 1:40 p.m.

The Board reconvened into the Regular MPC meeting at 1:51 p.m. There were no votes taken nor discussion of any petition.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

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

Proclamations and Acknowledgements

[4. Resolution of Appreciation for W. James Overton - Joseph Ervin, Chairman](#)

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

[5. ZONING TEXT AMENDMENT | Request to permit residential housing types in the T-B \(Tourist Business\) zoning district | Z-180418-00051-1](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on July 17, 2018.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Branch

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

[6. 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

Postpone to July 17, 2108 Regular MPC Meeting, per petitioner request.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Branch

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

[7. REZONING MAP AMENDMENT | Mason Laycock as Agent for Copart of Connecticut, Inc., Petitioner | Request to rezone property from R-A \(Residential Agriculture\) and P-B-C \(Planned, Community Business\) to P-B \(Planned, Business\) | Silk Hope Road \(one 12.56 acre parcel\) | Z-180427-00065-1](#)

Motion

Postpone to July 17, 2108 Regular MPC Meeting, per petitioner request.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Branch

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

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

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

[📎 06-05-18 MEETING MINUTES.pdf](#)

[📎 06-05-18 MPC BRIEFING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Linder Suthers

Ellis Cook	- Aye
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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. Approval to Amend the Executive Director's Contract

[Amend Contract 06262018.pdf](#)

Motion

Postpone to July 17, 2018 Regular MPC Meeting.

Vote Results (Approved)

Motion: Joseph Welch
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	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

10. NEW CONSTRUCTION: VICTORIAN DISTRICT | 415 East Waldburg Street | Petitioner: Sawyer Design | File No. 18-002935-COA

- [Sanborn Maps.pdf](#)
- [18-002935-COA Staff Recommendation.pdf](#)
- [Submittal Packet - Photos and Drawings.pdf](#)

Motion

Approval for new construction of a two-story single-family residence, including the side yard setback variance, for the vacant property located at 415 East Waldburg Street with the following condition because the proposed project is otherwise visually compatible and meets the standards:

- Ensure that the doors and windows onto the side porch are a wood or aluminum clad product with simulate or true divided lites.

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

[11. ADDITION AND REHABILITATION: VICTORIAN DISTRICT | 406-408 East Henry Street | Petition of Bock Architects | File No. 18-002985-COA](#)

- [☞ Submittal Packet - Description and Photos.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Submittal Packet - Specifications.pdf](#)
- [☞ 18-002985-COA Staff Recommendation.pdf](#)

Motion

Approval for rehabilitation and an addition to the property located at 406-408 East Henry Street, including the requesting rear and side yard setback variances, because the proposed work is visually compatible.

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

VIII. Old Business

[12. 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](#)

- [☞ Staff Report LaRoche.pdf](#)
- [☞ LaRoche GDP.pdf](#)
- [☞ Maps.pdf](#)
- [☞ Building Exhibit.pdf](#)
- [☞ Letters of Opposition.pdf](#)
- [☞ Laroche Petition Comments_20180626.pdf](#)
- [☞ Laroche Petition Signatures_20180626.pdf](#)
- [☞ Letter from Resident - Puckett.pdf](#)
- [☞ Email from Connie Cannon re; LaRoche Avenue Project 062618.pdf](#)

Motion

FORWARD TO COUNTY COMMISSION

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Nay
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

13. REZONING MAP AMENDMENT | Donald Dyches, Jr. | Request to rezone property from R-1/TC (One-family residential - Town Center Overlay) to R-A/TC (Residential Agriculture - Town Center Overlay) | Billings Road (17 Parcels) | Z-180419-00053-1

- ☞ [R-A-R-1 List of Uses.pdf](#)
- ☞ [Maps and Images 00053.pdf](#)
- ☞ [Petition Against Rezoning 00053 - Recieved May 15 2018.pdf](#)
- ☞ [Section 4-6.5 \(Planned District\).pdf](#)
- ☞ [Letter of Opposition 00053.pdf](#)
- ☞ [TC District Standards.pdf](#)
- ☞ [Staff Report-Z-180419-00053-1 \(Revised June 26\).pdf](#)
- ☞ [Section 4-6.1 \(Dwelling Standards\).pdf](#)
- ☞ [Billings Rendered GDP New.pdf](#)
- ☞ [Letters of Support 00053.pdf](#)

Motion

Staff recommends that the requested rezoning of 17 parcels located along Billings Street from an R-1/TC (One-family residential – Town Center Overlay) zoning district to an R-A/TC (Residential Agriculture – Town Center Overlay) zoning district in conjunction with Section 4-6.54 of the Chatham County Zoning Ordinance be approved with the following conditions:

Upon submitting a recombination plat for the site, any unopened right-of-way that is owned by Chatham County and is located within the subject area shall be quitclaimed;

Any current or future Chatham County easement located on or adjacent to the subject site shall be recorded and identified on the recombination plat.

Vote Results (Approved)

Motion: Tom Branch

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Nay
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

IX. Regular Business

[14. ZONING MAP AMENDMENT - GENERAL DEVELOPMENT PLAN | R-A zoning district to a PDR-SM zoning district | 420 Bush Road | Lone Pine Holdings, LLC, Owner | File Number Z-180601-00075-1](#)

- 📎 [Maps.pdf](#)
- 📎 [Gen Dev Plan.pdf](#)
- 📎 [Staff Report Z-180601-00075-1 Zoning Map Amendment \(003\).pdf](#)

Motion

The MPC staff recommends approval of the petitioner’s request to rezone the subject property known as 420 Bush Road (A 50.04-acre portion of PIN 1-1026-01-002C) from an R-A classification to a PDR-SM classification. Staff further recommends approval of the proposed General Development Plan subject to the conditions identified in the staff report.

INCLUDING HOUR LIMITATIONS REMAINING AS THEY ARE.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Lacy Manigault

Ellis Cook	- Nay
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

[15. REZONING MAP AMENDMENT | Harold Yellin and Joshua Yellin as Agents for Montgomery Street Partners, LLC | Request to rezone property from B-G \(General Business\) to TC-2 \(Traditional Commercial, Mid-City District\) | Martin Luther King Jr. Boulevard and West 32nd Street \(2 Parcels\) | 18-002953-ZA](#)

- 📎 [TC-2 Zoning Map.pdf](#)
- 📎 [Council Minutes - Draft Ordinance 18-000495-ZA.pdf](#)
- 📎 [Maps and Images 2953.pdf](#)

[BG List of Uses.pdf](#)

[TC-2 List of Uses.pdf](#)

[Staff Report-18-002953-ZA-MAP.pdf](#)

Motion

Aprrove petitioner's request without staff conditions.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

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

X. Presentations

XI. Other Business

XII. Adjournment

[16. Adjourn](#)

Motion

Adjourn the June 26, 2018 Regular MPC Meeting at 4:23 p.m.

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

XIII. Development Plans Submitted for Review

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

[📎 Development Review Case Log June 26 2018.pdf](#)

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.