



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
May 15, 2018 ~ 1:30 PM
MINUTES

May 15, 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
Lee Smith
Joseph T. Welch

Members Not Present: Roberto Hernandez

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Interim 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: Tom Woiwode

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
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 22, 2018 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

[3. June 5, 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

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 Items Requested to be Withdrawn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

[4. April 24, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[📎 04-24-18 MPC BRIEFING MINUTES.pdf](#)

[📎 04.24.18 Meeting Minutes.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

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

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

5. Approve the "Deposit Account Resolution and Authorization for Business Entities" to update the check signers for the MPC bank account.

Motion

Recommend APPROVAL to update the check signers for the MPC bank account.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
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. DEMOLITION AND NEW CONSTRUCTION of a Carriage House in the Victorian Historic District | 18-002207-COA | Petition of Pantheon ADC | File No. 18-002207-COA

- 🔗 [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- 🔗 [CollectingPolicy-NonCityArchitecturalCollections_2015-06-26.pdf](#)
- 🔗 [Property Survey Card.pdf](#)
- 🔗 [Sanborn Maps.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Submittal Packet - Specifications.pdf](#)
- 🔗 [18-002207-COA Staff Recommendation.pdf](#)

Motion

Approval to demolish a contributing lane building and construct a new 2-story carriage house in its place with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that all fiber cement, wood composite, and steel products have a smooth finish.
2. Revise the human door material to be wood or wood clad.
3. Ensure that all new fences, all fiber cement, wood composite, and true wood components are painted or stained; no materials are to be left in an unfinished state.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

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

[7. ZONING MAP AMENDMENT - 120 East Duffy Street - Request to rezone from 1-B to 3-R in the Victorian P-N-C district - 18-002327-ZA](#)

☉ [Permitted Uses.pdf](#)

☉ [Developmemnt Standards.pdf](#)

☉ [Maps.pdf](#)

☉ [Staff Report-18-002327-ZA-MAP.pdf](#)

Motion

Staff recommends approval of the request 120 East Duffy Street from 1-B to 3-R

Vote Results (Approved)

Motion: Joseph Welch

Second: Travis Coles

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

[8. 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](#)

- [Billings Street stables - Concept Plan.pdf](#)
- [R-A-R-1 List of Uses.pdf](#)
- [Staff Report-Z-180419-00053-1.pdf](#)
- [Maps and Images 00053.pdf](#)
- [Section 4-6.1 \(Dwelling Standards\).pdf](#)

Motion

Review options for proper use for next MPC meeting - June 5, 2018.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

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

[9. MAJOR SUBDIVISION | PRELIMINARY PLAN - FINAL PLAT | Hollyoaks Estates | 2086 Grove Point Road |](#)

[File Number S-180418-00050-1](#)

- [📎 Construction Plans.pdf](#)
- [📎 Maps.pdf](#)
- [📎 Staff Report - S-180418-00050-1- Hollyoaks Estates - 2086 Grove Point Rd.pdf](#)

Motion

Deny staff recommendation without requirement of sidewalks with a 50-foot undisturbed vegetative buffer in lieu of fence.

Vote Results (Approved)

Motion: Tom Branch

Second: Joseph Welch

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

X. Presentations

XI. Other Business

XII. Adjournment

[10. Adjourn](#)

XIII. Development Plans Submitted for Review

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

- [📎 Development Review Case Log May 15 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.