



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
November 20, 2018 ~ 1:30 PM
Minutes

November 20, 2018 Regular MPC Meeting

Members Present:

Ellis Cook, Vice-Chairman
Joseph Welch, Treasurer
Linder S. Suthers, Secretary
Thomas Branch
Travis H. Coles
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Tom Woiwode

Members Not Present:

Joseph B. Ervin, Chairman
Roberto Hernandez
Lacy Manigault

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
Alexis Pusha, 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](#)

Agenda was approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

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

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. November 27, 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

[3. ZONING TEXT AND MAP AMENDMENT | 5715 Skidaway Road | Cohen's Retreat PUD | MPC File No. 18-005942-ZA](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on December 11, 2018.

Vote Results (Approved)

Motion: Linder Suthers

Second: Wayne Noha

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

Joseph Welch	- Not Present
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[4. REZONING MAP AMENDMENT | Rezone 19, 23, 25 and 101 East 40th Street from TN-2 \(Traditional Neighborhood\) to TC-1 \(Traditional Commercial\) | File No. 18-005938-ZA](#)

- [☞ Staff Report-5938.pdf](#)
- [☞ Streetview.pdf](#)
- [☞ Streetview2.pdf](#)
- [☞ Maps.pdf](#)
- [☞ Table 1 - TN-2 and TC-1 Use Table Comparison.pdf](#)
- [☞ Table 2 - TN-2 Dimensional Standards.pdf](#)
- [☞ Table 3 - TC-1 Dimensional Standards.pdf](#)

Motion

Staff recommends denial of the request to rezone 19, 23, 25 and 101 East 40th Street from TN-2 to TC-1.

Vote Results (Not Started)

Motion:

Second:

[5. REZONING TEXT AMENDMENT | Philip McCorkle | 8-3215\(2\)\(b\) | 18-005956-ZA](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on December 11, 2018.

Vote Results (Not Started)

Motion:

Second:

[6. ZONING TEXT AMENDMENT | Amendments to Sections 8-3021\(22\), 8-3025\(d\) and 8-3090\(a\) to apply the "density exemption" and "parking reduction" for certain properties adjacent to the Savannah Historic District that currently apply only to properties within the district. | File No.18-005939-ZA](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on December 11, 2018.

Vote Results (Not Started)

Motion:

Second:

VI. Items Requested to be Withdrawn

[7. 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

Petitioner has requested to withdrawn this item.

Vote Results (Approved)

Motion: Linder Suthers

Second: Travis Coles

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

[8. ZONING MAP AMENDMENT | 701 Derrick Inn Road | From R-A \(Residential Agriculture to R-1 \(Single Family Residential\) | File Number Z-181024-00123-1](#)

Motion

Petitioner has requested to withdrawn this item.

Vote Results (Not Started)

Motion:

Second:

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

[9. October 30, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[10-30-18 MPC BRIEFING MINUTES.pdf](#)

[10.30.18 MEETING MINUTES.pdf](#)

Minutes were approved as submitted.

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

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

[10. Adoption of the 2019 Calendar of Meetings](#)

[2019 CALENDAR OF MEETINGS DRAFT.pdf](#)

2019 meeting calendar was approved as submitted.

Motion

Recommend APPROVAL of the 2019 Calendar of Meetings.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

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

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VIII. Old Business

IX. Regular Business

[11. ZONING MAP AMENDMENT | Fort Argyle Road | R-A-CO \(Residential-Agriculture-County\) to PDR \(Planned Development-Reclamation\) | MPC File No. 18-005935-ZA](#)

[☞ Maps 005935-ZA.pdf](#)

[☞ Table 2 - R-A List of Uses.pdf](#)

[☞ Application 5935.pdf](#)

[☞ Staff Report-18-005935-ZA-MAP and 18-005960-PLAN.pdf](#)

[☞ REVISED_GDP - LANYARD DEVELOPMENT INC_LEWIS TRACT-GDP11.14.18.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, presented the staff report for the Map Amendment and Site Plan together. The petitioner is requesting to rezone a 151-acre tract of land from an existing R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification to permit surface mining (borrow pit). The petitioner is also seeking approval of a general development plan (18-005960-PLAN) as required by the PDR district regulations.

Motion

MPC staff recommends approval of the request to rezone the subject property from an R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification. Permits will need to be obtained from GDOT for access from Fort Argyle Road and from the Army Corps of Engineers for wetland impacts.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tommy Branch

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

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[12. SITE PLAN REVIEW | Fort Argyle Road | General Development Plan | MPC File No. 18-005960-PLAN](#)

[☞ Staff Report-18-005935-ZA-MAP and 18-005960-PLAN.pdf](#)

[☞ REVISED_GDP - LANYARD DEVELOPMENT INC_LEWIS TRACT-GDP11.14.18.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, presented the staff report for the Map Amendment and Site Plan together. The petitioner is requesting to rezone a 151-acre tract of land from an existing R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification to permit surface mining (borrow pit). The petitioner is also seeking approval of a general development plan (18-005960-PLAN) as required by the PDR district regulations.

Motion

MPC staff recommends approval of the general development plan. Permits will need to be obtained from GDOT for access from Fort Argyle Road and from the Army Corps of Engineers for wetland impacts.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tommy Branch

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

[13. CONCEPT PLAN | DERRICK LANDING EAST | MAJOR SD | 701 DERRICK INN ROAD | S-181024-00124-1](#)

[☞ Maps.pdf](#)

[☞ Concept Plan - Derrick Landing East.pdf](#)

[☞ Staff Report - S-181024-00124-1 Derrick Landing East.pdf](#)

Mr. Marcel Williams, Development Services Planner, presented the staff report. The petitioner is requesting approval of a Concept Plan for a single family residential subdivision located on the south side of Derrick Inn Road, approximately 538 feet east of Spoonbill Circle within an R-A (Residential Agriculture) zoning district. No variances are requested.

Motion

The MPC staff recommends approval of the proposed Major Subdivision and Concept Plan subject to the following conditions:

1. Revise the Concept Plan to show the total number of lots as 62 instead of 52. Also, revise the density note to identify the density as 4.32 units per gross acre and 5.35 units per net acre.
2. Submit the name of the proposed road to the MPC staff for approval prior to the submittal of construction plans and Final Plat.
3. The minimum required side yard setback for a corner lot is 20 feet from the road right-of-way. The building pad shown on Lot 54 is approximately 17 feet from the Derrick Inn Road right-of-way. Revise the building pad to increase the setback to not less than 20 feet.
4. Approval by the County Engineer.

Vote Results (Approved)

Motion: Tanya Milton

Second: W. Lee Smith

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

14. ZONING MAP AND TEXT AMENDMENT | Mid-City District Expansion | 18-005534-ZA

[☞ 18-005534-ZA Staff Recommendation.pdf](#)

[☞ Exhibit A - Existing Zoning Map.pdf](#)

- ☞ [Exhibit B - Mid-City Expansion Area Zoning Parcel Map.pdf](#)
- ☞ [Exhibit C - FLU Mid-City Expansion.pdf](#)
- ☞ [Exhibit D - Proposed Article K Modifications.pdf](#)
- ☞ [Mid-City Expansion Presentation 11-8-18.pdf](#)
- ☞ [Application 5534.pdf](#)
- ☞ [Mid-City District with MLK Corridor Expansion .pdf](#)
- ☞ [Mid-City with MLK Expansion Area Boundary Description_.pdf](#)
- ☞ [Updated Contributing Resources Map - Mid-City.pdf](#)

Motion

Motion to continue to the next MPC meeting on December 11, 2018.

Vote Results (Approved)

Motion: Tanya Milton

Second: Joseph Welch

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

X. Presentations

XI. Other Business

15. NewZO Town Hall Meetings Update

☞ [TownHalls.pdf](#)

Mrs. Melanie Wilson, Executive Director of MPC, gave a brief update on the NewZO Town Hall meetings. District 2, 3, 5, and 6 have already had their Town Hall Meetings and only district 1 and 4 are left. District 1 meeting will be November 26, 2018 6:30 p.m. to 8:00 p.m. at the Civic Center Ballroom. District 4 meeting will be November 28, 2018 6:30 p.m. to 8:00 p.m. at the Marsh Auditorium at Candler General Hospital.

XII. Adjournment

16. Adjourn

XIII. Development Plans Submitted for Review

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

📎 [November 20th MPC Meeting Development Log.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.