



Chatham County - Savannah Metropolitan Planning Commission

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

October 30, 2018 Regular MPC Meeting

Members Present: Joseph B. Ervin, Vice Chairman
Linder Suthers, Secretary
Tom Woiwode, Treasurer
Travis Coles
Ellis Cook
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Joseph T. Welch

Members Not Present: Thomas Branch
Roberto Hernandez

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Interim Development Services Director
Matthew Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Bri Finau, Administrative Assistant
Julie Yawn, IT

Advisory Staff Present: Bridget Lidy, City of Savannah

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

The October 30, 2019 Regular MPC Meeting agenda was approve as presented.

Motion

Approve October 30, 2018 Regular MPC Agenda as presented.

Vote Results (Approved)

Motion: Lacy Manigault

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

IV. Notices, Proclamations and Acknowledgements

[2. October 30, 2018 Finance Committee Meeting, 11:00 A.M., Meyers Conference Room, 110 E. State Street.](#)

[3. November 20, 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](#)

The petitioner requested to postpone to the November 20, 2018 Regular MPC Meeting. Mr. Manigault stated within his motion that the petitioner will need to present on requested postponement date or will have to reapply, as this petition has been postponed multiple times.

Motion

Postpone item per petitioner's request to the November 20, 2018 Regular MPC Meeting.
The developer will need to present on the November 20 meeting or will need to reapply.

Vote Results (Approved)

Motion: Lacy Manigault

Second: Linder Suthers

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

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Tommy Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- 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. October 9, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[10-9-18 MPC BRIEFING MINUTES.pdf](#)

[10.09.18 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Linder Suthers

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
Tommy Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

Wayne Noha - Aye

6. Resolution for FY 2020 5303 Transit Planning Grant

[Resolution FY 2020.pdf](#)

[FY2020 5303MPC Board Memo.pdf](#)

Motion

Approve the Authorizing Resolution as presented.

Vote Results (Approved)

Motion: Karen Jarrett

Second: W. Lee Smith

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

VIII. Old Business

IX. Regular Business

7. REZONING MAP AMENDMENT | 401 Carolan Street; Rezone from R-M-25 Multi family residential to P-R-M-40 (Planned Multi family Residential up to 40 Units per acre) and I-L (Light industrial) | MPC File No. 18-005515-ZA

[Maps.pdf](#)

[Clearview Proposed GDP.pdf](#)

[Context Aerials.pdf](#)

[Street View.pdf](#)

[I-L Development Standards.pdf](#)

[Allowed Uses - IL.pdf](#)

[R-M Development Standards.pdf](#)

[RM- List of Uses.pdf](#)

[Staff Report-5515.pdf](#)

[☞ Concept 1.pdf](#)

[☞ Concept 3.pdf](#)

Mr. Marcus Lotson presented the petition to the Board. The petitioner is proposing to redevelop the 13.87 acre site with a site plan as multifamily townhomes adjacent to Cleland Street, with some commercial use adjacent to Carolan Street. Requesting to have general development plan approved with the zoning and two variances (4 foot additional height from 40' maximum and on-street versus off-street parking). The western adjacent area is developed with residential, as many adjacent southern properties have been deemed 'unbuildable' by FEMA. The eastern adjacent properties have industrial uses. Staff recommended approval of the rezoning petition and variances. Concept drawings were provided to staff by the petitioner.

Mr. Josh Yellin, petitioner representative for Cardinal Capital (developer), Vanguard Development (developer), and Lott Barber Properties (architect), stated all proposed development is presented as market rate for the area with no Section 8. Detailed plans of living units and retail use was provided, along with a history of the developers' projects. Buffering plans were presented with amenities and retention. Conversation with Chatham Area Transit to incorporate transportation for the area is underway.

Ms. Bernetta Lanier, President of Hudson Hill Community Organization, stated their community embraced the project. Their questions and concerns were addressed by the petitioner.

Ms. Diane Washington, current resident of Clearview Homes, stated she and several of her neighbors were just made aware of this project. They would like to know how much time they have remaining in the community. Mr. Manigault asked that the petitioner reach out and inform the current residents. Mr. Yellin stated nothing would happen at the site before the end of 2018.

Mr. Sylvester Formey of Vanguard Developers expressed his interest in the community and his business history. He stated they are not interested in displacing anyone, but are actively seeking good, qualified tenants.

Ms. Tangamika Davis, current resident, stated she is not opposed but would like information regarding future housing.

Chairman Ervin requested the petitioner reach out to the current residents and the Mr. Yellin agreed to do so.

Motion

APPROVE staff recommendation to approve petitioner's request, including height and parking variances with the condition that the parking variance apply only to residential uses and that the proposed nonresidential uses meet the required parking.

Vote Results (Approved)

Motion: Wayne Noha

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
Tommy Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye

Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[8. MASTER PLAN AMENDMENT / PUD | New Hampstead Planned Unit Development | MPC File No: 18-005515-ZA](#)

- 📎 [Approved New Hampstead PUD and Master Plan.pdf](#)
- 📎 [9 18 18 NH_Preliminary-Concept-MP_LAND-USE_2018-09-18.pdf](#)
- 📎 [Definition - Community Recreation.pdf](#)
- 📎 [PIN Numbers.pdf](#)
- 📎 [10-30-18 Staff Report NEW HAMPSTEAD AMENDED MASTER PLAN.pdf](#)

Mr. Lotson presented the staff report for the petition. The applicant requested text and map changes which would decrease the number of unit allowance. There are dedicated areas for a fire, police, and lift stations. Staff recommends approval of the petitioner's request.

Mr. Rob Brannen, representing the petitioner Figure 8 Georgia, gave a brief history of the annexation of the area in conjunction with the City. Mr. Brannen explained why some amendments are necessary for the current master plan. Subsequent developers will present their master plan for their tract of land.

Ms. Leslie Sheehan, citizen, stated she is not opposed to the development, she has concerns with what appears to be conflicting details regarding the original New Hampstead plan and what's currently presented.

Mr. Manigault recommended a community meeting with the developer.

Mr. Brannen stated some concerns were approved years ago. He explained how some of the proposed changes will have a positive affect for the current area residents.

Mr. Will Burgstiner, commented on the previous approvals and stated they reached out to the current residents. The infrastructure concerns have been presented to the City and County. New Hampstead was developed with International Paper and the City of Savannah.

Motion

APPROVE staff recommendation to approve of the petitioner's request.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Tom Woiwode

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
Tommy Branch	- Not Present

Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

9. AMENDED GENERAL DEVELOPMENT PLAN | 4530B Ogeechee Road | MPC File No. 18-004700-PLAN

📎 [GDP Solid Waste Handling Facility 101018.pdf](#)

📎 [Staff Report Amended GDP 4530 Ogecchee Road.pdf](#)

Mr. Marcus Lotson presented the Amended General Development Plan to the Board. This was previously approved in 2005 and in operation since 2006. Changes in zoning and use requires reappearance before the Commission. It's purpose is to be a solid waste transfer facility, recycle, then taken off-site. No additional negative impact will be incurred due to requested changes.

Mr. Jay Maupin, agent for the petitioner, ADRS, stated waste will be separated and contained, then shipped out to be recycled or landfilled.

Motion

Staff recommendation to approve petitioner's request.

Vote Results (Approved)

Motion: W. Lee Smith

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

X. Presentations

XI. Other Business

10. NewZO - Marcus Lotson, MPC and Bridget Lidy, City Staff

📎 [102618 Update on NewZO Schedule.pdf](#)

📎 [planning commission update on newzo 10.30.2018_.pdf](#)

Ms. Bridget Lidy, City of Savannah, reviewed the timeline of the approval schedule. Due to the holidays, its been recommended to present document for approval early 2019 in order to accomplish all townhall meetings.

Mr. Lotson stated meetings with the public will continue.

Ms. Wilson stated she's requested of staff to have a general summary of specific chapters to highlight what the Board is requested to vote on. It will serve as a review. The definition section was also requested of staff to create continuity and ease of understanding. Adjustments are expected to be made after adoption.

Mr. Lotson stated the intent for discussion to create change or understanding.

XII. Adjournment

11. Adjourn

There being no further business to present before the Board, the Tuesday, October 30, 2018 Regular MPC Meeting was adjourned at 3:13 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

/bf

XIII. Development Plans Submitted for Review

12. Development Plans Submitted for Review

📎 [October 30th 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.