



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
October 9, 2018 ~ 1:30 PM
Minutes

October 9, 2018 Regular MPC Meeting

Members Present: Joseph B. Ervin, Chairman
Ellis Cook, Vice-Chairman
Linder S. Suthers, Secretary
Thomas Branch
Travis H. Coles
Roberto Hernandez
Karen Jarrett
Lacy Manigault
Tanya Milton
Eula Parker
Lee Smith
Tom Woiwode

Members Not Present: Joseph Welch, Treasurer
Wayne Noha

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
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

Motion

Approve the agenda as amended to swap # 14 and #15 around.

Vote Results (Approved)

Motion: Travis Coles

Second: Linder Suthers

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

IV. Notices, Proclamations and Acknowledgements

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

Swearing in of MPC Board Officers

[3. October 9, 2018 Swearing-in of MPC Officers by Judge Timothy Walmsley, Chatham County Superior Court.](#)

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](#)

Motion

The petitioner has requested that this item be postponed to the Regular Meeting on October 30, 2018.

Vote Results (Approved)

Motion: Lacy Manigault
Second: Karen Jarrett

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

Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Not Present

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 Items Requested to be Withdrawn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. September 18, 2018 Briefing and Regular Meeting Minutes for Approval](#)

[📎 09-18-18 MPC BRIEFING MINUTES.pdf](#)

[📎 09.18.18 MEETING MINUTES.pdf](#)

Motion

Recommend APPROVAL of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

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

[6. Authorize Executive Director to sign Audit Engagement Letter](#)

[📎 2018 Non-Major Contract KRT.pdf](#)

Motion

Approve the authorization for the Executive Director to sign the Audit Engagement letter.

Vote Results (Not Started)

Motion:

Second:

VIII. Old Business

IX. Regular Business

[7. NEW CONSTRUCTION: VICTORIAN DISTRICT \(BUILDING A\) | 1408 Montgomery Street | Petitioner: Sottile & Sottile | File No. 18-004705-COA](#)

🔗 [Context - Sanborn Maps.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [18-004705-COA Staff Recommendation.pdf](#)

Ms. Leah Michalak, Preservation Planner, presented the staff report. The applicant is requesting approval for new construction of a four-story apartment building for the property located at 1408 Montgomery Street. This is "Building A" which is part of a larger development, containing a total of seven (7) buildings, that spans from West Anderson Street on the north to Jefferson Street on the east to West 31st Street on the south to Montgomery Street on the west with West Anderson Lane running west to east through the middle of the site. The building will contain 49 apartment units.

The applicant is also requesting the following variances: - A front yard setback variance to allow for a 3-foot setback along Montgomery Street; - A side yard setback variance to allow for a 1.7-foot setback along Anderson Lane; - A 20% increase in the maximum height.

Mr. Christian Sottile, petitioner, spoke on behalf of all the petitions regarding this project including 18-004708-COA, 18-004707-COA, 18-004706-COA and 18-004725-PLAN and agrees with staff recommendations for approval with the waivers requested.

Ms. Linder Suthers, Board Member, asked the petitioner to explain the tree lawn

Mr. Christian Sottile, petitioner, stated they are planning to put more trees on Montgomery Street and building A will be set back from the street in order to plant more trees. He stated they are committed to working with the City in regards to the Street Tree Ordinance.

Ms. Karen Jarrett, Board Member, asked if Anderson Lane would be one or two lanes?

Mr. Christian Sottile, petitioner, stated two lanes.

Mr. Travis Coles, Board Member, asked if they are planning on using pervious materials?

Mr. Christian Sottile, petitioner, stated yes they plan on working with pervious and non-pervious material.

Motion

Approval for new construction of a four-story apartment building for the property located at 1408 Montgomery Street (including the adjustments to the front yard setback, side yard setback and the maximum building height) because the proposed project is visually compatible and meets the standards.

Building A (Victorian District)

- 3 ft. front-yard setback waiver from required 0 ft. front-yard build-to-line (3 ft. proposed -Montgomery St.)
- 5 ft. side-yard setback waiver from required 5 ft. minimum (0 ft. proposed - Anderson Lane)
- 8 ft. building height waiver (20% increase) from 40 ft. height maximum (48 ft. proposed).

Vote Results (Approved)

Motion: Travis Coles

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

[8. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT \(BUILDING B\) | 1410 Montgomery Street | Petitioner: Sottle & Sottile | File No. 18-004708-COA](#)

[☞ Submittal Packet.pdf](#)

[☞ Context - Sanborn Maps.pdf](#)

[☞ 18-004708-COA Staff Recommendation.pdf](#)

Ms. Leah Michalak, Preservation Planner, presented the approving staff report. The applicant is requesting approval for new construction of a four-story mixed-use building for the property located at 1410 Montgomery Street. This is "Building B" which is part of a larger development, containing a total of seven (7) buildings, that spans from West Anderson Street on the north to Jefferson Street on the east to West 31st Street on the south to Montgomery Street on the west with West Anderson Lane running west to east through the middle of the site. The building will contain retail space on the ground floor and 47 apartment units on all levels.

The applicant is also requesting the following variance: - A side yard setback variance to allow for a 1.1-foot setback along Anderson Lane.

Motion

Approval for new construction of a four-story mixed-use building for the property located at 1410 Montgomery Street (including the adjustment to the side yard setback) because the proposed project is visually compatible and meets the standards.

Building B (Mid-City District)

- 10 ft. side-yard setback waiver from required 10 ft. minimum (0-1.1 ft. proposed – Anderson Lane)

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

Ellis Cook - Aye

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

9. RELOCATION OF A CONTRIBUTING BUILDING: VICTORIAN HISTORIC DISTRICT (BUILDING C): 311 West Anderson Street | Petitioner: Sottle & Sottile | File No. 18-004707-COA

- 📎 [18-004707-COA Staff Recommendation.pdf](#)
- 📎 [Staff Photographs.pdf](#)
- 📎 [Submittal Packet.pdf](#)
- 📎 [Survey Cards.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)

Ms. Leah Michalak, Preservation Planner, presented the approving staff report. The applicant is requesting approval to relocate and rehabilitate an historic building to the vacant site at 311 West Anderson Street; it will be rotated on the site to front Jefferson Street. The building is currently located on the adjacent site to the west, 313 West Anderson Street. The applicant proposed to remove a non-historic deck from the rear and uncover and restore an historic porch on the rear. This is “Building C” which is part of a larger development, containing a total of seven (7) buildings, that spans from West Anderson Street on the north to Jefferson Street on the east to West 31st Street on the south to Montgomery Street on the west with West Anderson Lane running west to east through the middle of the site. The building will contain one, two-bedroom residential unit.

The applicant is also requesting the following variances: - A front yard setback variance to allow for a 3.5-foot setback along Jefferson Street. - A side yard setback variance to allow for a 2.7-foot setback along Anderson Street. - A rear yard setback variance to allow for a 5-foot setback in the rear, internal to the site.

Motion

Approve to relocate and rehabilitate an historic building to the vacant site at 311 West Anderson Street (including the adjustments to the front yard setback, side yard setback, and rear yard setback) because the proposed work is visually compatible and meets the standards and guidelines.

Buildings C (Victorian District)

- 3.5 ft. front-yard setback waiver from required 0 ft. front-yard build-to-line (3.5 ft. proposed -Jefferson St.)
- 2.3 ft. street side-yard setback waiver from required 5 ft. minimum (2.7 ft. proposed-Anderson Street)
- 30 ft. rear-yard setback waiver from required 35 ft. minimum (5 ft. proposed – west)

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

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

[10. NEW CONSTRUCTION: VICTORIAN HISTORIC DISTRICT \(BUILDING D\) | 317 West Anderson Street |
Petitioner: Sottile & Sottile | File No. 18-004706-COA](#)

📎 [Submittal Packet.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [18-004706-COA Staff Recommendation.pdf](#)

Ms. Leah Michalak, Preservation Planner, presented the approving staff report. The applicant is requesting approval for new construction of three, attached, two-story townhouses for the vacant property at 317 West Anderson Street. (The actual address for this portion of the development will likely not be 317 West Anderson Street; however, for the purposes of this review we have used this address to identify this particular building within the development.) This is "Building D" which is part of a larger development, containing a total of seven (7) buildings, that spans from West Anderson Street on the north to Jefferson Street on the east to West 31st Street on the south to Montgomery Street on the west with West Anderson Lane running west to east through the middle of the site. The building will contain three (3) apartment units.

The applicant is also requesting the following variances: - A side yard setback variance to allow for a 1.6-foot setback along Anderson Lane. - A rear yard setback variance to allow for an 8.8-foot setback in the rear, internal to the site.

Motion

Approval for new construction of three, attached, two-story townhouses for the vacant property at 317 West Anderson Street (including the adjustments to the rear and side yard setbacks) because the proposed work is visually compatible and meets the standards.

Building D (Victorian District)

- 5 ft. side-yard setback waiver from required 5 ft. minimum (0-1.6 ft. proposed – Anderson Lane)
- 26.2 ft. rear-yard setback waiver from required 35 ft. minimum (8.8 ft. proposed – west)

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

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

[11. SITE PLAN REVIEW | Midtown Redevelopment, LLC | General Development Plan - Montgomery Street Residential | 1408 and 1401 Montgomery Street; 311, 313 and 317 W. Anderson Street; and 312 and 314 W. 31st St. | 4725-PLAN](#)

📎 [General Development Plan 9.21.18.pdf](#)

📎 [Maps 4725.pdf](#)

📎 [Pictures 4725.pdf](#)

📎 [Google Map Aerial 4725.pdf](#)

📎 [October Staff Report 4725-PLAN.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, presented the approving staff report. Midtown Redevelopment, LLC, is requesting approval of a General Development Plan pursuant to Section 8-3028 (Victorian Planned Neighborhood Conservation District) and Section 8-3025 (Site Plan Review – Mid-City District) of the Savannah Zoning Ordinance. The proposed development spans two local historic districts (Victorian and Mid-City) and consists of a total of 101 residential units within four buildings, with one ground-floor retail space. A majority of the units (96 units) are proposed in two new four-story buildings fronting Montgomery Street.

Per the Mid-City Ordinance (Article K), new residential development with 50 or more units requires review and approval from the MPC Board. Additionally, all new construction within the Victorian District requires MPC action.

Given the proposed site arrangement, the following waivers are required:

Building A (Victorian District) • 3 ft. front-yard setback waiver from required 0 ft. front-yard build-to-line (3 ft. proposed Montgomery St.) • 5 ft. side-yard setback waiver from required 5 ft. minimum (0 ft. proposed - Anderson Lane) • 8 ft. building height waiver (20% increase) from 40 ft. height maximum (48 ft. proposed).
Buildings C (Victorian District) • 3.5 ft. front-yard setback waiver from required 0 ft. front-yard build-to-line (3.5 ft. proposed -Jefferson St.) • 2.3 ft. street side-yard setback waiver from required 5 ft. minimum (2.7 ft. proposed Anderson Street) • 30 ft. rear-yard setback waiver from required 35 ft. minimum (5 ft. proposed – west)
Building D (Victorian District) • 5 ft. side-yard setback waiver from required 5 ft. minimum (0-1.6 ft. proposed –

Anderson Lane) • 26.2 ft. rear-yard setback waiver from required 35 ft. minimum (8.8 ft. proposed – west)
 Building B (Mid-City District) • 10 ft. side-yard setback waiver from required 10 ft. minimum (0-1.1 ft. proposed – Anderson Lane)

Staff is supportive of the requested waivers, as the resulting site layout and design will be consistent with the intents of the Victorian and Mid-City Districts and will be compatible with adjacent development patterns.

Motion

Approval of the General Development Plan and the requested waivers as follows:

Building A (Victorian District)

- 3 ft. front-yard setback waiver from required 0 ft. front-yard build-to-line (3 ft. proposed -Montgomery St.)
- 5 ft. side-yard setback waiver from required 5 ft. minimum (0 ft. proposed - Anderson Lane)
- 8 ft. building height waiver (20% increase) from 40 ft. height maximum (48 ft. proposed).

Buildings C (Victorian District)

- 3.5 ft. front-yard setback waiver from required 0 ft. front-yard build-to-line (3.5 ft. proposed -Jefferson St.)
- 2.3 ft. street side-yard setback waiver from required 5 ft. minimum (2.7 ft. proposed-Anderson Street)
- 30 ft. rear-yard setback waiver from required 35 ft. minimum (5 ft. proposed – west)

Building D (Victorian District)

- 5 ft. side-yard setback waiver from required 5 ft. minimum (0-1.6 ft. proposed – Anderson Lane)
- 26.2 ft. rear-yard setback waiver from required 35 ft. minimum (8.8 ft. proposed – west)

Building B (Mid-City District)

- 10 ft. side-yard setback waiver from required 10 ft. minimum (0-1.1 ft. proposed – Anderson Lane)

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tanya Milton

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

12. REZONING MAP AMENDMENT | 1 West Victory Drive| P-RIP-B (Planned Residential Medium Density to P-R-I-P-D (Planned Residential I Medium Density) | MPC File No. 18-004740-ZA

- 📎 [Maps.pdf](#)
- 📎 [Staff Report-18-004740-ZA-MAP.pdf](#)
- 📎 [RIP-B Uses.pdf](#)
- 📎 [RIP-D Uses.pdf](#)

Mr. Marcus Lotson, Development Services Director, presented the staff report. The petitioner is requesting to rezone property at One West Victory Drive from the P-RIP-B (Planned Residential - Medium Density - Site Plan Specific) zoning classification to the P-RIP-D (Planned Residential – Medium Density) zoning classification. The property is currently developed with a multi family residential structure, commercial use and a structured parking facility. The proposed rezoning is not likely to change the impact of the existing use on site. Due to the fact the existing development is relatively new, major physical changes are unlikely. This zoning request, however, was filed in conjunction with two other requests to rezone properties to the west between Barnard Street and Montgomery Street, File Nos. 18-004742-ZA and 18005020-ZA. The intent of these rezoning requests is to provide an avenue for the development of a residence hall and other uses associated with the Savannah College of Art and Design. Staff found that due to the scale of the project, a more feasible alternative would be to include all the properties submitted for rezoning into the Mid-City district and propose amendments relevant to certain properties but not Mid-City at large.

Mr. Harold Yellin, petitioner, spoke on all petitions regarding this project including 18-004742-ZA and 18-005131-ZA. He stated they are in agreement with staff's recommendation to not rezone to the P-RIP-D and instead bring all the properties submitted for rezoning into the Mid-City district.

Ms. Karen Jarrett, Board Member, asked why is the petitioner requesting to change the zoning? Is it for more density?

Mr. Marcus Lotson, stated the intent for the property is to change it from apartments to dormitories for SCAD and dormitories are not permitted in the current zoning.

Ms. Tanya Milton, Board Member, asked are they planning on widening 44th Street?

Mr. Marcus Lotson, stated yes that's their plan.

Mr. Ellis Cook, Board Member, asked if all existing buildings were going to be demolished?

Mr. Marcus Lotson, stated yes.

Mr. Travis Coles, Board Member, asked are there any existing Historic buildings on these properties?

Mr. Marcus Lotson, stated no.

Mr. Douglas Kaufman, was in attendance to speak in reference to this item. He spoke in favor but did express a few concerns regarding the design of the buildings.

Mr. Clinton Edminster, was in attendance to speak in reference to this item. He read a letter from the Thomas Square Neighborhood Association stating that they are in favor of the project but had a few concerns regarding the design of the buildings and making sure TC-2 zoning will be the only zoning district in Mid-City to allow dormitories.

Motion

Denial of the requested rezoning to RIP-D and approval of the alternative text amendment proposed by staff to bring the subject properties into the Mid-City district in conjunction with the highlighted text changes.

Vote Results (Approved)

Motion: Ellis Cook

Second: Tommy Branch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye

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

[13. REZONING MAP AMENDMENT | 203, 221, 227, 301, 303 West Victory Drive; 202; 208; 210; 212; 214 & 322 West 44th Street | Rezone from R-B; B-N; B-C and I-L to P-RIP-D](#)

- 📎 [Maps.pdf](#)
- 📎 [Submittal 1_SCAD Victory Village 2_Gen Dev Plan\(ebennett@husseygaybell.com\).pdf](#)
- 📎 [Photos.pdf](#)
- 📎 [All Properties Map.pdf](#)
- 📎 [Staff Report 18-004742-ZA.pdf](#)

Mr. Marcus Lotson, Development Services Director, presented the approving staff report. The petitioner is requesting to rezone 12 parcels that comprise the block bounded by Victory Drive West 44th Street, Montgomery Street and Barnard Street to the P-RIP-D zoning classification. Based on the preceding findings and in conjunction with the applicant, staff is recommending that the properties that have been identified in the zoning requests in MPC file Nos. 18-005020-ZA, 18-004740-ZA and 18-004742-ZA be included into the Mid-City zoning district, via an amendment to the Boundary Description found in Article K of the Savannah Zoning Ordinance. In addition, staff recommends that the amendments, stated in the staff report be adopted into Article K.

Motion

Denial of the requested rezoning to RIP-D and approval of the alternative text amendment proposed by staff to bring the subject properties into the Mid-City district in conjunction with the highlighted text changes.

Vote Results (Approved)

Motion: Tommy Branch

Second: Ellis Cook

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

Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Not Present

[14. REZONING MAP AMENDMENT | 2714 Montgomery Street | Rezone from B-C \(Community - Business\) and B-N \(Neighborhood - Business\) to P-RIP-D \(Residential - Medium Density\) | Fil No. 18-005020-ZA](#)

- 📎 [Maps.pdf](#)
- 📎 [B-C District Allowed Uses.pdf](#)
- 📎 [Staff Report-18-005020-ZA-MAP.pdf](#)
- 📎 [Permitted Uses in the BN.pdf](#)

Mr. Marcus Lotson, Development Services Director, presented the approving staff report. The petitioner is requesting to rezone property at 2714 Montgomery Street from the BC (Community Business) and BN (Neighborhood - Business) zoning classification to the P-RIP-D (Planned Residential – Medium Density) zoning classification. The property is currently developed with a number of commercial uses but is deficient in many ways from the standpoint of meeting the development standards that would be applied to a new use today. The proposed rezoning was filed in conjunction with two other requests to rezone properties to the east between the subject property and Bull Street, File Nos. 18-004742-ZA and 18-004740-ZA. The intent of these rezoning requests is to provide an avenue for the development of residence halls and other uses associated with the Savannah College of Art and Design. Staff found that due to the scale of the project, a more feasible alternative would be to include all the properties submitted for rezoning into the Mid City district and propose amendments relevant to certain properties but not Mid City at large.

Motion

Denial of the requested rezoning to RIP-D and approval of the alternative text amendment proposed by staff to bring the subject properties into the Mid-City district in conjunction with the highlighted text changes.

Vote Results (Approved)

Motion: Ellis Cook

Second: Tanya Milton

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

[15. ZONING MAP AMENDMENT | Josh Yellin as agent for 1602 Bull, LLC | Rezone from TN-2 \(Mid-City\) to TC-1 \(Mid-City\) | 1602 Bull St. | 18-005131-ZA](#)

- 📎 [Maps 5131.pdf](#)
- 📎 [Pictometry and Streetview 5131.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](#)
- 📎 [Future Land Use Map - Bull Street Corridor.pdf](#)
- 📎 [Staff Report-18-005131-ZA-MAP.pdf](#)

Mr. Matt Lonnerstater, Development Services planner, presented the staff report. The petitioner is requesting to rezone one parcel located at the southeast corner of Bull Street and East 32nd St. from TN-2 (Traditional Neighborhood, Mid-City) to TC-1 (Traditional Commercial, Mid-City). As depicted on the Future Land Use Map, a majority of the properties along Bull Street within the Mid-City District are planned for Traditional Commercial; as such, many of these properties retain the TC-1 zoning designation. With regard to the property at 1602 Bull St., the proposed TC-1 district is compatible with adjacent properties and uses and is consistent with Bull Street's functionality as a mixed-use corridor. The proposed rezoning meets the criteria for making zoning map amendments as contained in Section 8-3183. Staff recommends approval of the rezoning from TN-2 to TC-1.

Mr. Josh Yellin, petitioner, stated they are in agreement with staff's recommendation to approve the rezoning from TN-2 to TC-1.

Motion

Staff recommends approval of the request to rezone one parcel at 1602 Bull St. from the TN-2 to the TC-1 district.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

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

[16. REZONING MAP AMENDMENT- 7035 Hodgson Memorial- P-I-P \(Planned Institutional-Professional\) to B-C \(Community Business\) 18-005127-ZA](#)

- 📎 [Label Map 5127-ZA.pdf](#)

📎 [Zoning Map 5127-ZA.pdf](#)

📎 [Tax Map 5127-ZA.pdf](#)

📎 [Aerial Map 5127-ZA.pdf](#)

📎 [FLU Map 5127-ZA.pdf](#)

📎 [Staff Report- 18-005127-ZA-MAP - 7035 Hodgson Memorial Drive _final1.pdf](#)

📎 [letter_of_opposition.jpg](#)

📎 [Maps_combined 5127-ZA.pdf](#)

Mr. Marcel Williams, Development Services Planner, presented the staff report. The petitioner is requesting to rezone a single parcel at 7035 Hodgson Memorial Drive located approximately 200 feet north of Eisenhower Drive from P-I-P (Planned Institutional-Professional) to B-C (Community Business). The intent of the existing P-I-P district is to facilitate a harmonious intermingling of “residential, institutional and professional uses” and achieve a “healthful living environment.” While the proposed B-C zoning is similar to the existing district, it does allow a range of more intense and/or disruptive uses that could negatively impact nearby areas. Fuel stations, car washes, auto service stations, nightclubs, package stores, drive-through restaurants, and radio towers, among other uses, would all be newly permissible. A rezoning must take into consideration the entire scope of potential new uses it will permit and their potential consequences for neighbors. Each of the uses listed above has no precedent in the surrounding area, which is primarily offices, and could be disruptive. The petitioner desires to open a tattoo studio, while not permitted in the subject property is permitted in much of the surrounding area, which is already zoned B-C. Areas across Eisenhower Drive to the south are all designated B-C, including variants P-B-C and PUD-B-C. The district immediately to the west is also P-B-C. If the general location is ideal for such a use, one could reasonably ask why locating 500 feet south or west is not acceptable. Given the presence of suitable zoning nearby, the ordinance as written should not be considered an undue hardship.

Mr. Duke Dang, petitioner, stated he finally was able to find a space that would let him have his tattoo studio so he is requesting the rezoning of the property.

Motion

Deny the request to rezone the subject parcel located at 7035 Hodgson Memorial Drive (PIN 2-0490-04-006) from the P-I-P zoning classification to the B-C zoning classification.

Vote Results (Approved)

Motion: Ellis Cook

Second: Lacy Manigault

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

Eula Parker	- Aye
Wayne Noha	- Not Present

17. SPECIAL USE AMENDMENT | Josh Yellin as agent for HTIMS, LLC | Amendment to Special Use Conditions | 5715 Skidaway Road | 4741-ZA

- [OCT Staff Report-18-004747-ZA - Special Use Conditions.pdf](#)
- [Proposed Amendments to Use Conditions 4741-ZA.pdf](#)
- [Maps 4741.pdf](#)
- [Aerial Map and Streeview 4741.pdf](#)
- [Cohen's Retreat Sign.pdf](#)
- [Site Plan](#)
- [Blarney Stone Lighting plan.pdf](#)
- [RE_ Blarney Stone - Special Use Condition Amend....pdf](#)
- [Existing Use Conditions 4741-ZA.pdf](#)
- [Cohen's Retreat - Withdraw Sign.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, presented the staff report. The petitioner is requesting amendments to the conditions associated with the approved special uses located at Cohen's Retreat, 5715 Skidaway Rd. The amended conditions would permit a 72 sq. ft. sign to be attached to the existing iron fence and the construction of a 20' x 30' pavilion to house a portion of the historic Blarney Stone. The property is within the PUD-IS (Planned Unit Development – Institutional) zoning district. The proposed modifications would amend the conditions associated with previously approved special uses as Cohen's Retreat. As such, MPC action shall be in the form of a recommendation to the Mayor and Aldermen. While staff is generally supportive of the new pavilion, the proposed sign condition amendment would permit a sign 46 sq. ft. larger than that permitted within the base PUD-IS district. While a general rendering of the sign has been provided, staff recommends that the approval of the revised special use conditions for Cohen's Retreat, contingent upon the removal of the proposed signage amendments to condition #20.

Mr. Josh Yellin, petitioner, stated they are in agreement with staff's recommendation to approve the revised special use conditions for Cohen's Retreat, but not including the proposed signage amendments.

Motion

Approval of the revised special use conditions for Cohen's Retreat, contingent upon the removal of the proposed signage amendments to condition #20.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

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

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

X. Presentations

XI. Other Business

[18. NewZO - Marcus Lotson, MPC and Bridget Lidy, City Staff](#)

Mr. Marcus Lotson, Development Services Director and **Ms. Bridget Lidy**, Director of Urban Planning and Design gave a brief update on the progress of NewZO. NewZO is still on track for MPC voting on it October 30th at the regular MPC meeting then going to City Council in Nov/Dec with a proposed effective date of January 1, 2019. More information will be sent out to the Board before the October 30th MPC meeting. Public meetings in each Aldermanic district will start in late October and end in November.

XII. Adjournment

[19. Adjourn](#)

There being nothing additional to present before the Board, the October 9, 2018 Regular MPC Meeting was adjourned at 3:45 PM.

Respectfully Submitted,

Melanie Wilson
Executive Director

/jh

XIII. Development Plans Submitted for Review

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

📎 [October 9th MPC Meeting Development Log.pdf](#)

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.