



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
April 23, 2019 ~ 1:30 PM
MINUTES

April 23, 2019 Regular MPC Meeting

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

Members Not Present: Linder S. Suthers, Secretary

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Matthew Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Leah Michalak, Director of Historic Preservation
Alyson Smith, Preservation Planner
Bri Finau, Administrative Assistant
Julie Yawn, Systems Analyst

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

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

Motion

Approve April 23, 2019 Regular MPC Meeting Agenda

Vote Results (Approved)

Motion: Travis Coles

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

IV. Notices, Proclamations and Acknowledgements

[2. May 14, 2019 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

[3. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | Habersham and East 37th Street | Petitioner: Ward Architecture + Preservation | File No. 19-000854-COA](#)

There were no citizens present to speak on this petition.

Motion

Date uncertain to be heard.

Vote Results (Approved)

Motion: Ellis Cook

Second: Karen Jarrett

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

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

VI. Items Requested to be Withdrawn

[4. REZONING MAP AMENDMENT | 215 Whitaker Street Rezone from RIP-B to BC-1 | 18-006246-ZA](#)

- 📎 [Maps.pdf](#)
- 📎 [BC-1 District Use List.pdf](#)
- 📎 [RIP-B district use table.pdf](#)
- 📎 [Opposition Letter.pdf](#)
- 📎 [Pics.pdf](#)
- 📎 [Staff Report-18-006246.pdf](#)

There were no citizens present to speak on this petition.

Motion

Withdraw petition.

Vote Results (Approved)

Motion: Travis Coles

Second: Ellis Cook

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

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. CHATHAM COUNTY LOCAL HISTORIC PROPERTY DESIGNATION | 8417 Ferguson Avenue | P-190123-00010-1

- 📎 [MPC Staff Recommendation.pdf](#)
- 📎 [Property Eligibility Report - 8417 Ferguson Avenue.pdf](#)
- 📎 [Property Exhibits.pdf](#)
- 📎 [Draft Designation Ordinance.pdf](#)
- 📎 [Chatham County Email.pdf](#)
- 📎 [Skidaway ROW plans 4.7.16.pdf](#)

There were no citizens present to speak on this petition.

Motion

Staff recommends approval of the nomination for local historic property designation and listing on the Chatham County Register of Historic Places for the Isle of Hope Union Missionary Baptist Church, located at 8417 Ferguson Avenue, to the Chatham County Board of Commissioners because the building is a significant historic resource that meets the criteria for designation as outlined in the Chatham County Historic Preservation Ordinance.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

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

6. Approval of April 2, 2019 Briefing and Regular Meeting Minutes

- 📎 [04-02-19 MPC BRIEFING MINUTES.pdf](#)
- 📎 [04.02.19 MEETING MINUTES.pdf](#)

Motion

Approve April 2, 2019 Briefing and Regular Meeting Minutes as presented.

Vote Results (Approved)

Motion: Wayne Noha

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

VIII. Old Business

[7. REZONING MAP AMENDMENT | 7201 Van Buren Avenue| R-6 \(One-Family Residential\) to I-P \(Institutional Professional\) | File no. 19-001443-ZA](#)

📎 [Maps_combined.pdf](#)

📎 [Application 1443.pdf](#)

📎 [Pictometry.pdf](#)

📎 [Staff Report 19-001443-ZA.pdf](#)

Mr. Marcel Williams presented the petition to request a parcel rezoning from R-6 to I-P between Van Buren Avenue and Eisenhower Drive, the only parcel with R-6 designation in the area. There are other commercial designations and uses in the area. The neighboring developments impact the quality of life of a residency zoning. There is only one access point to Van Buren. Staff is recommending continuance to determine an appropriate classification for the property.

Mr. Josh Yellin, representative of the petitioner, stated the residency structure is empty because of the neighboring zonings. They are requesting I-P designation to create an area that residential and professional uses can functionally co-exist. The owner is hoping to rent or sell for business use, as it is difficult to rent as living space. They have petitioned for curb cuts and want to own the road to restrict access to Eisenhower from Van Buren. Statements from Traffic Engineering stated it would be a suitable space for curb cuts, as long as Van Buren is closed. They are aware that a site plan will need to be presented to the Commission.

Ms. Nancy Lynah, Van Buren resident, stated there are concerns regarding being cut off from their fire hydrant. They also have concerns about trucks coming through not realizing the street is a dead end. They need a 'dead end' sign and/or turn around space so they will stop driving on their lawns to leave the area. They also have concerns regarding change of business in the future if the area is rezoned; the rezoning allows for undesirable businesses in their area. She stated they have notified the City of maintenance neglect in the area.

Mr. Robert Hernandez stated he was not aware of this; he will take care of it.

Ms. Kelly Reed, Van Buren resident, stated the neighborhood is quiet and they'd like to retain the privacy by keeping the street closed from Eisenhower. They would like a brick wall to keep other business traffic out (trucks, employees, etc.).

Mr. Hernandez asked the petitioner if they are willing to accept Office - Institutional zoning.

Mr. Yellin replied yes, after he consulted with the petitioners. They would like to get it rezoned in preparation for future developments.

Mr. Williams stated it will come back to the MPC at the discretion of the Executive Director, as it is not a requirement. There are many details to understand and agree upon, thus the continuance recommendation.

Ms. Melanie Wilson, stated it would be a cleaner process if the applicant would re-apply as O-I and review as such and provide a sketch plan to reassure the residents regarding development and access. She stated she supports O-I and a condition to have plans return to MPC. She recommended re-advertising and moving forward.

Mr. Yellin stated they would have appreciated being told this before rather than being continued for the second time. He stated they were not provided these options prior to the meeting.

Ms. Wilson stated there were many missing components when the application was initially submitted and there still are: access and right-of-way. The issue is resolvable, but the issues need to be addressed before the zoning is provided.

Mr. Marcus Lotson stated the application submitted was for an I-P property. Upon review, issues were found and discussed with the petitioner. Recommendation of O-I is to be less intensive than I-P. It is not an Eisenhower address, it is still and will remain a Van Buren address. Regardless of the rezoning, unless it takes access from Eisenhower, these other issues will not come into play.

Mr. Yellin stated there is nothing that can be done to the site without a plan presented to the Board.

Mr. Tommy Branch agreed and stated he is ready to vote on the request today.

Motion

Staff recommends a continuance of the request to rezone the subject property from the R-6 district to the I-P district. Additional information will be required to more appropriately evaluate this petition, including but not limited to descriptions of access and screening measures. Commission would like to see response from the City regarding curb cut and right-of-way. Allow staff time for analysis to provide recommendation: continue to May 14, 2019 Regular MPC Meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Karen Jarrett

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

Joseph Welch	- Nay
Tommy Branch	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Nay
Wayne Noha	- Nay

IX. Regular Business

[8. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | 1512 Bull Street and 17 East 31st Street |
Petitioner: Lat Purser & Associates, Inc. | File No. 19-001916-COA](#)

- [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- [Sanborn Maps.pdf](#)
- [Submittal Packet - Drawings.pdf](#)
- [Submittal Packet - Materials and Specifications.pdf](#)
- [19-001916-COA Staff Recommendation.pdf](#)

Ms. Leah Michalak presented the petition to demolish two non-contributing buildings and construction of one mixed-use building. One of the buildings, a mid-century structure, will be documented as having been. There is also a height variance requested of 15.5%, in addition to the one story height variance already granted through ZBA, from a three-story maximum to a four story maximum, but not included in the 45-foot height increase. Twelve conditions have been presented to the petitioner for reconsideration. Staff does not feel the 52-foot height is appropriate, as the fourth story is visually taller than the first, thus the request to continue the variance design petition. The ordinance requires a public entrance on all street entrances every 51 linear feet. That standard has not been met on 31st Street. Staff is recommending to come closer to meeting the standard.

Mr. Hernandez asked about the practicality of the public entrance requirement for 31st Street.

Ms. Michalak states it is in the ordinance, however, the Commission has the authority to vary that requirement.

***During the hearing of item 9, the petitioner agreed to a continuance for clarity of staff conditions.*

Motion	
Continue to May 14, 2109 Regular MPC Meeting	
Vote Results (Approved)	
Motion: Joseph Welch	
Second: Roberto Hernandez	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Not Present
Tom Woiwode	- Aye

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

[9. MAJOR SITE PLAN GENERAL DEVELOPMENT PLAN | 1512 Bull Street | Lat Purser & Associates, Inc. | File no. 19-001510-PLAN](#)

📎 [Application 1510-PLAN.pdf](#)

📎 [GDP 1510-PLAN.pdf](#)

📎 [Aerial Photo.pdf](#)

📎 [Staff Report 19-001510-PLAN.pdf](#)

Mr. Williams presented the petitioner's design request for a four-story mixed-use building General Development Plan. There is a proposed 10,500 square feet of non-residential use on the ground floor in C-I-V district. Mr. Williams showed the property ingress and egress, and pedestrian access. He stated the parking requirements have been met. The General Development Plan meets requirements, but the Certificate of Appropriateness is not approvable at this time. Thus, Mr. Williams recommends continuance until COA is permitted.

Mr. Terry Sikes, representative of the petitioner, stated the neighboring structures set precedent where the upper floor is higher than the first floor. He also requested clarity regarding the height requirement, corner element and delta. He stated he is willing to continue petitions 8 and 9 to get appropriate clarity.

Ms. Michalak stated this is not a normal process, however the COA may affect the General Development Plan.

Mr. Daniel Carey stated he was willing to offer constructive information to the petitioner.

Mr. Hernandez stated he wanted to reiterate that he believes the applicant has met the intent of item 10 by overlooking private entrances. There are other entrances and not a monolithic façade, and meets the intent of the Ordinance.

Motion

Since there are several outstanding items under consideration as part of the Certificate of Appropriateness review process and since any substantial changes in response to COA Staff comments could affect the overall GDP, it is important that the COA and GDP be approved together in the same hearing. Based on information provided to date, staff recommends that the General Development Plan be continued to the next regularly scheduled MPC meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Joseph Welch

Ellis Cook - Aye

Joseph Ervin - Aye

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

[10. NEW CONSTRUCTION: FIVE-STORY MULTI-FAMILY AND MIXED-USE BUILDING | 601 East Liberty Street | Petitioner: Lynch Associates Architects | File No. 19-000968-COA](#)

[📎 Submittal Packet - Materials and Specifications.pdf](#)

[📎 Submittal Packet - Photos, Drawings, and Renderings.pdf](#)

[📎 19-000968-COA Staff Recommendation.pdf](#)

****Mr. Hernandez stated that he nor his family benefit from the decision of this petition item.**

Ms. Michalak presented the petitioner's request for new construction of a five-story building. A variance is requested to exceed the district building footprint of 18.24 %. Request for consideration to revise the color palette to harmonize the buildings and for the windows to be operable. Approval is being recommended as none of the conditions will affect the site plan.

Mr. Hernandez requested explanation of string course.

Ms. Michalak showed the Board an example. Staff recommended to the petitioner that they be added to the two places they are not located according to the current plans.

Mr. Lotson stated the General Development Plan does not require approval from the MPC Board.

Mr. Harold Yellin, representative for the petitioner, stated he would answer any questions.

Mr. Andy Lynch, architect, stated they have no issues with staff recommendations.

Motion

Approve the new construction of a five-story multi-family and mixed-use building at 601 East Liberty Street, including the requested variance to Building B's footprint, with the following conditions to be submitted to staff for final review and approval because the proposed work otherwise meets the standards and is visually compatible:

1. Revise the exterior color palette;
2. Incorporate a gate at the entry sidewalk along East Broad Street;
3. Incorporate a wall of continuity within the space between Building A and Building C that extends from the corner of Building A to the corner of Building C, not including the driveway;

4. Eliminate the balcony dividers;
5. Revise all windows to be an operable type permitted by the ordinance;
6. Incorporate a stringcourse into the parapet of the southernmost mass of Building B facing East Broad Street and the center mass of Building C facing Liberty Street.
7. Incorporate brackets or another type of architectural support under all balconies;
8. Ensure the sidewalk serves as a continuous uninterrupted pathway across the driveway in materials, configuration and height;
9. If the HVAC units are visible from a public right-of-way, screen them per the ordinance.

Approve the 18.24% variance to the following standard: ";Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries"; to allow Building B to have a footprint of 47,888 square feet because the building is outside the National Historic Landmark District and the historic context is very limited.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

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

X. Presentations

XI. Other Business

XII. Adjournment

[11. Adjourn](#)

There being no further business to present before the Board, the April 23, 2019 Regular Metropolitan Planning Commission Meeting was adjourned at 2:55 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

/bf

XIII. Development Plans Submitted for Review

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

📎 [April 23rd 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.