



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
February 12, 2019 ~ 1:00 PM
Minutes

February 12, 2019 Special Called MPC Meeting

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

Members Not Present: Karen Jarrett
Eula Parker

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

I. Call to Order and Welcome

II. Approval of Agenda

1. Approval of Agenda

Agenda as approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Wayne Noha

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

III. Notices, Proclamations and Acknowledgements

Notice(s)

[2. February 19, 2019 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

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.

IV. Consent Agenda

V. Regular Business

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

📎 [MPC Presentation Newzo 121219.pdf](#)

Mr. Marcus Lotson, Director of Development Services, gave a presentation on NewZo. The presentation included the history, background, zoning and development issues addressed, zoning conversion, stakeholder collaboration, draft zoning map and timeline.

The timeline is as follows:

Special Call MPC Meeting - February 12, 2019
City Council Zoning Hearing - February 28, 2019
City Council 1st Reading - March 14, 2019
City Council 2nd Reading - March 28, 2019
Educate Residents and Staff - April - June
Implement Code and Map - July 1
Rollout of Encode - July 1

Mr. Marcel Williams, Development Services Planner, presented a NewZo comparison power point. The overview included high-level changes, parking, development standards, procedures, variances, map boundary changes and strategic plan.

Ms. Bridget Lidy, Director of Planning and Urban Design, stated that staff had several stakeholder meeting's with different groups around the city. Sixty thousand plus letters were mailed to City residents in their water bill. In addition, staff did extensive media outreach including City Span (channel 8), radio show, television interviews and articles in the Savannah Morning News. Public Meetings and Open Houses were May 10, 16,

17 and 23, 2018.

Public Comments:

Mr. Daniel Carey stated his concern is the make up of the Historic Preservation Commission.

Ms. Carolyn Guilford stated she has concerns with transient residents in rooming houses in the Victorian District.

Mr. Ronald Williams stated his concern was the alcohol overlay districts being effected.

Mr. George Fidler asked that staff continue to have the airport involved in the edits and development around the airport.

Ms. Virginia Mobley stated her concerns with the members who will make up the Historic Preservation Commission, standards on use table and what are large and small scale development.

Mr. Michael Ambrose stated the Victorian Neighborhood Association supports NewZO.

Mr. Phillip McCorkle stated he has several concerns with Article 3 including planned development, interim protection and the application approval process.

Ms. Ardis Wood stated she has forwarded a few suggestions to staff regarding front yard impervious area, mobile signs, temporary signs, banners, balloons and billboards.

Ms. Whitney Shephard stated Healthy Savannah supports NewZO.

Mr. Nick Palumbo stated NewZO isn't ready to be adopted. He stated it has no transition plan and isn't user friendly. He stated there are conflicts with state law regarding the Historic Preservation Commission.

Mr. Steve Argue stated he also has concerns with the development of the Historic Preservation Commission.

Mr. Ramsey Khalidi stated that zoning and traffic patterns need to be thought of.

Mr. Bob Rosenwald stated his concern is with grandfathering of parking when change in use occurs.

Mr. Harold Yellin stated he has concerns with the language around the neighborhood meetings.

Mr. Ervin, Chairman, closed public comments and asked for a motion. After a motion and second Mr. Ervin asked if there was any Board discussion.

Ms. Tanya Milton, Board member, stated she agreed that the Board should continue to have all the questions asked today answered and the document corrected. It can be voted on at the next MPC meeting.

Mr. Rob Hernandez, Board member, asked Mr. Lee Smith what was the purpose of the continuance and is there a time frame?

Mr. Lee Smith, Board member, stated no time frame but based on what he heard today from citizens and developers, there seems to be some inconsistencies. If this came to the County, I would want the final document from the attorney and it be verified by the County attorney before it was brought to the County Commission Board.

Mr. Travis Coles, Board member, asked if there needs to be a date for the continuance?

Mr. Lotson stated the preference would be a date and what you would like staff to bring back before the Board.

Mr. Ervin asked for the available meeting dates.

Mr. Lotson stated meeting dates are February 19th and March 12th.

Mr. Wayne Noha, Board member, asked staff how long would it take to have those questions answered?

Mr. Lotson stated he thinks staff can get the questions from the attorney pretty quickly, but another question would be if the Board would like staff to respond to the issues and comments that were brought up today? If

so, that would take a little more time.

Ms. Melanie Wilson, MPC Executive Director, stated she just wanted to highlight that this is just a recommendation to City Council. If it were to move forward either today or next week to City Council, they will have three meetings where they can address any outstanding issues.

Mr. Tommy Branch, Board member, stated he wasn't aware that the Board was going to vote on this today. Based on how the item was on the agenda, it wasn't clear it was being voted on.

Mr. Lacy Manigault, Board member, stated this Board is just a recommending body and we are here to listen to the public. The public also has the right to attend the City Council meeting where they can take up their issues. This ordinance has been hounded for years and it's time to pass it off.

Mr. Joseph Welch, Board member, stated he doesn't believe these issues can be addressed in one week.

Mr. Rob Hernandez, Board member, stated that he thinks NewZo isn't quite ready and he isn't comfortable recommending this to his bosses, based on what we have today. He stated he supports continuing it for 30 days or so.

Mr. Tom Woiwode, Board member, stated he wasn't comfortable with the neighborhood meeting requirement. The steps are not clear.

Ms. Melanie Wilson stated that she has given staff an affidavit which shows that the developer or applicant has made an effort to have a neighborhood meeting.

Mr. Rob Hernandez asked if staff could build in performance standards in that portion.

Ms. Wilson stated additional performance standards can be added for further clarification.

Mr. Lee Smith amended his motion to: Continue for 30 days.

Motion

Motion to continue for 30 days.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye

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

VI. Other Business

VII. Adjournment

[4. Adjourn](#)

There being no further business to present before the Board, the February 12, 2019 Special Called MPC Meeting adjourned at 3:30 P.M.

Respectfully,

Melanie Wilson,
Executive Director
/jh

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.