



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
February 19, 2019 ~ 1:30 PM  
Minutes

### February 19, 2019 Regular MPC Meeting

**Members Present:** Ellis Cook, Vice-Chairman  
Travis H. Coles  
Roberto Hernandez  
Tanya Milton  
Wayne Noha  
Eula Parker  
Lee Smith  
Tom Woiwode

**Members Not Present:** Joseph B. Ervin, Chairman  
Linder S. Suthers, Secretary  
Joseph Welch, Treasurer  
Thomas Branch  
Karen Jarrett  
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  
Julie Yawn, Systems Analyst

**Advisory Staff Present:** Bridget Lidy, Director of Planning and Urban Design  
Robert Sebek, Chatham County Zoning Administrator

#### 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 agenda as submitted.

##### **Vote Results ( Approved )**

Motion: Travis Coles

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

**IV. Notices, Proclamations and Acknowledgements**

[2. CANCELED - February 26, 2019 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**Notice(s)**

[3. March 12, 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**

[4. MAJOR SITE PLAN GENERAL DEVELOPMENT PLAN | Montgomery Street Residences | File No. 18-006912](#)

<b>Motion</b>	
The petitioner has requested that this item be postponed to the Regular Meeting on March 12, 2019.	
<b>Vote Results ( Approved )</b>	
Motion: Travis Coles	
Second: Tanya Milton	
Ellis Cook	- Aye
Joseph Ervin	- Not Present
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Not Present
Lacy Manigault	- Not Present

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

[5. NEW CONSTRUCTION in the MID-CITY Historic District | Petitioner: Lynch Associates Architects | File No. 18-006859-COA | Montgomery Street, West 31st Street, West 32nd Street](#)

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on March 12, 2019.

**Vote Results ( Approved )**

Motion: Travis Coles  
Second: Tanya Milton

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

[6. REZONING MAP AMENDMENT | 135 East Montgomery Cross Road | B-N \(Neighborhood Business\) to B-C \(Community Business\) | 18-006712-ZA](#)

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on March 12, 2019.

**Vote Results ( Approved )**

Motion: Travis Coles  
Second: Tanya Milton

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

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

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

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on March 12, 2019.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Tanya Milton

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

[8. REZONING MAP AMENDMENT | 2007 Alaska Street| RB-1 \(Residential Business\) to B-N \(Neighborhood Business\) | File no. 19-000414-ZA](#)

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on March 12, 2019.

**Vote Results ( Approved )**

Motion: Travis Coles

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

[9. CHATHAM COUNTY LOCAL HISTORIC LANDMARK NOMINATION | 8417 Ferguson Avenue | P-190123-00010-1 |](#)

**Motion**

The petitioner has requested that this item be postponed to the Regular Meeting on March 12, 2019.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Tanya Milton

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

### [10. Approve January 29, 2019 Briefing and Regular Meeting Minutes as submitted.](#)

[01-29-19 MPC BRIEFING MINUTES.pdf](#)

[01.29.19 MEETING MINUTES.pdf](#)

Minutes were approved as submitted.

#### **Motion**

Approval of the January 29, 2019 briefing and regular meeting minutes

#### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Tanya Milton

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

### [11. GENERAL DEVELOPMENT PLAN | 115 E. Congress St. | Congress Street Car Wash | 18-005238-PLAN](#)

[115 E Congress\\_Car Wash\\_SPR Set 4.pdf](#)

[GDP 18-005238-PLAN - Congress St. Car Wash - 115 E. Congress St. - 2-19-19.pdf](#)

115 E. Congress Street was approved as submitted.

#### **Motion**

MPC staff recommends approval of the general development plan subject to the following conditions:

Public hours of operation shall be limited to between 9 a.m. and 7 p.m.;  
An attendant shall be on duty for the car wash during public hours of operation;  
The entrance to the car wash via E. Congress Street shall be closed when not open to the public (via a swinging arm or other physical barrier);  
The car wash shall comply with the city's noise control ordinance (Sections 9-2031 thru 9-2041); and  
If the MPC or city traffic engineering department finds that the use is creating a significant detriment to traffic along E. Congress St. or is in violation of any other zoning ordinance or general code standard, the site plan shall be re-evaluated by MPC and city staff in conjunction with the petitioner to remedy the situation.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Travis Coles

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

**VIII. Old Business**

**IX. Regular Business**

[12. REVISED GENERAL DEVELOPMENT PLAN | LaRoche Ave. | Herb River Bluff | P-181226-001441-1](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - County Approval.pdf](#)

📎 [Exhibit D - Petitioner Letter.pdf](#)

📎 [Exhibit C - Herb River Bluff Overall Site Plan.pdf](#)

📎 [MPC Staff Report - Herb River Bluff - Revised GDP - P-181226-001441-1 - 2-9-19.pdf](#)

Mr. Matt Lonnerstater, Development Services Planner, stated Herb River Bluff is a proposed 57-unit single-family residential development located on a 15-acre site on the west side of LaRoche Ave. between Caroline's Retreat and Nottingham Drive (refer to **Exhibit A- Maps**). The Chatham County Commission approved the original General Development Plan for Herb River Bluff, along with a rezoning to R-3-5 (Multi-family Residential – 5 units per acre/Environmental Overlay), at their August 3rd, 2018 meeting (**Exhibit B – County Approval**).

Upon reviewing the Specific Development Plan (**Exhibit C – SDP**) for consistency with the approved General

Development Plan, MPC and County staff discovered that portions of the private road right-of-way exhibited a width of less than 60 feet (in some cases, as narrow as 34 feet). Per Section 805.03 of Chatham County's Subdivision Ordinance, the minimum right-of-way for private streets in subdivisions with more than 24 lots shall be 60 ft. Therefore, the submitted Specific Development Plan does not conform to the County's subdivision design standards. While the right-of-way widths were shown on the previously-approved GDP, a waiver was never granted.

**Motion**

MPC staff recommends that the revised General Development Plan be approved with the following conditions:

A waiver be granted, as permitted by Section 804 of the County Subdivision Ordinance, to permit a minimum right-of-way width of 34 feet, as necessary, and as vetted through the Chatham County Department of Engineering.

Address County Engineering concerns relating to sidewalks within the narrow right-of-way; sidewalk easements may need to be provided in certain areas.

**Vote Results ( Approved )**

Motion: Tanya Milton

Second: Travis Coles

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

[13. REZONING MAP AMENDMENT | 2026 Habersham Street | TN-2 \(Traditional Neighborhood\) to TC-1 \(Traditional Commercial\) | File no. 19-000413-ZA](#)

📎 [Maps\\_combined.pdf](#)

📎 [Staff Report-19-000413-ZA-MAP.pdf](#)

Mr. Marcel Williams, Development Services Planner, stated the petitioner is requesting to rezone 4 parcels on the east side of Habersham Street near the intersection with 37th Street and Plant Street from the TN-2 (Traditional Neighborhood 2) zoning classification to the TC-1 (Traditional Commercial 1) zoning classification. All parcels fall within the Mid-City/Thomas Square/Streetcar Historic District.

The petitioner, through his agent, wishes to recombine several vacant parcels in the triangular area bounded by Habersham Street and a railroad line to construct a new multifamily residential project. The southernmost



portion of this area is occupied by a dilapidated two-story structure which is not believed to be contributing.

The subject properties consist of 6 contiguous parcels, comprising approximately 0.66 acres. Parcels -015 and -017 at the southern end of the site are located entirely within the TC-1 zoning district. Parcels -014 and -013 are split-zoned between TN-2 and TC-1, but since most of the area of both these parcels falls within the TC-1 district, they would be considered zoned TC-1 per section 8-3023(d). The remaining parcels, -011, and -016, are the primary focus of this zoning request, though -014 and -013 are included for sake of completeness.

**Motion**

Staff recommends approval of the request to rezone the subject property from the TN-2 district to the TC-1 district.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Travis Coles

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

**X. Presentations**

**XI. Other Business**

**XII. Adjournment**

[14. Adjourn](#)

There being no further business to present before the Board, the February 19, 2019 Regular MPC Meeting adjourned at 2:00 P.M.

Respectfully,

Melanie Wilson,  
Executive Director  
/jh

**XIII. Development Plans Submitted for Review**

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

📎 [February 19th 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.***