



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
March 12, 2019 ~ 1:30 PM
MINUTES

March 12, 2019 Regular MPC Meeting

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

Members Not Present:

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Matthew Lonnerstater, Development Services Planner
Marcel Williams, Development Services 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 March 12, 2019 Regular MPC Meeting agenda with stated changes: move items 10 (Rezoning Text Amendment, 19-000812-A, Robert McCorkle) and 11 (Chatham County Local Historic Property Designation, P-190123-00010-1, 8417 Ferguson Avenue) from Consent Agenda to Regular Business.

Vote Results (Approved)

Motion: Travis Coles

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

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

Proclamations and Acknowledgements

[3. Ellen Harris](#)

Mr. Ervin acknowledged Ms. Harris' resignation and thanked for her service to the MPC and the community.

V. Item(s) Requested to be Removed from the Final Agenda

[4. 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 April 2, 2019 Regular MPC Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. 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 April 23, 2019 Regular MPC Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VI. Items Requested to be Withdrawn

[6. AMENDED MASTER PLAN AND CONCEPT PLAN | Fort Argyle Village, 145 Snow Green Road | Commercial-B-C to Single Family-R-A | 18-005035-PLAN](#)

Motion

Remove item from agenda, per petitioner's request.

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	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
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

[7. Approval of February 12, 2019 Special Called Meeting Minutes](#)

[02.12.19 SPECIAL CALLED MEETING MINUTES.pdf](#)

Motion	
Approve the February 12, 2019 Special Called Meeting Minutes as submitted.	
Vote Results (Approved)	
Motion: Wayne Noha	
Second: Joseph Welch	
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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

8. Approval of February 19, 2019 Briefing and Regular Meeting Minutes

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

📎 [02.19.12 MEETING MINUTES.pdf](#)

Motion

Approve the February 19, 2019 Briefing and Regular Meeting Minutes as submitted.

Vote Results (Approved)

Motion: Wayne Noha

Second: Joseph Welch

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

9. 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

📎 [Montgomery Project Narrative_02_15_19.pdf](#)

📎 [Montgomery St - Material Selections.pdf](#)

📎 [Montgomery St Development MPC Drawing Set 02-15-2019 - REVISED-.pdf](#)

📎 [Historic Context- Sanborn Maps.pdf](#)

📎 [January-Previous Submittal Packet.pdf](#)

📎 [January- Previous Staff Recommendation.pdf](#)

📎 [Staff Recommendation .pdf](#)

Motion

Approval of the request for new construction of a 4-story mixed use/apartment building at 407, 409 West 31st Street; 1501, 1503 Montgomery Street; 410, 412 West 32nd Street with the following conditions to be submitted to staff for review and approval:

Submit material specifications and samples for the solid residential doors, lighting, canopies, metal coping, lintels, balcony railings, brick, stucco and custom metal roof structure to staff for review and approval.

Ensure encroachment permits are obtained from the City for the stoops and canopies.

Ensure exterior burglar bars, fixed or roll-down security shutters, or similar security devices shall not be installed in any commercial storefront, and all glass shall be transparent.

Ensure storefront displays, shelving and signs shall cover no more than 15 percent of the total window area within three feet of the window's surface, unless display, shelving or signage is transparent.

Vote Results (Approved)

Motion: Wayne Noha

Second: Joseph Welch

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[10. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | West Victory Drive \(Multiple Properties\) |](#)
[Petitioner: Savannah College of Art & Design | File No. 19-000867-COA](#)

[📎 Sanborn Maps.pdf](#)

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

[📎 Submittal Packet - Photographs.pdf](#)

[📎 19-000867-COA Staff Recommendation.pdf](#)

[📎 Submittal Packet - Drawings.pdf](#)

Motion

Approval of the request for new construction of several 5-story dormitory and associated buildings for the property located at 303 West Victory Drive with the following conditions to be submitted to staff for final review and approval with the permit drawings because the proposed work otherwise meets the standards:

1. Increase the ground floor height to a minimum of 13'-0"; to meet the standard.
2. Increase the top floor's parapet height to a minimum of 24 inches above the roof surface to meet the standard.
3. Install a 36 inch high wall with the required landscaping between the buildings along both Victory and 44th Streets (with the exception of the drive locations) to meet the standard.
4. If any site equipment is required, provide screening to meet the standard.

Vote Results (Approved)

Motion: Wayne Noha

Second: Joseph Welch

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VIII. Old Business

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

☞ [Submittal 1_Montgomery Street Residences_12-18-18_General Development Plan.pdf](#)

☞ [Concept Drawings.pdf](#)

☞ [Staff Report - 6912 mar12.pdf](#)

Mr. Lotson presented the petitioner's request for approval of a major site development plan (associated with item 8 on the Consent Agenda). This item had been previously continued to allow the petitioner to address the issues of receiving a Certificate of Appropriateness for new construction and parking shortage; the previous request was for a TC-2 classification. The parking ratio was found deficient due to the number of proposed dwelling units. The petitioner has petitioned the Zoning Board of Appeals regarding the parking and requested a waiver for the deficient 11 parking spaces. The decision of staff remains consistent: approve the General Development Plan with same conditions.

Josh Yellin, representing Montgomery Street Residences, highlighted the basis of a requested 10 percent parking waiver, as it is considered visually compatible. He addressed the existing curb cuts and proposed enhancements, to support the requested parking waiver.

Ms. Jarrett asked if 31st Street will be widened.

Mr. Michael Roach, representative of the petitioner, stated the existing curb line will remain.

Ms. Suthers asked the purpose of the ground floor; will it be used to not require a parking allowance.

Mr. Yellin stated it will be exempt from parking requirements as it will be the first 3,000 square feet of commercial use.

Motion

Approval of staff recommendation of petitioner's request, based on information provided to date, that the General Development Plan be approved. Regarding the requested 10% waiver of the required parking, staff recommends denial of the waiver based on the small percentage of off-street parking provided relative to the total required, and the apparent lack of alternative compliance opportunities, such as design alternatives and remote parking, being sought.

Conditions:

Approval of a Certificate of Appropriateness (COA) for the proposed building prior to specific development plan approval.

compliance with the parking requirements of Article K Section 8-3224 or provide alternative compliance through the options permitted in the zoning ordinance.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

Ellis Cook	- Nay
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	- Aye
Eula Parker	- Aye
Wayne Noha	- Nay

[\(Residential Institutional Professional\) | File no. 18-006285-ZA](#)

📎 [MAPS_COMBINED.pdf](#)

📎 [Staff-Report-18-006285-ZA-MAP_updated.pdf](#)

📎 [Mitchell_materials.pdf](#)

Mr. Marcel Williams presented the petitioner's request of a previously heard petition, from a B-G-1 to R-I-P. Prior documentation was needed by the petitioner acting as agent for the owner (her son). City Council remanded the item back to MPC, due to noticing issues presented by adjacent property owners. The noticing issue has been resolved, and the petitioner's request is being re-presented. The requested down-graded use is in accordance with the Future Land Use Map (Traditional/Commercial) and proposed NewZo, and it is similar to the existing zoning. The intent is create a multi-family unit, creating a narrower range of commercial uses. There is opposition to the petition from neighboring property owners.

Mr. Hernandez asked if the petitioned property will be the only R-I-P and the others will remain B-G-1.

Mr. Williams replied yes, and it is already mixed use.

Ms. Jarrett asked if the petition does not move forward, will it become conforming with NewZO.

Mr. Williams replied yes.

Mr. Branch stated he doesn't understand the point of rezoning as the request is for a lesser zoning.

Mr. Williams stated the use is simply not conforming and would provide an obstacle to such actions as obtaining loans, selling properties, etc.

Ms. Wilson stated after NewZo is approved, the whole area will be zoned T-C-1 that will support the use. The petitioner was notified of this.

Ms. Milton asked if this is the only property facing Bull Street, and the other residences are on the side streets.

Mr. Williams stated this is the only residence on Bull Street in this case.

Ms. Theresa Coleman, petitioner, stated she is a resident of the property.

Mr. Lewis Mitchell, area resident, stated he was told the zoning request was for the petitioner to secure a loan, but zoning is not for personal interest. It is for the stabilization of the community. He stated this is spot zoning and it downgrades the community. It was a problem in the past, and he states it affects his property as he loses ten feet as a residential zoning.

Ms. Wilson stated the request is for a less intensive zoning so it would not classify as spot zoning. Also, everyone will have the same zoning classification with the adoption of NewZO. If NewZO is not adopted as presented, those affected will be addressed.

Mr. Williams explained the particulars of the area and highlighted that the use and the district guidelines are both at play. There would be a different issue if the building was to be demolished and rebuilt.

Mr. Mitchell stated her choices are affecting his choices and property rights.

Ms. Vicki Mitchell, area property owner, stated this is an illegal subdivision as it was never approved from the start by the City. She also stated there is a mortgage on the property, with the subdivision not being authorized by the lender.

Motion

Deny petitioner's request.

Vote Results (Approved)

Motion: Tommy Branch

Second: Roberto Hernandez

Ellis Cook	- Aye
Joseph Ervin	- Nay
W. Lee Smith	- Nay
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Nay
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Nay
Wayne Noha	- Nay

IX. Regular Business

[13. REZONING TEXT AMENDMENT | Robert McCorkle | 8-3134\(g\)\(1\) | 19-000812-ZA](#)

[Staff Report-19-000812-ZA_.pdf](#)

Mr. Williams presented the petitioner's request of a text amendment to permit the sale of beer along with wine in a restaurant in R-I-P-A-1 district and early sale of beer. There are only two districts in the city with this designation. They (Fox & Fig Plant Based Cafe') would like to sell alcohol at 10:00 a.m. Staff finds no objection as beer and wine are usually sold together and there is no conflict. This amendment is subject only to R-I-P-A-1, sit-down restaurant.

Mr. Cook stated he believes this is a gateway to hard alcohol, reminding of Firefly Cafe'.

Mr. Robert McCorkle, representative of the petitioner, stated its under the same zoning since 2005 and there are no changes requested other than the ability to serve beer, and at an earlier time of day.

Mr. Welch asked about the impact on the school.

Mr. McCorkle stated no more impact than before; still closes at 10:00 p.m.

Motion

Approval of the request to amend Section 8-3134(g)(1) (Changes in Nonconforming Uses) to permit the sale of beer in addition to wine in a restaurant use within the RIP-A1 district and permit earlier sale of alcoholic beverages.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Linder Suthers

Ellis Cook	- Nay
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Nay
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[14. 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 - 8417 Ferguson Avenue.pdf](#)

Ms. Smith presented the petition for the petitioners to designate this church property a local historic property, in connection with the Sandfly African-American History.

Ms. Sandra Cooper, the church secretary, introduced herself to the Board.

Mr. Larry Johnson, citizen, asked how would this have an affect on the other churches.

Mr. Ervin replied it would have no affect on the other churches.

Ms. Wilson stated it is only in relation to that particular property, no other properties.

Mr. Smith wanted to be sure there is no right-of-way conflicts to have a negative impact on the properties in the area. Purchases in the County of rights-of-way could affect how the designation remains regarding the property. He would like to have the church aware of the possibility.

Motion

Continue to April 23, 2019 MPC meeting for clarity of right of way concerns prior to historic designation.

Vote Results (Approved)

Motion: W. Lee Smith

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

[15. REZONING MAP AMENDMENT | 251 - 436 W. DeRenne Ave. | R-4 to B-H | 19-000878-ZA](#)

📎 [Application 0878.pdf](#)

📎 [Exhibit A - Maps 19-000878-ZA.pdf](#)

📎 [Exhibit B - General Development Plan - Self-Storage.pdf](#)

📎 [Staff Report-19-000878-ZA-MAP.pdf](#)

📎 [Exhibit C - Subject Site Pictures.pdf](#)

Mr. Lonnerstater presented the petitioner's request of a map amendment to rezone three parcels. Rezone the three to B-H to allow a self-storage facility. The request is contrary to the Future Land Use Map.

Mr. Jay Maupin, representative of the petitioner, stated the B-H zoning is already in the area. He is requesting extension of that zoning. He stated they are willing to rezone to P-B-H to tie the site plan to the zoning district and lock in to the project at hand, and to alleviate staff concern.

Motion

Approval of staff recommendation to DENY the request to rezone the subject parcels from the R-4 district to the B-H district.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tom Woiwode

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	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[16. REZONING MAP AMENDMENT | Sterling Street/Wheaton Street | R-4, RM-25, B-C and I-L to RM-40 | 19-000874-ZA](#)

📎 [Application 0874.pdf](#)

📎 [Exhibit A - Maps 19-000874-ZA.pdf](#)

📎 [Exhibit B - Concept Development Plan.pdf](#)

📎 [Staff Report-19-000874-ZA \[MAP\].pdf](#)

Mr. Lonnerstater presented the petitioner's request to rezone portions of a Wheaton Street parcel from R-4, I-L, and D-C to R-N-40. It is part of River Point II Affordable Housing Complex by the Housing Authority of Savannah, through a private developer. There are 56 townhouse and flat units, with various street access points, according to the concept plan. The request and proposed concept plan do harmonize with the Future Land Use Map and Comprehensive Plan, but staff proposes R-N-25 to be more appropriate.

Mr. Josh Yellin, representative of the petitioner, stated he understood staff recommendation, but feels due to the possibility of losing acreage by providing public rights-of-way, still requests R-N-40 or 30 designation.

Ms. Wilson stated this is a land use issue and that plans can change regarding plans and housing designations once a zoning is applied.

Mr. Yellin stated the development standards for 25 or 40 does not change. He stated they are working with the Housing Authority to accommodate their definition of affordable housing.

Mr. Ervin stated the type of housing is not the issue.

Ms. Arthur Mae Joyner, citizen, requested information if this will impact the churches in the area; will they have to move.

Mr. Ervin stated that is not something the Board could answer at this time.

Ms. Wilson stated as the property owner, the church would have the right to decide what will happen to the church. This will only affect the density of the area.

Mr. Larry Johnson, citizen, stated he has the same concerns as Ms. Joyner. He also wanted to know about parking for his members.

Mr. Lonnerstater replied it will depend on the parking arrangements for your church. Parking for the residents will be part of the site plan.

Ms. Milton stated if the church is currently parking on land that is currently owned by the developer, that may go away.

Mr. Johnson asked about parking during the construction phase, so that they don't have to walk from two or more blocks away.

Mr. Ervin asked for a motion. Mr. Coles asked if R-N-30 is for consideration; staff replied no. Mr. Branch stated he would like to know if the plans are for public or private affordable housing.

Ms. Wilson stated R-N-40 is not anywhere in the area. Zoning is tied to the land, not the development project or ownership.

Mr. Branch stated he understands the public and private partnership. He stated he thinks it should be considered more in depth.

Mr. Noha asked if anyone from the Housing Authority could state their plan for the land. Mr. Ervin stated he was hesitant to do so because of legalities, but since it was requested, he will allow the representative to speak.

Ms. Rafeala Abertini, representative for the Housing Authority, stated they have no plans to develop public housing with the petitioner on this land because they did not want to have a stack of housing for low-income industry without paying attention to their needs. They plan to apply for tax credits for all units, but do not know if there will be market components included. If there are affordable units - affordable definition is that units are designated up to 60 percent of the Savannah Area Median Income - they will be designated to specific incomes in Savannah. The site plan is not final.

Mr. Branch stated he feels this a premature vote; he is interested in hearing Council's position.

Mr. Yellin stated the issue is multi-family density; there is a strict timeline to apply for funding for affordable housing. He stated they are eliminating industrial and most of the area is already R-M-25.

Motion

Approval of staff recommendation to DENY the request to rezone the subject areas from the R-4, RM-25, B-C, and I-L zoning districts to the R-M-40 district and alternatively recommends APPROVAL to rezone the subject areas to the R-M-25 district. Any rezoning approval should be contingent upon the submittal of a subdivision application for the impacted portions of the property.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

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

[1740716_2019-02-12_E Montgomery_SP-13 \(City Submittal\).pdf](#)

[1740716_2019-02-12_E. Montgomery_SP-13.pdf](#)

[AERIAL MAP.pdf](#)

[Staff Report - 6339 GDP.pdf](#)

Mr. Lotson presented the petitioner's request to build a convenience store with fueling station and retail building. All required conditions are met.

Mr. Harold Yellin, representative for the petitioner, stated there was discussion with the area residents in a neighborhood meeting. He assured compliance of regulations will be followed. He also stated fencing to restrict access to Gladstone.

Mr. Norman Lutén, Jr., stated he is concerned about the fuel discharge and drainage. He requests the fuel station be restricted and expressed concerns regarding congestion of the area. The quality of life of the area residents will be negatively impacted, therefore, he objects to the petition regarding the fueling station.

Mr. Manigault stated the appropriate entities will make certain all necessary standards will be established and adhered to.

Mr. Yellin stated the petitioner would not be able to present or have his petition considered if standards have not been met.

Motion

Approval of staff recommendation of the request that the General Development Plan submitted for 1932 East Montgomery Crossroads with the condition that a minor subdivision be recorded to establish the proposed parcels and that it includes all necessary easements including cross access and parking.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

[18. ZONING MAP AMENDMENT | 61 Graham Avenue | Rezone from PUD-M \(Planned Unit Development MultiFamily to I-P \(Institutional Professional\) | File No. 19-000875-ZA](#)

[Preliminary Concept Plan.pdf](#)

📎 [Maps.pdf](#)

📎 [Staff Report- 0875.pdf](#)

Mr. Lotson presented the petition of rezoning from P-U-D to I-P to develop the property with a congregate care facility and health care clinic. It will be a buffer to the residential areas.

Mr. Josh Yellin, representative of the petitioner, stated the project is to benefit the community. They have been in communication with the city since January 2019. They have also reached out to the community and are trying to increase the buffer and distance to be a better neighbor to the community.

Ms. Bernetta Lanier, area resident and Hudson Hill Community Organization President, stated the community has been working for 15 years to prevent such a project. They created a planning committee in 2004 to communicate and plan with the MPC and city staff, and held charrettes with the community. The plan was not implemented, so the process was reactivated in 2008, 2012, and 2017 - each segment producing drafts that were also not implemented. Each draft excluded commercial industrial intrusion into the community; to be relegated to the outlying West Bay, Carolan, and Lathrop Streets, and be rid of the R-4 in the residential areas. The original plan for this property was to be a playground for the community; the current plan is for additional single family housing to be compatible with the rest of the community. It was suggested with property ownership changes, the zoning could be changed to residential zonings. The community is opposed to the petition, though Clearview was supported because of its location in the back of the community, whereas this project will be in the front. She stated the community worked extensively with the MPC, as far back as Dennis Hutton, and has notes indicating support and plans to help the community, including affordable housing. She feels the community is now being 'thrown under the bus' by the MPC.

Mr. Hernandez asked if the sustainable Fellwood Project has a positive or negative impact for the community.

Ms. Lanier stated she's heard both, but mostly positive.

Mr. Hernandez asked if its placement is appropriate and similar to what's being proposed.

Ms. Lanier responded it's not different; but a replacement of what was there before. It grew with the community and was cohesive, but that cohesiveness is now lacking.

Mr. Hernandez asked if there has been any significant rezonings in the area in the past 25 years.

Ms. Lanier stated they've been fighting for decades for residential expansion but for some reason they can't get it.

Mr. Hernandez asked if there has been any significant private investment in the community in the past 25 years.

Ms. Lanier responded 'significant' is relative. There have been new houses built and a solid consensus with the neighborhood to move forward with the plan.

Mr. Hernandez asked if the petitioned project is incompatible with the community.

Ms. Lanier stated they have mapped out what they consider an asset to community; this is not deemed as such.

Mr. Hernandez asked when was the last time a new single family home was built in the area.

Ms. Lanier replied within the past 10 years, several: Fox and Krenson Streets. They want to be upwardly mobile in growth, no longer low-income, and would like to have a design process to live, work, and play as other communities have.

Mr. Hernandez stated there have been no single family developers expressing interest in the neighborhood, because it hasn't happened.

Ms. Lanier stated Landbank Authority managers was one of the stakeholders participating with the community and thought they were helping and working with the community toward development. Until last month, everyone thought 21 affordable houses were going in that area. Twelve days ago, we sat with you (City Manager) and City Council and discussed the challenges of needing more space for recreation. She asked

why was the funding held for 10 years, needing more space, then sold last month?

Mr. Yellin stated the property has not been rezoned, it is zoned for multi-family; the I-P is on the residential use table and was specifically requested in keeping with the neighborhood. The thought is to have the community age in sight, as there are no aged living areas in the community and the health clinic is for the public. Residents don't have to travel far for services.

Motion

Approve staff recommendation of petitioner's request, based on information provided to date, to rezone 61 Graham Street from PUD-M to I-P.

Vote Results (Approved)

Motion: Ellis Cook

Second: Joseph Welch

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

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

📎 [MAPS_COMBINED.pdf](#)

📎 [Staff Report-19-000414-ZA-MAP.pdf](#)

Mr. Williams presented the petition to rezone from R-B-1 to B-N. The petitioner would like to become compliant, as he sells scooters in his business. Both are both mixed uses, however, the requested use is more intensive. It is inconsistent with the Future Land Use Map; however, the FLUM does not reflect the history of commercial buildings along the corridor. Under NewZO, the area will become B-N.

Mr. Hernandez asked the circumstances regarding the citation received.

Mr. Williams stated he received a citation of being out of compliance.

Mr. Hernandez stated states this property fronts Alaska Street, which is primarily residential. He asked if an area resident filed a complaint.

Mr. Thomas Cribbs, petitioner, introduced himself to the Board. He said he's owned the building for three years, the business for one year, and does not have a business license. He was instructed by Code Enforcement to comply.

Motion

Deny staff recommendation and petitioner's request.

Vote Results (Approved)

Motion: Roberto Hernandez

Second: Linder Suthers

Ellis Cook	- Nay
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Roberto Hernandez	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Nay
Joseph Welch	- Nay
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[20. REZONING MAP AMENDMENT | 711 and 719 East Broad Street | RB-1 \(Residential Business 1\) to RIP-B\(Residential Institutional Professional B\) | File no. 19-000876-ZA](#)

[MAPS_COMBINED.pdf](#)

[Staff Report 19-000876-ZA.pdf](#)

Mr. Williams presented the petitioner's request to rezone the subject properties from the R-B-1 district to the RIP-B district.

Mr. Robert McCorkle, representative for the petitioner, agreed with staff recommendation. He noted the proposed establishment would offer alcohol with menu items.

Motion

Approval of staff recommendation of the petitioner's request to rezone the subject properties from the R-B-1 district to the RIP-B district.

Vote Results (Approved)

Motion: Travis Coles

Second: Tommy Branch

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	- Aye

[21. ZONING MAP AMENDMENT | 108 E. Derenne | R-6 \(Single Family Residential to B-N \(Neighborhood Business\) | File No. 19-000969-ZA](#)

- [📎 Application 0969.pdf](#)
- [📎 Maps.pdf](#)
- [📎 108+E+Derenne+Ave,+Savannah,+ .pdf](#)
- [📎 Staff Report 19-000969-ZA.pdf](#)

Mr. Lotson presented the petitioner's request to rezone one parcel from R-6 to B-N.

Ms. Amira Brown, petitioner, expressed her need for the rezoning for her floral and memorial business. She stated there is an existing lane to accommodate parking, which has no traffic. The traffic for her business will be minimal; the front area could provide parking, including handicapped with regular parking.

Mr. Hernandez stated there was concern regarding spot zoning and acknowledged there are advantages to rezoning the entire block. He suggested postponing the vote to contact neighbors and work with MPC and City staff to accomplish this rezoning.

Ms. Brown stated she has no issues with that.

Mr. Lotson stated if the proposal is denied, the petitioner cannot seek the same rezoning within one year.

Motion

Continue to the May 14, 2019 Regular MPC Meeting for update.

Vote Results (Approved)

Motion: Wayne Noha
 Second: Travis Coles

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	- Aye

X. Presentations

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

📎 [Draft Savannah Zoning Ordinance Adopting Resolution.pdf](#)

📎 [MPC Presentation03122019.pptx](#)

After the Chairman introduced the NewZO presentation, Mr. Hernandez stated his understanding of the last action regarding NewZO was that this Board continued it though not sure for how many days. He asked is this being presented to vote upon or just a status update to respond to concerns raised by Mr. McCorkle, Mr. Carey, and Mr. Palumbo.

Mr. Lotson, co-presenter of this item, confirmed Mr. Hernandez's understanding, that it was continued for 30 days to address the questions presented to staff working on NewZO. That information has prepared to present at this meeting, allow the public to speak, then leaving the decision to act upon it to the Board.

Mr. Hernandez asked if the intent is for the Board to take action at this meeting regarding forwarding NewZO to the City Council.

Mr. Lotson replied yes.

Mr. Hernandez addressed his concerns to the Chairman, stating the public hearing was closed 30 days prior to this meeting when the Board took action to continue. In the event any member of the public is here to speak on NewZO, it needs to be made known there will be no public testimony.

Mr. Ervin stated he is not certain of the legality of that proposed course, as it is an open meeting.

Mr. Hernandez stated it's a public hearing but we continued the item at the last meeting. There was considerable amounts of public input at that time, and the hearing part of it was then closed to vote. He stated the Board was not prepared to vote without additional information from staff, thus continued. He stated it would be improper to reopen for public hearing at this meeting. Another public hearing opportunity will be provided when it is presented to and considered by City Council.

Mr. Ervin asked how it was advertised.

Mr. Hernandez responded it was listed as a presentation, not as a vote.

Mr. Branch stated he had concerns about it as well.

Mr. Ervin requested a legal opinion. He recessed the meeting for five minutes. After the recess, Mr. Ervin stated this item was listed as a 'presentation' and he desired as much public comment as possible because it affects the public in various ways. He entertained a motion to continue this matter.

Motion

Continue to April 2, 2019 Regular MPC Meeting as a business item, not as a presentation.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Travis Coles

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

XI. Other Business

XII. Adjournment

[23. Adjourn](#)

XIII. Development Plans Submitted for Review

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

[📎 March 12th 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.