



Chatham County - Savannah Metropolitan Planning Commission

Chatham County Commission Chambers
October 29, 2019 ~ 1:30 PM
Minutes

October 29, 2019 REGULAR MPC MEETING

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

Members Not Present: Pat Monahan

Staff Present Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Matt Lonnerstater, Development Services Planner
Jessica Hagan, Administrative Assistant

Advisory Staff Present: None

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

The agenda was approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Wayne Noha	
Second: Travis Coles	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- 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. November 19, 2019 Regular MPC Meeting, 1:30 P.M., County Commission Chambers, 124 Bull Street, 2nd Floor.](#)

Information Item(s) for Board Members

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

[☞ October 29th MPC Meeting Development Log.pdf](#)

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

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 Items Requested to be Withdrawn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

[4. Approval of the October 8, 2019 Briefing and Regular Meeting Minutes.](#)

[☞ 10.08.19 MEETING MINUTES.pdf](#)

[☞ 10-08-19 MPC BRIEFING MINUTES.pdf](#)

The minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- 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. Resolution for FY 2021 5303 Transit Planning Grant](#)

[FY2021 5303MPC Board Memo.pdf](#)

[5303 FY 2021 Resolution.pdf](#)

Motion

It is recommended the Planning Commission approve the Authorizing Resolution.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- 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

6. NEW CONSTRUCTION: VICTORIAN HISTORIC DISTRICT | 19-005624-COA | Address: 120 East Duffy Street | Petition of Wubbena Architects

- 📎 [19-005624-COA Staff Recommendation.pdf](#)
- 📎 [Drawings.pdf](#)
- 📎 [Materials and Specifications.pdf](#)
- 📎 [Previously Approved Drawings.pdf](#)
- 📎 [Context Photos.pdf](#)

Motion

Approve the petition of a two-story duplex on the vacant property located at 120 East Duffy Street as requested because the proposed project is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Travis Coles
Second: Tanya Milton

- Ellis Cook - Aye
- Joseph Ervin - Aye
- W. Lee Smith - 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

7. MPC HUMAN RESOURCES MANUAL

Ms. Pamela Everett, Assistant Executive Director, stated she made the corrections that Ms. Jarrett asked for and also she and Mr. Noha went back and forth on a few issues.

Motion

Recommend approval of the MPC Human Resources Manual.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tom Woiwode	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Nay
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

IX. Regular Business

[8. REZONING MAP AMENDMENT | 317, 319, 321, 323 & 325 East 32nd Street | Rezone from TN-2 to TC-1 | File No. 19-005683](#)

- [Application.pdf](#)
- [Maps.pdf](#)
- [Streetviews.pdf](#)
- [Staff Report 5683.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone five contiguous parcels on the south side of East 32nd Street between Habersham Street and Lincoln Street, from the TN-2 (Traditional Neighborhood) zoning classification to the TC-1 (Traditional Commercial) zoning classification.

The TC-1 district permits a mix of uses that are suitable for lots fronting primary vehicle corridors in the Streetcar neighborhood. The existing TN-2 district permits single-family and multifamily residential uses as well as an array of nonresidential uses. The district allows greater intensity of uses based on whether the property is a corner or interior lot. Corner lots in TN-2, for example, allow many of the same uses as TC-1 such as restaurants, personal services and medical offices.

The proposed zoning district will permit a similar mix of uses offered under the current zoning because it is a corner lot. These are not likely to result in adverse impacts on nearby properties, as the neighborhood generally maintains a pattern of nonresidential and residential uses coexisting. The TC districts are designed to allow commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods. The size of the property and the review requirements will not allow a development that is out of character with surrounding properties.

Mr. Josh Yellin, agent for the petitioner, stated he agreed that the proposed zoning district is appropriate for this property and requested this petition be approved today.

Ms. Karen Jarrett, Board Member, asked if there was a reason why the TC-1 district is being requested as opposed to recombining the properties and using the corner lot designation?

Mr. Yellin stated, because of the building coverage, it is 10 percent greater with the TC-1.

Public Comments:

Mr. Lawrence Rodriguez, neighbor, stated he contends that any use of that property for non-residential would adversely effect his property. He is also concerned that any new development will cause parking issues.

Mr. Wayne Noha, Board Member, asked if the Board could see a list of all the uses permitted in the TC-1.

Mr. Lotson, displayed a list of uses on the overhead screen.

Motion

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

Vote Results (Approved)

Motion: Wayne Noha

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- 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

X. Presentations

XI. Other Business

XII. Adjournment

[9. Adjourn](#)

There being no further business to present before the Board, the October 29, 2019 Regular Metropolitan Planning Commission Meeting adjourned at 1:48 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/jh

XIII. Development Plans Submitted for Review

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.