



Chatham County - Savannah Metropolitan Planning Commission

Chatham County Commission Chambers
February 4, 2020 ~ 1:30 PM
Minutes

February 4, 2020 Regular MPC Meeting

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

Members Not Present: Pat Monahan
Travis H. Coles
Wayne Noha

Staff Present Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Sandy Michel, Planner
Candra Teshome, Planner
Jessica Hagan, Administrative Assistant

Advisory Staff Gregori Anderson, Director of Building Safety and Regulatory Services

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: Linder Suthers

Second: Lacy Manigault	
Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. February 25, 2020 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](#)

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

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

[4. REZONING MAP AMENDMENT | Covair Avenue | Rezone from RSF-6 to I-L | File No. 19-007065-ZA](#)

Motion

Petitioner requested this item be continued to the February 25, 2020 MPC meeting.

Vote Results (Approved)

Motion: Ellis Cook
Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[5. REZONING MAP AMENDMENT | Diamond Causeway & Ferguson Avenue | Z-191113-00120-1](#)

Motion

Petitioner requested this item be continued to the February 25, 2020 MPC meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[6. REZONING MAP AMENDMENT | 824 STILLWOOD DRIVE | REZONE FROM RSF-6 TO OI-E | 20-000090-ZA](#)

Motion

Petitioner requested this item be continued to the February 25, 2020 MPC meeting.

Vote Results (Approved)

Motion: Ellis Cook

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- 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

[7. Approval of the January 14, 2020 Briefing and Regular Meeting Minutes.](#)

[01-14-2020 MPC BRIEFING MINUTES.pdf](#)

[01.14.20 MEETING MINUTES.pdf](#)

The January 14, 2020 briefing and regular meeting minutes were approved as written.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Eula Parker

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

VIII. Old Business

IX. Regular Business

[8. PLANNED DEVELOPMENT AMENDMENT | Eastern Wharf Planned Development | Sign Master Plan | File No. 19-006731](#)

[Master Plan.pdf](#)

[Staff Report-19-006731-ZA.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to amend a previously approved Planned Development (PD) for the purpose of adding a corresponding sign ordinance to the Eastern Wharf PD.

The Eastern Wharf Planned Development is located east of the Historic District and is bounded approximately by General McIntosh Boulevard to the west, Truman Parkway to the east, the Savannah River to the north and President Street to the south. It is approximately 56 acres in size and is currently

governed by Appendix A-2.5 of the Savannah Zoning Ordinance. The property was originally rezoned in 2004 to the PUD-MXU (Planned Unit Development-Mixed Use) zoning classification to allow for a mixed use development within an area identified for “downtown expansion” on the Comprehensive Plan Future Land Use Map. The land was prepared for development, including the installation of streets and utilities. Vertical construction did not occur at this time due to the economic downturn.

In 2017, the subject property was rezoned to the Savannah River Landing Planned Unit Development. The purpose of the rezoning was to create a predictable land planning guide for future development of the property. The PUD request also included a revised master plan. The proposal maintained the block plan of the previously approved Civic Master Plan as well as open space, other public areas. The 2017 action intentionally did not include a sign plan because it was determined that it was too early in the development process to reasonably establish the signage needs of the Planned District.

The proposed amendment to the Eastern Wharf Planned District appears to provide the predictability associated with a planned development while appropriately managing signage for the various uses that will eventually become part of the complete buildout of this 56 acre tract. As this is essentially a standalone development and not contiguous with other properties or districts, the standards applied here will not impact the existing development pattern.

Mr. Josh Yellin, agent for the petitioner, stated we looked at the downtown sign ordinance for inspiration. The size ratio is about the same as Broughton Street. These building are just a little bigger than the buildings on Broughton Street. There are some signs that are allowed in the Historic District and we are not going to allow. We also have a master declarant that can deny any sign request.

Public Comments:

Ms. Ardis Wood, stated she believes there isn't enough information to make a decision today and would like more research done.

Motion

MPC staff recommends approval of the request to amend the Eastern Wharf Planned Development to include a sign ordinance as outlined in Exhibit A.

Vote Results (Approved)

Motion: Ellis Cook

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Abstain
Tom Woiwode	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[9. REZONING MAP AMENDMENT| 104 Penrose Drive Z-191216-00126-1](#)

[Application.pdf](#)

[Exhibit A – Maps.pdf](#)

[Photos for 104 Penrose Drive.pdf](#)

[Staff Report.pdf](#)

Ms. Sandy Michel, Planner, stated the petitioner is requesting to rezone 104 Penrose Drive from R-1/EO (One Family Residential/ Environmental Overlay District – 5 units per net acre) to R-A/EO (Residential-Agriculture/ Environmental Overlay District) zoning district. The property is currently being used as a non-profit community center. The parcels are a total of 2.13 acres.

The Residential-Agriculture zoning district opens the parcels to many other permitted uses that do not fit the context of the area. Some of the permitted uses are:

- Cemeteries, public, fraternal, church, synagogue or commercial
- Adult day care center for up to 40 persons
- Clubs or lodge
- Animal hospital, veterinary clinic, or animal boarding place

These permitted uses in the RA zoning district mentioned above will increase the mix of vehicular activity on the street. This zoning district does not match the Future Land Use Map; therefore, this zoning district does not fit the Comprehensive Plan for this area.

Ms. Mary Whalen, petitioner, stated the building she would like to rezone is currently the Whitemarsh Community Center that's used for neighborhood meetings. It was also used as a daycare for many years. She would like to rezone so she can open a dog daycare / training facility. She stated she would be helping the community center out by renting it for her business.

Public Comments:

Bob Joyner, President of the Whitemarsh Community Club, stated we have had several meetings regarding this request and haven't received any negative comments. We have has several tenants over the years and never received anything negative.

Motion

MPC staff recommends Denial of the request to rezone the parcel at 104 Penrose Drive from R-1/EO to R-A/EO.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Lacy Manigault

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

X. Presentations

XI. Other Business

XII. Adjournment

10. Adjourn

There being no further business to present before the Board, the February 4, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 2:08 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/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.