



Chatham County - Savannah Metropolitan Planning Commission

Chatham County Commission Chambers
November 19, 2019 ~ 1:30 PM
Minutes

November 19, 2019 REGULAR MPC MEETING

Members Present: Ellis Cook, Vice-Chairman
Karen Jarrett, Secretary
Thomas Branch
Travis H. Coles
Lacy Manigault
Tanya Milton
Wayne Noha
Lee Smith

Members Not Present: Joseph Ervin, Chairman
Joseph Welch, Treasurer
Pat Monahan
Eula Parker
Linder S. Suthers
Tom Woiwode

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

Advisory Staff Present: 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: Travis Coles
Second: Karen Jarrett
Ellis Cook - Aye
W. Lee Smith - Aye
Travis Coles - Aye
Tommy Branch - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
Karen Jarrett - Aye
Wayne Noha - Aye

IV. Notices, Proclamations and Acknowledgements

[2. December 10, 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](#)

[November 19th MPC Meeting Development Log.pdf](#)

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

VI. Items Requested to be Withdrawn

[4. REZONING MAP AMENDMENT | 1950 Benton Boulevard | Rezone from PD to I-L | File No. 19-006077](#)

Motion
Per the Petitioner request this item has been withdrawn from the Final Agenda.
Vote Results (Approved)
Motion: Travis Coles
Second: Lacy Manigault
Ellis Cook - Aye
W. Lee Smith - Aye
Travis Coles - Aye
Tommy Branch - Aye
Lacy Manigault - Aye
Tanya Milton - Aye
Karen Jarrett - Aye
Wayne Noha - Aye

[5. REZONING MAP AMENDMENT | 76 Highlands Boulevard | Rezone from PD to I-L | File No. 19-006078](#)

Motion

Per the Petitioner's request this item has been withdrawn from the Final Agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

Ellis Cook	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- 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

[6. Approval of the October 29, 2019 Briefing and Regular Meeting Minutes.](#)

[10-29-19 MPC BRIEFING MINUTES.pdf](#)

[10.29.19 MEETING MINUTES.pdf](#)

The minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

VIII. Old Business

[7. AMENDED GENERAL DEVELOPMENT PLAN | Downtown East | 120 Riverview Dr. | Jay Maupin | M-190717-00078-1](#)

- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Amended GDP - November 2019.pdf](#)
- 📎 [Exhibit C - Previously-Approved Plans.pdf](#)
- 📎 [Exhibit D - Quit Claim Deed.pdf](#)
- 📎 [Application.pdf](#)
- 📎 [November 2019 - M-190717-00078-1 Staff Report - Downtown East GDP Amendment - 120 Riverview Drive.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting MPC approval of an amended General Development Plan/Group Development Plan for the Downtown East office complex located at the southwest corner of East President Street and Runaway Point Road within a PUD-IS (Planned Unit Development – Institutional) zoning district. The purpose of the amendment is to increase the number of buildings from two to three and to modify the parking arrangement. Chatham County has declared the unopened right-of-way as surplus and has approved its sale to the property owner.

No Public Comments

Motion

MPC staff recommends approval of the amended General Development Plan/Group Development Plan subject to the following conditions:

Submit a recombination plat to Chatham County.

Obtain GDP approval from Chatham County Engineer.

Vote Results (Approved)

Motion: Tommy Branch

Second: Travis Coles

Ellis Cook	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

IX. Regular Business

[8. REZONING MAP AMENDMENT | 1119 and 1123 E. 68th St./ 0 and 1110 E. 69th S. | RSF-6 and B-N to O-I | Robert McCorkle as agent for DSCD Holdings, LLC | 19-006044-ZA and 19-006127-CPA](#)

- 🔗 [Staff Report 19-006044-ZA.pdf](#)
- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Exhibit B- Streetview and Pict. .pdf](#)
- 🔗 [Exhibit C - Previous Zoning Ordinance.pdf](#)
- 🔗 [Application.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone a total of four (4) parcels totaling 0.83 acres from the RSF-6 and B-N zoning districts to the O-I zoning district. Per the application, the petitioner requests the O-I (Office – Institutional) district to enable the construction/expansion of an office or medical office use.

Much of the subject property was zoned PUD-IS (Planned Unit Development – Institutional) under the previous Zoning Ordinance; this district permitted institutional and professional office uses similar to those permitted in the O-I district. Staff finds that the requested O-I district is compatible with adjacent office, institutional, and single-family residential uses and is consistent with the Commercial – Neighborhood future land use classification. Further, staff finds that the rezoning request is in substantial compliance with the rezoning review standards contained in Section 3.5.8 of the Zoning Ordinance.

Mr. Robert McCorkle, agent for the petitioner, stated they agreed with staff's recommendation to rezone to O-I instead of B-N because it will be used as medical offices. The immediate need is for the house that sits on one of the properties. It will be used for physical therapy and to expand their office space.

No Public Comments

Motion

Staff recommends approval of the request to rezone Parcels 2-0114-14-005; -006; -010; and -011 from the RSF-6 and B-N zoning districts to the O-I district. Staff further recommends approval of a Comprehensive Plan Future Land Use Map amendment to change the classification of Parcel 2-0114-14-10 from Residential - Suburban Single-Family to Commercial & Neighborhood; reference file 19-006127-CPA.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

- | | |
|----------------|-------|
| Ellis Cook | - Aye |
| W. Lee Smith | - Aye |
| Travis Coles | - Aye |
| Tommy Branch | - Aye |
| Lacy Manigault | - Aye |
| Tanya Milton | - Aye |
| Karen Jarrett | - Aye |
| Wayne Noha | - Aye |

[9. ZONING MAP AMENDMENT | 10614 and 10616 Middleground Road | From RMF-2-10 To B-N and RMF-2-25 | File Number 19-006079-ZA](#)

- 🔗 [Maps.pdf](#)
- 🔗 [Staff Report-19-006079-ZA-MAP - 10614 and 10616 Middleground Road.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone two parcels of land located on the east side of Middleground Road. The northern 1.9-acre portion of the combined area of both parcels is requested to be rezoned from an RMF-2-10 district to an RMF-2-25 district which is consistent with the General Residential Future Land Use Map designation and is compatible with the general development pattern in the area. Also, the requested density would allow for additional multi-family units which would help meet the housing demand without adversely impacting the existing residential developments located in the immediate and general vicinity.

The southern 1.8-acre portion of the combined area of both parcels is requested to be rezoned from an RMF-2-10 district to a B-N district. The proposed B-N district is not consistent with the General Residential Future Land Use Map designation and is not compatible with the existing residential land uses adjacent to the subject site or the residential uses located in the immediate and general area. There are no commercial zoning districts along Middleground Road from its beginning until its approximate intersection with Dutchtown Road, with one exception. The exception is the property located at the southeast corner of Middleground Road and Tibet Avenue, both of which are arterial roadways. The commercial uses at this location include a convenience store/gas station and a self-serve storage facility. The introduction of a commercial zoning district at this location would be inappropriate and should be discouraged. The petitioner has stated that the purpose of requesting the B-N zoning district is to relocate his landscaping business, which would be inappropriate at this location. Zoning map amendments that are beneficial to the immediate and general area are encouraged to promote appropriate development. However, zoning map amendments that could adversely impact properties located within the immediate and general area should not be approved.

Mr. Harold Yellin, agent for the petitioner, stated the petitioner is requesting the B-N for the back portion of this property for his business office and nursery. The front would be multifamily and the back zoned for a business use. He would like to operate in a manner like Herb Creek in Sandfly and Low Country on Skidaway Road with one major expectation, he wouldn't have any retail costumers to shop and buy plants. Mr. Nelson leaves to go plant at other places. We believe this site is perfect for this use because it is a heavily wooded site, so we will be able to preserve and maintain all vegetated buffers around all sides of the property. The back of the property is also next to the City's Waste Water Treatment plant. The petitioner requested the B-N because it allows a office and garden center, but after further reflection we don't believe we need the B-N district. In NewZO under the O-I district, there are two uses that cover what we are trying to do. With the O-I district instead of the B-N, it will eliminate all of the commercial uses that have concerns in B-N district.

Ms. Karen Jarrett, Board Member, asked if the O-I district would allow all the equipment and materials to be stored on site.

Mr. Yellin, stated yes

Mr. Wayne Noha, asked if the petition needs to be re-advertised with the new request.

Ms. Melanie Wilson, Executive Director of MPC, stated it's a new application.

Mr. Yellin, stated he disagrees that it's a new application. He is okay with a continuance to allow staff to review the new request and re-advertise if needed.

Mr. Danny Nelson, petitioner, stated his business does higher end landscape work. We do design and install in the Savannah area. If I was a neighbor I would be concerned about visual and noise. I have never received a complaint regarding noise at his current location. He can design this location to mitigate that. He has his workers come in the morning, go to the work site, then come back in the afternoon. The deliveries mostly go straight to the job site, but there are times they will be delivered to the office then taken to the job sites.

Mr. Terry Coleman, the project engineer, stated the only building adjacent to the office component of this rezoning request is the end of a building with no doors or windows. The way Danny has put together his site plan, he has bins to hold straw and equipment that are not being used. The bins will be on both sides on the property to help buffer. A site plan will still need to be reviewed by this Board or staff to address some of the issues brought up today.

Motion

Motion to continue to the December 10, 2019 MPC meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Ellis Cook	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Tommy Branch	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

X. Presentations

[10. Archaeology Ordinance - Bridget Lidy, City Staff and Luciana Spracher, City Staff](#)

📎 [MPC PRESENTATION ARCH ORD 11.18.2019.pdf](#)

Bridget Lidy and Luciana Spracher gave a presentation on the draft Archaeology Ordinance. There is a need for an ordinance to protect archaeological resources which are not currently protected and to address the National Park Service recommendation for the National Historic Landmark District. Also, because of recent issues with the cemetery on White Bluff Road.

Update on Process:

A public meeting was held on September 26
Launched a survey on September 27 and closed it on October 15
Met with business community on October 16
Convened public meeting on October 24
Published draft ordinance on November 8

Next Steps:

Accept comments thru November 20
Publish final ordinance by November 25
Present 1st reading of ordinance on December 5
2nd reading on December 19
Establish working committee by January 1

XI. Other Business

XII. Adjournment

[11. Adjourn](#)

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.