



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
August 25, 2020 ~ 1:30 PM
Minutes

August 25, 2020 Special Called Planning Commission Meeting, 1:30 P.M.

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

Members Not Present: Thomas Branch
Lacy Manigault
Pat Monahan
Lee Smith

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Christy Adams, Director of Administrative Services
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff: 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

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

IV. Notices, Proclamations and Acknowledgements

Information Item(s) for Board Members

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

[August 3, 2020 Development Review Log.pdf](#)

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

[3. SUBDIVISION | 343 Buckhalter Road | Rockingham Farms | 20-001961-SUBP](#)

Motion

The petitioner has requested that this item be postponed to the September 1st Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[4. ZONING MAP AMENDMENT | 24 Weiner Drive | Rezone from RSF-6 to BN | 20-003093-ZA](#)

Motion

The petitioner has requested that this item be postponed to the September 1st Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. ZONING MAP AMENDMENT | 135 Hampstead Avenue | Rezone from RMF-2 -30 to PD \(Planned Development\)](#)

Motion

The petitioner has requested that this item be postponed to the September 1st Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[6. ZONING MAP AMENDMENT | 8427-8518 Whitfield Avenue | Rezone from R-1 & R-2 to PUD-M](#)

Motion

The petitioner has requested that this item be postponed to the September 1st Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VI. Items Requested to be Withdrawn

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

Motion

The petitioner has requested that this item be withdrawn from the Final Agenda.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[8. GENERAL DEVELOPMENT PLAN | 343 Buckhalter Road Rockingham Farms | 20-001849-PLAN](#)

Motion

The petitioner has requested that this item be withdrawn from the Final Agenda.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Not Present
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

[9. Approval of the July 21, 2020 Briefing and Regular Meeting Minutes](#)

[📎 07.21.20 MEETING MINUTES.pdf](#)

[📎 7-21-2020-mpc-briefing-minutes.pdf](#)

The minutes were approved as submitted.

Motion

Approve as submitted.

Vote Results (Approved)

Motion: Ellis Cook

Second: Tom Woiwode

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

VIII. Old Business

IX. Regular Business

[10. MASTER PLAN AMENDMENT | 475 Jimmy DeLoach Parkway | Commercial / Residential](#)

📎 [AERIAL MAP 20-003336-ZA.pdf](#)

📎 [20200803_132100.pdf](#)

📎 [Godley Tract 13-A Landuse Exhibit 2020.07.15 \(002\).pdf](#)

📎 [Staff Report 003336.pdf](#)

Mr. Marcus Lostson, Director of Development Services, stated the petitioner is requesting approval of a Master Plan Amendment for an existing Commercial / Retail parcel at the southeast corner of the intersection of Jimmy DeLoach parkway and Benton Boulevard. The petitioner is proposing to amend the land use designation of Tracts 13A and 13B from Commercial / Retail / Green Space to Commercial / Retail / Residential / Green Space, a newly proposed designation for the Godley Station Planned Development.

The Godley Station Master Plan was initially approved by the MPC on October 30, 1996 in conjunction with the rezoning of the Godley Tract on October 30, 1996. All properties within the Godley Station development are subject to the restrictive covenants which were established in conjunction with the creation of Godley Station. Compliance with and changes to the restrictive covenants were initially under the control of a single declarant. The initial declarant was The Branigar Corporation, a subsidiary of Union Camp. The ownership and declarant rights have been subsequently transferred.

The petitioner is seeking approval of a Master Plan Amendment to create the potential for a mix of residential and nonresidential development on the subject parcel. Under the current land use designation, residential uses are not permitted. Commercial uses that are permitted include hotels, restaurants, convenience stores and other retail, lodging, and service-oriented uses.

The proposed amendment to the land use designation of the subject parcel will result in the addition of residential uses as a permitted use on the tract. There are currently no land use designations within the Godley Station Planned Development that allow for a mix of uses within a single land use designation. It is not uncommon for Master Plans to go through a variety of land use changes because they build out over a course of years. Market demands and changes in ownership often lead to requests for amendments aimed at addressing current trends in development. While the proposed land use designation would create a new land use, any development would still be subject to the development standards and Declaration of Covenants as outlined in the Godley Station Planned Development.

Mr. Josh Yellin, agent for the petitioner, stated they agree with staff's recommendation. Any future development will require us to come back with development plans. This is a unique parcel and is encumbered by a very large former borrow pit, now a lagoon in the center of the site along with a large amount of wetlands, that really dictate what can be put on this site. The applicant is looking to provide a more modern zoning classification to allow for the possibility of mixed use residential.

No Public Comments

Motion

Approve the proposed Amended Master Plan subject to the following condition:

Approval by the City of Savannah of any development plans on the subject property pursuant to the

requirements of the Godley Station Planned Development.

Vote Results (Approved)

Motion: Travis Coles

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

11. GENERAL DEVELOPMENT PLAN | The Highlands Tract M Residential | 20-003034-PLAN

🔗 [Aerial - The Highland Tract M.pdf](#)

🔗 [08-11-20 - STORM MANAGMENT STRATEGY \(mflowers@cci-sav.com\).pdf](#)

🔗 [08-11-20 - Gen. Dev. Plan - Highlands Tract M - Residential.pdf](#)

🔗 [Amended Highlands Master Plan - 2016.pdf](#)

🔗 [VICINITY MAP 20-003034-PLAN.pdf](#)

🔗 [ZONING MAP 20-003034-PLAN.pdf](#)

🔗 [08-11-20 - Staff Report - 20-003034-PLAN - The Highlands Tract M Residential - GDP - Highlands Boulevard.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a General Development Plan for a proposed single-family residential development. The site is located on the north side of Highlands Boulevard approximately 175 feet west of Orkney Road within a P-D (Planned Development – formerly a PUD-C (Planned Unit Development – Community) zoning district.

The variances being requested are a 10-foot lot-width variance from the required 60 feet for all proposed lots, a 5-foot variance from the required 15-foot side yard setback requirements for all corner lots, a 5-foot front yard building setback variance from the required 25 feet for all proposed lots, and a 5-foot rear yard setback variance from the required 25 feet for all proposed lots.

The Savannah Zoning Ordinance (NewZO), Section 3.21.9 b. 1. provides that the Metropolitan Planning Commission may grant variances from the development standards. The proposed development was previously zoned PUD-C, designated as single-family residential, and the development standards were in accordance with an R-6 (Single Family Residential) zoning classification. In accordance with the adoption of NewZO in 2018, the zoning changed from PUD-C classification to a P-D (Planned Development) classification. Essentially, this resulted in no change to the development standards because the P-D zoning district recognized the previous PUD-C development standards. However, NewZO eliminated the R-6 zoning district in favor of the RSF-6 zoning district. The development standards within the RSF-6 zoning classification differ from the previous R-6 development standards. The major changes include the reduction of the required front and rear yard setback line from 25 feet to 20 feet, and the reduction of a side yard setback line along a street right-of-way from 15 feet to 10 feet. Because of this, it can be assumed that the appropriate development standards for single-family

detached residential construction are the revised standards in NewZO. Based on these findings, the requested 5-foot variance from the required 15-foot side yard setback requirement, 5-foot front yard building setback variance from the required 25 feet, and 5-foot rear yard setback variance from the required 25 feet for all proposed lots can be justified.

The petitioner is also requesting a 10-foot lot-width variance from the required 60 feet for all lots. The minimum required lot width within the current P-D zoning district is 60 feet. The minimum required lot width for a single-family detached lot within a RSF-6 zoning district is 60 feet. It is not uncommon for the width of single-family detached lot to be less than 60 feet in some areas of the City. Within The Highlands development, there are several single-family subdivisions that have single-family detached lots with a 50-foot lot-width. One of the primary reasons for the lesser lot widths is to help control the cost of lots, which in turn makes housing more affordable. In conjunction with the smaller lot width, the development of such lots will incorporate specific building designs to better fit on the lots. Based on the previously stated findings, the requested variances are justified.

Mr. Neil McKenzie, agent for the petitioner, stated he agrees to the staff recommendation and will answer any questions the Board might have.

No Public Comments

Motion

To approve a 10-foot lot-width variance from the required 60 feet for all proposed lots, a 5-foot variance from the required 15-foot side yard setback requirement for all proposed corner lots, a 5-foot front yard building setback variance from the required 25 feet for all proposed lots, and a 5-foot variance from the required 25-foot rear yard setback for all proposed lots. Staff further recommends approval of the proposed General Development Plan, subject to the following conditions:

Sidewalks will be required on both sides of the entire length of all proposed roads, including the short entrance road from Highlands Boulevard. Sidewalks will also be required on the north side of Highlands Boulevard.

The required 40-foot vegetative buffer adjacent to Highlands Boulevard shall have adequate opacity, as determined by Savannah Park and Tree, to adequately shield the back yard of the adjacent single-family lots. If not, additional planting and/or fencing will be required.

Submit a list of potential street names to the MPC staff for review and approval. Also, provide an address master plan for the entire development.

Show the location of the development identification sign. The sign shall be limited to a monument style with maximum area of 30 square feet and maximum height of 12 feet. For signs mounted on decorative posts, the maximum height of the posts shall not exceed 6 feet.

Approval by the City Review Departments including the City Engineer.

Vote Results (Approved)

Motion: Travis Coles

Second: Tanya Milton

Ellis Cook - Aye

Joseph Ervin - Aye

Linder Suthers - Aye

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

12. Adjourn

There being no further business to present before the Board, the August 25, 2020 Special Called Metropolitan Planning Commission Meeting adjourned at 2:10 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.