



Chatham County - Savannah Metropolitan Planning Commission

Chatham County Commission Chambers
December 10, 2019 ~ 1:30 PM
Minutes

December 10, 2019 REGULAR MPC MEETING

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

Members Not Present: Thomas Branch
Lacy Manigault
Pat Monahan
Eula Parker
Lee Smith
Tom Woivode

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 agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Ellis Cook - Aye

Joseph Ervin - Aye

Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. December 17, 2019 Planning Meeting, 1:00 P.M., County Commission Chambers, 124 Bull Street, 2nd Floor.](#)

Notice(s)

[3. December 10, 2019 Finance Committee Meeting, 11:00 A.M., Meyers Conference Room, 110 E. State Street.](#)

Mr. Welch gave a brief presentation of what was discussed in the Finance Committee meeting. He stated they discussed the annual payout cost, the 2020 budget, and the 2018 audit. Stage Front was the only company that submitted a bid for the new audio system for \$55,000.

Information Item(s) for Board Members

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

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

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

Motion	
Petitioner requested to be removed from the agenda.	
Vote Results (Approved)	
Motion: Karen Jarrett	
Second: Travis Coles	
Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- 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 Items Requested to be Withdrawn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

6. Approval of the November 19, 2019 Briefing and Regular Meeting Minutes.

[11-19-19 MPC BRIEFING MINUTES.pdf](#)

[11.19.19 MEETING MINUTES.pdf](#)

The minutes were approved as written.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Tanya Milton

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

7. Adoption of the 2020 Calendar of Meetings

[2020 CALENDAR OF MEETINGS - DRAFT 092619.pdf](#)

The 2020 meeting calendar was approved as submitted.

Motion

Recommend APPROVAL of the 2020 Calendar of Meetings.

Vote Results (Approved)

Motion: Tanya Milton

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

8. Authorization for the Executive Director to execute contract between Stage Front and the Metropolitan Planning Commission for Audiovisual Services.

[Wilson Planning Commission Approval of Contract with Stagefront 120419.pdf](#)

Motion

Approve the authorization for the Executive Director to execute the contract with Stage Front.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

VIII. Old Business

9. ZONING MAP AMENDMENT | 10614 and 10616 Middleground Road | From RMF-2-10 To O-I and RMF-2-25 | File Number 19-006079-ZA

[Maps.pdf](#)

[Proposed Zoning Boundaries.pdf](#)

[Staff Report-19-006079-ZA-MAP - 10614 and 10616 Middleground Road \(2\).pdf](#)

[Pictometry.pdf](#)

[View from SFR.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone property identified as PIN 20752-01007 and 20752-01008, also known as 10614 and 10816 Middleground Road, from an RMF-2-10 (Multi-Family Residential – 10 units per gross acre) zoning classification to an RMF-2-25 (Residential-Multifamily - 25 units per gross acre) zoning classification and an O-I (Office and Institutional) zoning classification. The petitioner initially requested that the subject site be rezoned to an RMF-2-25 classification and a B-N (Neighborhood – Business) classification. However, after requesting a continuance at the November 19th MPC meeting, the petitioner revised the petition to eliminate the requested B-N district in favor of an O-I district.

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 an O-I district. The proposed O-I 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 is no office and/or limited 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 intent of the O-I district as defined in the Savannah Zoning Regulations, Section 5.15.1b., "The O-I district is intended to be located in close proximity to nonresidential districts and may be used as a transition between such uses and residential districts." The subject site is not adjacent to or in close proximity to existing non-residential uses and does not meet the intent of the requested O-I zoning district.

Mr. Harold Yellin, agent for the petitioner, stated they agree with staff's recommendation.

No Public Comments

Motion

MPC staff recommends Denial of the petitioner's request to rezone the southernmost 1.8-acre portion of the combined area of both parcels identified as PIN 20752-01007 and 20752-01008 from an RMF-2-10 district to an O-I district based on findings identified in the staff report. Staff further recommends Approval of rezoning both parcels identified as PIN 20752-01007 and 20752-01008 from an RMF-2-10 district to an RMF-2-25 district.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

IX. Regular Business

X. Presentations

[10. Presentation of 2020 MPC Historic Preservation Calendar](#)

[Final 2020 MPC-HP Calendar.pdf](#)

Leah Michalak, Director of Historic Preservation, presented the 2020 Historic Post War Savannah calendar with the history of each month.

XI. Other Business

[11. EXECUTIVE SESSION - The MPC Board may adjourn to Executive Session for the purposes that may include litigation or personnel matters. Motion to recess to Executive Session.](#)

The MPC Board convened into Executive Session at 1:55 p.m. There were no votes taken or public testimony heard.

The MPC Board reconvened into the Regular Meeting at 2:14 p.m.

Motion

Motion to approve the amendment to the contract and bonus.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

XII. Adjournment

12. Adjourn

There being no further business to present before the Board, the December 10, 2019 Regular Metropolitan Planning Commission Meeting adjourned at 2:16 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.