



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur Mendonsa Hearing Room  
May 19, 2020 ~ 1:30 PM  
Minutes

### May 19, 2020 Regular MPC Meeting, 1:30 P.M.

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

**Members Not Present:** Ellis Cook, Vice-Chairman  
Lacy Manigault  
Pat Monahan

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

**Advisory Staff:** Bridget Lidy

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

##### 1. Approval of Agenda

Agenda was approved as submitted.

##### **Motion**

Approve agenda as submitted.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

**IV. Notices, Proclamations and Acknowledgements**

**Notice(s)**

[2. June 9, 2020 Regular MPC Meeting, 1:30 P.M., Planning Commission, Arthur Mendonsa Hearing Room, 112 East State Street.](#)

**Information Item(s) for Board Members**

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

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

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

**Motion**

The petitioner has requested this item be continued until the next regularly scheduled MPC meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Joseph Welch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye

Eula Parker	- Aye
Wayne Noha	- Aye

**VI. Items Requested to be Withdrawn**

[5. AMENDED MASTER PLAN | 165 Hugh Tracey Boulevard | 20-001121-PLAN](#)

**Motion**

Per Petitioner's request this item has been Withdrawn from the final agenda.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Joseph Welch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[6. GENERAL DEVELOPMENT PLAN | 134 Wild Heron Road | P-200227-00030-1](#)

**Motion**

Per Petitioner's request this item has been Withdrawn from the final agenda.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Joseph Welch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
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**

[7. Approval of the February 25, 2020 Briefing and Regular Meeting Minutes.](#)

[02-25-2020 MPC BRIEFING MINUTES.pdf](#)

[02.25.20 MEETING MINUTES.pdf](#)

Minutes were approved as submitted.

**Motion**

Recommend approval of the Briefing and Regular Meeting Minutes.

**Vote Results ( Approved )**

Motion: W. Lee Smith

Second: Linder Suthers

- Joseph Ervin - Aye
- W. Lee Smith - Aye
- Linder Suthers - Aye
- Tom Woiwode - Aye
- Travis Coles - Aye
- Joseph Welch - Aye
- Tommy Branch - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye
- Eula Parker - Aye
- Wayne Noha - Aye

[8. Resolution of Support for the Tybee Road Scenic Byway](#)

[Tybee Rd MPC Res.pdf](#)

[BywayDesignationGuide \(003\).pdf](#)

To fully endorse the Designation Application.

**Motion**

To fully endorse the Designation Application.

**Vote Results ( Approved )**

Motion: W. Lee Smith	
Second: Linder Suthers	
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

## VIII. Old Business

## IX. Regular Business

### [9. DEMOLITION OF A CONTRIBUTING BUILDING: MID-CITY/STREETCAR HISTORIC DISTRICT | 312 East 38th Street | Petitioner: Brinker Long | File No. 19-005761-COA](#)

- 🔗 [Demolition Court Order.pdf](#)
- 🔗 [Application - 312 East 38th Street 19-005761-COA.pdf](#)
- 🔗 [Checklist - 312 East 38th Street 19-005761-COA.pdf](#)
- 🔗 [Jan 14, 2020 - 312 East 38th Street 19-005761-COA.pdf](#)
- 🔗 [19-005761-COA - May Meeting.pdf](#)
- 🔗 [MPC Policy for Documenting Buildings.pdf](#)
- 🔗 [Updated Engineer Report.pdf](#)
- 🔗 [submittal packet 19-005761-COA.pdf](#)
- 🔗 [312 East 38th Street Contributing Structures Map with arrow.pdf](#)
- 🔗 [Andree Patterson Letter.pdf](#)
- 🔗 [Tharpe Letter.pdf](#)

**Mr. Ryan Jarles, Cultural Resources Planner**, stated the applicant is requesting approval for the demolition of a contributing building located at 312 East 38th Street. The application was received on October 8, 2019, prior to NewZo being implemented within the Local Historic Districts; therefore, this review was completed using the Mid-City Zoning Ordinance (Article K). Under the Mid-City Zoning Ordinance (Article K), demolition requests within the Mid-City Local Historic District are to be reviewed by the Metropolitan Planning Commission.

On January 14, 2020, the MPC Board made the decision to continue the request for the demolition of a contributing building located at 312 East 38th Street to allow the petitioner to provide staff with a detailed engineering report and a property appraisal of the existing property.

On March 11, 2020, staff received a Court Order for Demolition issued by the Recorders Court of Chatham County in the State of Georgia for the property located at 312 East 38th Street. The Court Order states that the "Said application for demolition and the obtaining of a permit for demolition shall be accomplished within 60 days of the date of the within order" [Case No. RCCR19-18158]. The Court Order

received by staff on March 11, 2020 that was issued to the applicant on February 5, 2020 has since expired. The allowed 60 days for demolition has lapsed without any known extension of time having been granted; therefore, the demolition order has expired and the demolition request will be reviewed without taking the Court Order into consideration.

**Public Comments:**

**Mr. Ryan Arvay, Historic Savannah Foundation**, stated that the petitioner had plenty of time to abide by the court order before it expired and they agree with staff's recommendation for denial because the structure is salvageable.

**Motion**

Denial for the demolition of a contributing building located at 312 East 38th Street because the building does not meet the criteria established to demolish a contributing building due to lack of sufficient evidence within the engineering report and property appraisal provided and because the court order provided to staff has expired.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Tommy Branch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[10. AMENDED MASTER PLAN | 2550 Little Neck Road | 20-001055-PLAN](#)

📎 [Aerial.pdf](#)

📎 [Current Master Plan.pdf](#)

📎 [19-427 Conceptual Master Plan Render-Conceptual Masterplan\\_2020.03.05.pdf](#)

📎 [Maps.pdf](#)

📎 [Cover Letter.pdf](#)

📎 [Staff Report - 20-1055-PLAN -.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting approval of a Master Plan Amendment for a proposed residential development to be located on the west side of Little Neck Road, approximately 1.75 miles (9,600 feet) south of Interstate 16 within a PUD-M-9.1 (Planned Unit Development – Multi-Family – 9.1 units per gross acre) zoning district. The petitioner is also requesting a 10-foot lot-width variance from the minimum required width of 60 feet for all proposed single-family detached lots.

The current Master Plan was approved in conjunction with the rezoning of the subject site to its current PUD-M-9.1 zoning classification in 2006. The proposed Amended Conceptual Master Plan will eliminate the single-family attached and semi-attached townhomes and the multi-family residential development in favor of 404 single-family detached lots. All lots will have a lot width not less than 50 feet with a typical depth of 128 feet.

The variances are requested for the purpose of creating single-family housing that will incorporate specific building designs on smaller building pads integrated with large amounts of open space that will create an aesthetically pleasing development. Savannah Zoning Ordinance, Section 8-3032 (A), Planned Unit Development Regulations, provides that...“the intent of the PUD is to encourage innovations in land development techniques to afford better living environments, more open space, and other amenities, and wider choices of life style for residents of Chatham County.” Also, the typical area of the proposed 50-foot wide single-family lots will be 6,400 square feet which is 400 square feet larger than the minimum required lot area. These variances are also consistent with the variances previously approved by the Planning Commission for the entire New Hampstead development, which is adjacent to this development. Based on these findings, the requested variances are justified.

**Mr. Travis Burke, agent for the petitioner,** stated he agrees with the staff report and will answer any questions.

### No Public Comments

#### Motion

The MPC staff recommends Approval of the proposed Amended Conceptual Master Plan including a 10-foot lot-width variance from the minimum required width of 60 feet for all proposed lots subject to the following condition:

Approval by the City Review Departments including the City Engineer.

#### Vote Results ( Approved )

Motion: Travis Coles

Second: Tanya Milton

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[11. REZONING MAP AMENDMENT | 714 & 716 Highland Drive | Rezone from RSF-10 to O-I | File No. 20-001742](#)

📎 [Maps.pdf](#)

📎 [Street View.pdf](#)

☉ [Staff Report-20-001742-ZA.pdf](#)

☉ [Context Aerial - Highland Park.pdf](#)

☉ [714 Highland Dr - Street View.pdf](#)

☉ [716 Highland Dr - Street View.pdf](#)

☉ [2020-05-18\\_HighlandDr\\_PresBrds.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting to rezone .93 acres from an RSF-10 (Single Family Residential) zoning classification to an O-I (Office -Institutional) zoning classification. The subject properties are two single family residential parcels located northwest of the intersection of Highland Drive and Waters Avenue. Each of the properties is developed with a single family residential structure built in conjunction with the Highland Park Subdivision, which was constructed beginning in the 1970s. The Highland Park subdivision was developed as an exclusively single family detached residential subdivision where parcels are generally between 8,000 and 10,000 square feet in size. The only nonresidential use in the subdivision is a day care center at the southwest corner of the intersection of Highland Drive and Waters Avenue.

The subject properties are accessed from Highland Drive. There is no direct access from Waters Avenue. Highland Drive is an unclassified residential street. Where it abuts the subject properties, it is split with a treelined median which creates one way traffic in a westerly direction. The pavement width at this point is approximately 15 feet. There are no ingress / egress points for the neighborhood except the primary one. There are approximately 60 single family residential structures within the subdivision, including those that are the subject of this rezoning request.

The subject properties and the neighborhood were developed to have served as residential single family uses for many years. Although many commercial uses have developed around it, the neighborhood has remained stable and viable through this transition. Commercial development along an arterial roadway can place redevelopment pressures on residences, specifically corner lots that abut major arterial roads. Fortunately, the size of the property at 716 Highland Drive will allow it to be adequately buffered from the street, and the property at 714 Highland Drive is already well buffered.

While it is accurate that most properties that abut Waters Avenue between Eisenhower Drive and Mall Boulevard are nonresidential, staff does not find justification to rezone the subject properties to a nonresidential classification. Staff finds that a rezoning would likely lead to negative impacts on the existing single-family residential neighborhood, and apply undue redevelopment pressures on other parcels within Highland Park.

**Mr. Ed Garvin, agent for petitioner**, stated he has talked with the purchaser and the purchaser agreed to pull the rezoning request for 714 Highland Drive. They are just requesting the rezoning for 716 Highland Drive. He has also changed the entrance from Highland Drive to Waters Avenue and moved the parking lot to the North side of the property where the existing curb cuts are now. There will be no access on Highland Drive. We held a meeting last Saturday with Alderman Nick Palumbo and about 13 other people. The purchaser agreed to add a buffer on the Highland Drive side of the property to prevent any access from Highland Drive. At the end of the meeting Alderman Palumbo asked the public for a vote and they voted to not approve 714 Highland Drive but approve 716 Highland Drive as long as there was no access off Highland Drive.

#### **Public Comments:**

**Buffie Lee**, spoke in favor of the rezoning at 716 Highland Drive.

**Evelyn Davis**, stated that this is the only residential property that faces Waters Ave. It also has access from Waters Ave so the traffic impact would be zero on Highland Drive.

**David Jones**, stated his main concern is the safety of the neighborhood.

#### **Motion**



Motion to continue until the June 9 MPC meeting per petitioner's request.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tommy Branch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[12. ZONING TEXT AMENDMENT | Eastern Wharf Planned Development | File No. 20-001996](#)

[☉ Staff report - 1996.pdf](#)

[☉ SRL - The Mayors - Conceptual Building Design \(2020.05.13\).pdf](#)

[☉ SRL - The Hamilton - Conceptual Building Design \(2020.05.13\).pdf](#)

[☉ it@pmcommunities.com\\_20200504\\_092004.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 amending existing development standards related to setbacks, definitions and height.

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. In 2017, the subject property was rezoned to the Savannah River Landing Planned Unit Development with an accompanying Master Plan.

The proposed amendments only apply to certain residential pods and only within the boundaries of the Eastern Wharf Planned Development. The amendments are in response to building design choices being made by the developer, which they assert will respond to desires found in the current housing market now that the project is underway. It is typical in a Master Planned community to adjust housing types and thus development standards throughout the course of the development, due to the length of time that passes from inception of the project to complete buildout.

The proposed amendments are to:

- Increase the front yard setback in the identified areas from 12 feet to 25 feet to accommodate courtyard style vehicular drop off.
- Define multifamily residential as a building with four or more units, currently defined as 5 or more.
- Allow a stacked townhome building type with interior lobby / courtyard entrance.
- Amend the maximum permitted height in two residential development pods (MU-R-4B) and (MU-R-

5B) from 60 feet to 80 feet.

-Amend the maximum permitted height in one residential development pods (MU-R-1B) from 60 feet to 90 feet.

**Mr. Harold Yellin, agent for the petitioner**, stated one of their requests is a height increase in two locations and the second request is to allow stacked townhomes. The stacked townhomes would allow any of the townhomes to have an interior lobby or courtyard entrance. Under the existing PUD, stacked townhouses are not allowed.

**Mark Blair, agent for the petitioner**, gave a presentation on the height request. The presentation had models that showed the current heights to the proposed height. It also showed the front yard setback to accommodate courtyard style vehicular drop off.

### No Public Comments

#### Motion

MPC staff recommends approval of the request to amend the Eastern Wharf Planned Development / Master Plan.

#### Vote Results ( Approved )

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

### [13. REZONING MAP AMENDMENT | Jimmy Deloach and Crossroads Parkway | Rezone from I-H to B-C | File No. 20-001475](#)

[📎 Maps.pdf](#)

[📎 Concept Plan - Jimmy Deloach Pkwy at Crossroads Pkwy.pdf](#)

[📎 04-23-20 - 20-001475 - SEDA Letter of Support \(CStore\).pdf](#)

[📎 Context Aerial Jimmy Deloach.pdf](#)

[📎 Staff Report -20-001475-ZA Jimmy DeLoach Blvd. at Crossroads Pkwy.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting to rezone 14.82 acres from an I-H (Heavy Industrial) zoning classification to a B-C (Community Business) zoning classification.

The subject property is an undeveloped parcel located at the southwest corner of Jimmy Deloach Parkway and Crossroads Parkway. The property has never been developed and has substantial

vegetation including several mature trees. Also, portions of the site have been delineated as freshwater wetlands.

The subject site is located within the Crossroads Business Center. The business center is a planned development that was established in 1994 by the Savannah Economic Development Authority (SEDA). SEDA is the Declarant of the Business Park. In conjunction with the creation of the Crossroads Business Park, restrictive covenants and development standards were enacted by and recorded by SEDA.

Staff contacted SEDA to request a copy of the restrictive covenants and the development standards. The uses to be developed by the petitioner are not specifically listed as uses that are or are not permitted within the Crossroads Business Center. However, the factors to be considered in determining the appropriateness of a use are detailed in the restrictive covenants.

Staff informed SEDA of the request to rezone the subject site from an I-H classification to a B-C classification and the desire to develop a truck stop/convenience store and a hotel on the subject site. MPC staff received a letter of support from SEDA on April 23rd for the proposed zoning map amendment.

While the subject property is located within a Master Planned Business Park that is currently zoned I-H, the rezoning of one parcel to B-C to permit other non-residential business uses should not negatively impact the existing commercial uses or the business park. Rezoning would also provide other uses that could complement the existing business park and provide greater flexibility of development options.

**Mr. Travis Burke, agent for the petitioner**, stated he was in agreement with the staff report and would answer any questions if needed.

#### Public Comments

**Matthew Emmer**, stated he has concerns about traffic congestion.

#### Motion

Staff recommends approval of the request to rezone the subject property from I-H to B-C.

#### Vote Results ( Approved )

Motion: Travis Coles

Second: Joseph Welch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[14. Rezoning Map Amendment | 7 Southern Oaks Drive and 121 Southern Blvd. | Rezone from B-C to I-L | File No. 20-001964](#)

[📎 Maps.pdf](#)

[📎 Staff Report-20-001964-ZA - 7 Southern Oaks Drive and 121 Southern Blvd\\_.pdf](#)

[Context Aerial.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting to rezone 9.22 acres (5.56-acre parcel and 3.66-acre parcel) from a B-C (Community Business) to an I-L (Light Industrial) zoning classification.

The subject site is an undeveloped parcel and is located at the southwest corner of Southern Boulevard and Southern Oaks Drive. The site has never been developed and has substantial vegetation, including several mature trees. The current Declarant for the Southern Oaks Business Centre, Richard Evans, Jr., has submitted a letter of support for the requested zoning map amendment to rezone the petitioned site from its current B-C classification to the proposed I-L classification.

The subject site is located within a business park that was established in 1999. The Declarant has stated that the Southern Oaks Business Centre envisioned warehousing as a permitted use. Also, there are existing warehouse developments located within the Southern Oaks Business Centre. The additional uses permitted within the requested I-L zoning district would not adversely impact the existing properties within the business park or properties located within the general area. Rezoning would also provide other uses that could complement the existing business park and provide a greater flexibility of development options.

**Mr. Josh Yellin, agent for the petitioner**, stated they believe this is just a clean up from NewZo. The intended use was allowed under the old ordinance but, once NewZo came in effect, the use was no longer allowed.

#### No Public Comments

#### Motion

Staff recommends approval of the request to rezone the subject properties from B-C to I-L.

#### Vote Results ( Approved )

Motion: Tommy Branch

Second: Joseph Welch

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

#### X. Presentations

##### [15. City of Savannah \(COS\) - Savannah Canal District](#)

**Ms. Bridget Lidy, Director of Planning and Urban Design**, stated the City of Savannah will be formally presenting The Canal District Master Plan at your next meeting on June 9. The City wanted to get comments from the MPC Board before bringing to Council.

**XI. Other Business**

**XII. Adjournment**

16. Adjourn

There being no further business to present before the Board, the May 19, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 4:08 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.***