



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
November 24, 2020 ~ 1:30 PM
Minutes

November 24, 2020 Regular MPC Meeting, 1:30 P.M.

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

Members Not Present: Ellis Cook, Chairman
Michael Brown
Lacy Manigault
Tommy Branch
Tom Woiwode

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Jordan Holloway, Development Services Planner
Kiakala Ntemo, Contract Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff:

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: Tanya Milton
Second: Joseph Ervin
Joseph Ervin - Aye
W. Lee Smith - Aye
Linder Suthers - Aye
Travis Coles - Aye
Joseph Welch - Abstain
Tanya Milton - Aye
Karen Jarrett - Aye
Eula Parker - Aye
Wayne Noha - Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. December 15, 2020 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

Information Item(s) for Board Members

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

[☞ Case Submission MPC Update 11.24.2020.pdf](#)

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

[4. 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 December 15th Planning Commission Meeting.

Vote Results (Approved)

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

[5. ZONING MAP AMENDMENT | 1902 & 1920 Waters Avenue & 1111 E 36th Street | Rezone from TC-1 & TR-3 to PD Planned Development | 20-003664-ZA](#)

Motion

The petitioner has requested that this item be postponed to the December 15th Planning Commission Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

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

[6. REZONING MAP AMENDMENT | 8020 Waters Avenue and 1104 & 1106 Corinth Avenue | Rezone from RSF-10 to O-I | File No. 20-004502](#)

Motion

The petitioner has requested that this item be postponed to the December 15th Planning Commission Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

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

[7. REZONING MAP AMENDMENT | 4110 Ogeechee Road | Rezone from I-L-T to I-H | File No. 20-005202-ZA](#)

Motion

The petitioner has requested that this item be postponed to the December 15th Planning Commission Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

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

[8. REZONING PLANNED DEVELOPMENT | Little Neck Road | Rezone from R-A to P-D | File No. 20-005235](#)

Motion

Item has been continued to the December 15th MPC meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

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

VI. Items Requested to be Withdrawn

[9. ZONING MAP AMENDMENT | 8427-8518 Whitfield Avenue | Rezone from R-1 & R-2 to R-3](#)

Motion

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

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tanya Milton	
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
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

[10. Approval of the November 10, 2020 Briefing and Regular Meeting Minutes.](#)

📎 [11-10-2020 MPC BRIEFING MINUTES.pdf](#)

📎 [11.10.20 MEETING MINUTES.pdf](#)

The minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

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

[11. Adoption of the 2021 Calendar of Meetings](#)

📎 [2021 CALENDAR OF MEETINGS - Draft.pdf](#)

The 2021 calendar was approved as submitted.

Motion

Approve the 2021 Calendar of Meetings.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

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

VIII. Old Business

IX. Regular Business

[12. REZONING MAP AMENDMENT | JOHNNY MERCER BOULEVARD | Rezone from R-2 to B-1 | File No. Z-0720-000050](#)

- [📎 Maps Combined.pdf](#)
- [📎 R-2-A Permitted Uses .pdf](#)
- [📎 B-1 Permitted Uses.pdf](#)
- [📎 Aerial Site Location.pdf](#)
- [📎 Visual Simulations.pdf](#)
- [📎 Proposed Tower.pdf](#)
- [📎 Photo Proposed Location.pdf](#)
- [📎 Staff Report 000050.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone a 1.67- acre parcel on the east side of Johnny Mercer Boulevard between Penn Waller Road and Betz Street. The property is zoned R-2-A / EO (Two Family Residential - Limited). This district allows single family, duplexes, and limited nonresidential uses. The petitioner is requesting to rezone the property to the B-1 / EO (Limited Business / Environmental Overlay). The purpose of the proposed rezoning is to accommodate a wireless facility installation at an existing Georgia Power substation.

The B-1 district is defined as follows:

B-1 Business-Limited: The purpose of this district shall be to create and protect areas in which limited business and certain industrial-like activities, which have limited traffic generation potential, are permitted. This district is intended to be applied in areas, which would not be appropriate for more intensive commercial districts because of the character of the surrounding land uses and other factors.

The proposed rezoning, if approved, will not adversely impact the adjacent properties and will allow for the construction of a wireless telecommunications tower on a relatively small portion of the existing utility. The uses permitted in the proposed B-1 district are limited and are compatible with the existing utility.

The proposed rezoning is in conjunction with a proposed non-concealed freestanding wireless facility (monopole) which will be permitted separately should the rezoning be adopted by the Chatham County Commission.

Requested Waivers: The Wireless Telecommunication Facilities Ordinance allows the Planning Commission to waive certain design and development standards of the Ordinance at the request of the applicant. The applicant has requested waiver of the following requirements:

Section 16-6.1[3]

“Not allowed within a residential district, a recognized historic area or within 100 feet of either. A setback waiver may be requested if the criteria in Sec. 16-6.8.c can be met.” Sec. 16-6.8c states “The Planning Commission may waive all or part of separation distance if the applicant can demonstrate that the proposed facility will be the least visually obtrusive profile and not detract from the beauty and/or character of the scenic vistas and landscapes identified within this Subsection”.

Staff Comment: The property is closer than 100 feet of a residential district. However, it is an existing utility site, and the proposed addition of a monopole tower does not detract from existing scenic character or landscapes and provides the least obtrusive profile. **Staff recommends a waiver.**

Section 16-6.3

“All WTFs and their equipment enclosures and ancillary structures shall comply with the setback provisions of the zoning district in which the WTF is located.”

Staff Comment: In the B-1 zoning district, the required development setback is 67.5 feet from the centerline of Johnny Mercer Boulevard. The proposed tower is within the existing development and will create any encroachment into the setback. **Staff recommends a waiver.**

Section 16-6.4 “Existing and Proposed Vegetation”

“Nonconcealed Freestanding: The perimeter of the WTF shall be at least 15 feet in width for landscaping and include: 1) a row of evergreen trees a minimum of 10 feet in height at the time of planting with a minimum two-inch caliper, spaced a maximum of 12 feet apart; and, 2) a row of evergreen shrubs a minimum of two feet tall at the time of planting, planted four feet on center.”

Staff Comment: The intent of the landscape requirements are to screen the ground equipment from adjacent properties. In this case, the ground equipment is screened by an existing fence and existing vegetation. **Staff recommends a waiver.**

Section 16-6.4 ‘Antenna’

“The first antenna placement, and all subsequent collocated antennas, on new antenna support structures shall be flush mounted, unless it is demonstrated through RF propagation analysis that such antennas will not meet the network objectives of the desired coverage area.”

Staff Comment: The Engineering Report indicates that the proposed antennae are necessary to propagate the signal to the degree necessary. **Staff recommends a waiver.**

Section 16-6.5

“Equipment related to the operation of a WTF shall be hidden and/or screened from public view...”

Staff Comment: Screening requirements call for materials approved by the Planning Commission. The entire site is essentially ground equipment for the utility. A partially opaque fence and vegetation is used for screening. **Staff recommends a waiver.**

Section 16-6.8

“To preserve scenic vistas and landscapes, any non-concealed freestanding WTF shall be separated from the following areas by the following distances.”

1. Residential districts, recognized historic areas: 100 feet
2. Public rights-of-way: 100 feet.
3. Protected and restricted roadways as identified in the Zoning Ordinance: 300 feet.
4. Amenity corridors as identified in the 2030 Long Range Transportation Plan: 300 feet.

Staff Comment: These separation requirements may be waived by the Planning Commission on a finding that the proposed facility will be the least visually obtrusive profile and not detract from the beauty and/or character of the scenic vistas and landscapes. A monopole is the least obtrusive option for the proposed tower and scenic vistas will not be impacted. **Staff recommends a waiver.**

Mr. Lee Smith, Chatham County Manager, Board Member, asked if the applicant has spoken with the Chatham County Aviation Department?

Mr. Lotson, stated we can have the agent for the applicant address that?

Mr. Wayne Noha, Board Member, asked if there was any stipulation on how close towers can be to each other?

Mr. Lotson, stated there is not a stipulation, but they do have to provide documentation that a tower is needed in that area, which they have provided.

Mr. Jonathan Yates, agent for the petitioner, stated to answer the County Manager's question the facility was approved by the FAA and, further, this facility will have taping starting at 20 feet AGL and going up every 10 feet. It will also have day white night red beacon on top. We will work with the Chatham County Aviation Department to make sure we are fully compliant. This facility was built by Savannah Electric in 1963. Georgia Power redid it in 2018. There is incredible tree coverage on this site. This is right where Southern Link needs this tower to be located.

Ms. Swann Seiler, Georgia Power, stated our company provides service to 360,000 customers in this region and 2.6 million across the state. After facing numerous severe storms in the recent years, communication in our area has never been more vital. Internal and external communication is critical to the safe operations of our systems. Having cell coverage is not only needed, it's expected. This tower will be located on an existing Georgia Power property and it is in the ideal situation to provide the coverage we need.

Mr. Yates, stated this is a Georgia Power tower with Southern Link. Southern Link provides wireless service to Georgia Power, Alabama Power and Mississippi Power but most importantly, in the state of Georgia, they provide service to very important state agencies including Georgia State Patrol, GDOT, Georgia Emergency Management among many others. Southern Link will be at the top; however, both the facility and the 50X50 on the ground is designed to accommodate if any other broadband carrier currently covering Wilmington Island that wants to improve their coverage.

Mr. Buddy Robinson, agent for Southern Link, stated this substation property was right on target for our linkage with our three existing sites in the area. These are approximately 5 to 6 miles apart. He had a few maps displayed that showed the RSRP (signal strength) in the area. Without the new site, the signal strength is low and spotty on US Hwy 80, there is no coverage on Wilmington Island, and there is no coverage at the Georgia Power smart grid device locations. We can't get the coverage needed on an existing tower.

Mr. Noah, asked if other carriers could use this tower?

Mr. Robinson, stated that Southern Link is the anchor tenant at the top of the tower. The tower will be designed for four other carriers to co-locate on it. The tower will also have a break point that if under stress in certain conditions of failure, it would fall within 50 feet and would be contained on Georgia Power property. We also have a few microwave dishes that are planning to be on the tower.

No Public Comments

Motion

Approval of the petitioner's request to rezone the subject property from R-2-A [Two Family Residential Limited] to B-1[Limited Business].

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Ervin

Joseph Ervin	- Aye
W. Lee Smith	- Nay
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Nay

[13. ZONING MAP AMENDMENT LYNES AVENUE \(Multiple Addresses\) REZONE FROM I-L TO I-H - 20-005170-ZA](#)

☉ [AERIAL MAP 20-005170-ZA.pdf](#)

☉ [ZONING MAP 20-005170-ZA.pdf](#)

☉ [VICINITY MAP 20-005170-ZA.pdf](#)

☉ [Attachment 2 \(Development Standards of I-L Zoning District\).pdf](#)

☉ [List of Uses for I-H.pdf](#)

☉ [List of Uses for I-L.pdf](#)

☉ [FLU MAP 20-005170-ZA.pdf](#)

☉ [Wetland Map.pdf](#)

☉ [Street View Images.pdf](#)

☉ [Staff Report-20-005170-ZA-MAP.pdf](#)

☉ [Lynes Avenue - Rezoning Opposition Letter to MPC.pdf](#)

☉ [FW_ \[Caution - External Email\] Opposition to Lynes Ave application number 20-005170-2A.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone the eight (8) subject parcels from the I-L (Light Industrial) Zoning District to the I-H (Heavy Industrial) Zoning District.

The subject properties located along Lynes Avenue are in the I-L Zoning District and are currently undeveloped and, according to the National Wetland Inventory, are all considered wetlands. These properties were rezoned during the adoption of NewZO from I-H to I-L, due to the existing development pattern of the industrial park and found the most compatible Zoning District to be Light Industrial. The north end of Lynes Avenue consists of fifteen developed parcels that are industrial in nature. The subject properties are bounded by I-516 and I-16 to the east and south respectively, while the subject properties are bounded by railroad tracks and a lake to the west. The subject properties total approximately 18.22 acres within the Lynes Parkway Center.

The current regulations and intent as laid forth for the I-L Zoning District is to allow a wide range of research and development, light manufacturing, warehousing, and wholesaling activities in a clean and quiet manner, as to not be a nuisance to nearby non-industrial uses. The Petitioner has listed proposed land-uses that are already permitted in the I-L Zoning District and compatible with the intent of the zoning ordinance. It is therefore incomprehensible to understand the intent of the rezoning application for the I-H Zoning District. The I-H Zoning District is not in keeping with the Comprehensive Plan or the Future Land Use Map. Thus, treating these parcels differently than the surrounding properties would be considered spot zoning.

Staff also must consider the range of all possible uses within the requested Zoning District of I-H. Several uses including “solid waste and industrial landfill facility” and “waste incinerator” are permitted in the I-H Zoning District and would be detrimental to this area and not in keeping with the surrounding character of the area.

Mr. Tony Abbott, petitioner, stated he developed this property in 1988 as heavy industrial and it has remained that until NewZO was adopted. I was assured by previous MPC staff members that it would not be rezoned, but it was. Thirty years ago, it was zoned and developed heavy industrial. I was not noticed that the property was getting rezoned. I do have a purchaser that wants heavy industrial. I'm requesting that this property be returned to its original zoning as heavy industrial.

Ms. Eula Parker, Board Member, asked Mr. Abbott if he was not notified of the rezoning?

Mr. Abbott, stated no, I was not notified.

Ms. Karen Jarrett, Board Member, stated there was lots of advertising of NewZO and wants clarity if we failed to notify this area.

Mr. Lotson, stated based on the Zoning Procedures Law in Georgia, the City of Savannah actually did more than the minimum requirement for notice as it relates to a zoning change. Every property in the City got rezoned, even if it was just the name. There were a number of formats in which advertizing was consistent with state law, as well as mail outs sent to property owners.

Mr. Noha, asked how other properties like this have been treated?

Mr. Lotson, stated what took place over a long period of time is that when we went through reviewing the zoning map, zoning designations were attached to properties in many cases based on either land use or development pattern in that area.

Mr. Noha, requested clarification from legal on this matter.

Mr. Abbott, stated that the Georgia Supreme Court requires personal notice when your property is rezoned. This property was downgraded from heavy industrial to light industrial without notice, and that is a taking without compensation and the City is subject to a lawsuit. Before this hearing, I went to the City attorney and submitted an agreement for the City Council to sign that said they would not assert the defense waiver against me if I sued the City if they did not rezone the property. The City agreed to it.

Ms. Jennifer Sawyer, agent for surrounding property owners, stated she represents 12 land owners that are in opposition of this rezoning. The whole area is currently zoned I-L. His land was not the only land that was converted to I-L from I-H with NewZO. There are only four uses that are not permitted in I-L that's permitted in I-H and those are intensive industrial uses. Are those four uses consistent with how the land had been developed? They are not.

No Public Comments

Motion

Continue to the December 15th MPC meeting in order to get a legal opinion.

Vote Results (Approved)

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

14. SPECIAL USE PERMIT 1313 HABERSHAM STREET - 20-005243-ZA

- 📎 [VICINITY MAP 20-005243-ZA.pdf](#)
- 📎 [AERIAL MAP 20-005243-ZA.pdf](#)
- 📎 [ZONING MAP 20-005243-ZA.pdf](#)
- 📎 [Staff Report-5243-ZA-Special Use.pdf](#)
- 📎 [Street View.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to be permitted to establish a restaurant with alcohol sales. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the uses be approved by Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.

The subject property is located at 1313 Habersham Street on the northwest corner of Habersham Street and Anderson Street. The property is developed with a single-story commercial building of approximately 4,134 square feet in size. The building had operated as a coffee shop and is currently vacant. The petitioner is in the process of renovating the building's exterior, having received a COA from the Historic Preservation Commission with conditions. The request for the proposed special use, if approved by the Mayor and Aldermen, would allow restaurant with alcohol sales to be established at this location. The property is within the boundaries of the Victorian Historic District which is a mixed-use neighborhood. The neighborhood development pattern in the area includes single and multifamily residential uses, neighborhood services and retail.

The special use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in Section 3.10.8 are the standards for considering a special use. In review of the standards, it appears that the subject property and proposed use meet the requirements.

Mr. Robert McCorkle, agent for the petitioner, stated his client wants to convert the space into a Mediterranean restaurant. They are installing a full commercial kitchen to convert it over to a restaurant, and also a complete remodel of the exterior of the building. A COA has already been obtained.

No Public Comments

Motion

Approve the Special Use Permit.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

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

[15. ZONING MAP AMENDMENT 504 AND 506 E. MONTGOMERY CROSS ROAD - REZONE FROM RSF-6 TO OI-T - 20-004503-ZA](#)

📎 [AERIAL MAP 20-004503-ZA.pdf](#)

📎 [ZONING MAP 20-004503-ZA.pdf](#)

📎 [VICINITY MAP 20-004503-ZA.pdf](#)

📎 [FLU MAP 20-004503-ZA.pdf](#)

📎 [Street View.pdf](#)

📎 [Staff Report-20-004503-ZA.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone .25 acres at 504 E. Montgomery Cross Road and .21 acres at 506 E. Montgomery Cross Road from the RSF-6 (Single Family Residential) zoning classification to a OI -T (Office Institutional - Transition) zoning classification.

The subject properties are residentially zoned parcels located on E. Montgomery Cross Road just west of Weiner Drive. Both 504 and 506 have existing single-family residential homes on their respective lots. A recent rezoning request for 24 Weiner Drive (RSF-6 to OI-T) was approved by the MPC at the October 13, 2020 meeting.

The Skyland Terrace subdivision was developed as a single family detached residential subdivision, where parcels are generally between 7,000 and 9,000 square feet in size. Nonresidential uses in the area include two contractor offices, adjacent to the west of 504 E Montgomery Cross Road, which were rezoned to B-N during the Zoning Ordinance update. Also, professional offices, commercial service, and a childcare center are present in the area.

Per the Zoning Ordinance, the proposed zoning district is created to:

“facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.”

The preceding definition fits the scenario for the subject property. Staff finds that a rezoning to OI-T would not likely lead to negative impacts on the existing single-family residential neighborhood due to the limited range of uses permitted in the district.

Mr. Lee Smith, Chatham County Manager, Board Member, stated if there is a study conducted on this corridor, please make a note once you pass Truman it then becomes County and the Sandfly area has historic issues.

Ms. Karen Jarrett, Board Member, stated it would be nice to know what the plans are for this property and since we do not have a representative here to answer questions, I would move for a continuance.

No petitioner

No Public Comments

Motion

Continue to the December 15th MPC meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

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

[16. ZONING MAP AMENDMENT 23 WEINER DRIVE - REZONE REQUEST FROM RSF-6 TO OI-T - 20-004500-ZA](#)

📎 [AERIAL MAP 20-003093-ZA.pdf](#)

📎 [VICINITY MAP 20-003093-ZA.pdf](#)

📎 [ZONING MAP 20-003093-ZA.pdf](#)

📎 [FLU MAP 20-003093-ZA.pdf](#)

📎 [Street View.pdf](#)

📎 [Staff Report-20-004500-ZA.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone .20 acres at 23 Weiner Drive from the RSF-6 (Single Family Residential) zoning classification to a OI -T (Office Institutional - Transition) zoning classification.

The subject property is a residentially zoned parcel located on the northwest corner of the intersection of East Montgomery Cross Road and Weiner Drive. 23 Weiner Drive is an undeveloped parcel that historically had a single-family residence. A recent rezoning request for 24 Weiner Drive (RSF-6 to OI-T) was approved by the MPC at the October 13, 2020 meeting.

The Skyland Terrace subdivision was developed as a single family detached residential subdivision, where parcels are generally between 7,000 and 9,000 square feet in size. Nonresidential uses in the area include two contractor offices, adjacent to the west of 504 E Montgomery Cross Road, which were

rezoned to B-N during the Zoning Ordinance update. Also, professional offices, commercial service, and a childcare center are present in the area.

Per the Zoning Ordinance, the proposed zoning district is created to:

“facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.”

The preceding definition fits the scenario for the subject property. Staff finds that a rezoning to OI-T would not likely lead to negative impacts on the existing single-family residential neighborhood due to the limited range of uses permitted in the district.

Ms. Karen Jarrett, Board Member, asked is the intent to combine these three parcels?

Mr. Ed Garvin, agent for the petitioner, stated no. 504 & 506 Montgomery Cross Road is owned by one party and they have been renting the two bungalows, but they are in need of a lot of repairs so they are being torn down. The other property is owned by another lady and the house was destroyed years ago. That property is listed with another agent, so I'm not exactly sure what they are planning to do. For 504 & 506 Montgomery Cross Road, the site plan calls for a 3600 square foot building which could handle two to three small businesses. One builder that is looking at the property could subdivide it into parcels.

No Public Comments

Motion

Approval of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Eula Parker

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Linder Suthers	- Nay
Travis Coles	- Aye
Joseph Welch	- Abstain
Tanya Milton	- Aye
Karen Jarrett	- Nay
Eula Parker	- Aye
Wayne Noha	- Aye

[17. REZONING MAP AMENDMENT | Corvair Avenue | Rezone from RSF-6 to I-L | File No. 20-005048-ZA](#)

📎 [Maps.pdf](#)

📎 [Photos.pdf](#)

📎 [Application.pdf](#)

📎 [Staff Report 5048.pdf](#)

📎 [Exhibit 1.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone

10.26 acres from an RSF-6 (Single Family Residential) zoning classification to an I-L (Light Industrial) zoning classification.

The subject property is an undeveloped parcel east of the northern terminus of Corvair Avenue. It has been substantially cleared of vegetation and trees. Based on historical imagery, it has been cleared since the 1970's. Currently, some mature trees and understory exist along the eastern property line, which includes approximately 2.5 - acres of the 10.2 - acre site. This stand of vegetation combines with a portion of a heavily wooded buffer that has served to protect residential areas from the impacts associated with industrial uses and the rail line that abuts this lot. The property had been previously used for outdoor storage. The current owner operates Atlantic Marine Warehouse Company on the adjacent parcel, which is a warehousing and distribution center with rail access.

The subject property abuts both industrial and heavy commercial uses and is accessed primarily by rail. The viability of the site for single family residential uses is negligible. However, the area north and east of the subject property serves as an undisturbed buffer against the nearest cluster of residential homes. Rezoning the property for industrial use is consistent with the development pattern in the area and, if properly buffered and maintained, negative impacts on other property could be minimized. Maintaining the vegetative buffer will serve as a noise barrier for nearby residential and help diminish other impacts that can be caused by certain uses.

Mr. Jim Gerard, agent for the petitioner, stated the purpose of the rezoning is to extend the clients existing warehouse facilities located to the immediate west. My client has cleaned the lot and it is now a nonconforming use. This property is bordered with industrial on the west and south. To the north and east are undevelopable wetlands. This provides a great buffer to the Cloverdale community. I have met with representatives of the Cloverdale Neighborhood Association and they were very encouraging about cleaning up the property and making it into a grade A warehouse.

No Public Comments

Motion

Approve the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an I-L (Light-Industrial) zoning classification with the condition that the development of the property shall include maintaining the existing vegetation highlighted in attached Exhibit 1.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

Recess to Executive Session - motion required

XII. Executive Session

18. The Executive Session - MPC Board may adjourn to Executive Session for the purposes that may include litigation or personnel matters. Motion to recess to Executive Session.

Motion

Motion to recess to Executive Session at 3:59 p.m.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

Motion

Motion to reconvene back into the regular meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Eula Parker

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

The Planning Commission may adjourn to Executive Session for the purposes that may include litigation, personnel, or any other matter allowed by the Georgia Open Meetings Act.

Motion to recess to Executive Session.

XIII. Adjournment

19. Adjourn

There being no further business to present before the Board, the November 24, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 4:35 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.