



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
October 13, 2020 ~ 1:30 PM
Minutes

October 13, 2020 Regular MPC Meeting, 1:30 P.M.

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

Members Not Present: Tommy Branch
Joseph Ervin
Lacy Manigault
Pat Monahan
Lee Smith

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Jordan Holloway, Development Services Planner
Christy Adams, Director of Administrative Services
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: Travis Coles

Second: Wayne Noha

Ellis Cook	- 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

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. October 13, 2020 Swearing-in of MPC Officers by Judge James F. Bass, Jr., Chatham County Superior Court, 1:30 P.M., MPC Arthur Mendonsa Hearing Room, 112 East State Street.](#)

[3. October 13, 2020 Personnel Committee Meeting, 3:00 P.M., MPC Jerry Surrency Conference Room, 112 East State Street..](#)

[4. November 10, 2020 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: \[www.thempc.org\]\(http://www.thempc.org\).](#)

Information Item(s) for Board Members

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

[📎 Jordan Case Submission 1.pdf](#)

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

[6. 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 November 10th Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Ellis Cook	- 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

7. 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 postponed to the November 10th Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha
Second: Travis Coles

Ellis Cook	- 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

8. ZONING MAP AMENDMENT 5820 OGEECHEE ROAD - REZONE REQUEST FROM R-A TO B-N - Z-0720-000051

Motion

The petitioner has requested that this item be postponed to the November 10th Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha
Second: Travis Coles

Ellis Cook	- 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

[9. 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 November 10th Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha
Second: Travis Coles

Ellis Cook	- 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

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

[10. Approval of the September 22, 2020 Briefing and Regular Meeting Minutes.](#)

[9-22-2020 MPC BRIEFING MINUTES.pdf](#)

[09.22.20 MEETING MINUTES.pdf](#)

The minutes were approved as submitted.

Motion

Approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Karen Jarrett
Second: Wayne Noha
Ellis Cook - 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

11. Authorize Executive Director to Execute and File FY 2022 FTA Section 5303 Transit Planning Grant

[FY2022 5303MPC Board Memo.pdf](#)

[FY 2022 5303MPC Resolution.pdf](#)

Approved as submitted.

Motion

APPROVAL of authorization for the Executive Director to Execute and File FY 2022 FTA Section 5303 Transit Planning Grant.

Vote Results (Approved)

Motion: Karen Jarrett
Second: Wayne Noha
Ellis Cook - 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

12. Authorize Executive Director to Execute FY 2021 FHWA PL Funding Contract for CORE MPO's Annual Formula Funding

Approved as submitted.

Motion

APPROVAL of authorization for the Executive Director to execute the FY 2021 FHWA PL Funding Contract for CORE MPO's annual formula funding.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Wayne Noha

Ellis Cook	- 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

[13. Authorize Executive Director to Execute Memorandum of Understanding with Chatham County to Conduct the SR 307 Corridor Study](#)

Approved as submitted.

Motion

APPROVAL of authorization for the Executive Director to execute the Memorandum of Understanding with Chatham County to conduct the SR 307 Corridor Study.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Wayne Noha

Ellis Cook	- 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

[14. Authorize Executive Director to Execute Memorandum of Understanding with Garden City to Conduct the SR 21 Access Management Study](#)

Approved as submitted.

Motion

APPROVAL of authorization for the Executive Director to execute the Memorandum of Understanding with Garden City to conduct the SR 21 Access Management Study.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Wayne Noha

Ellis Cook	- 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

VIII. Old Business

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

📎 [Street View.pdf](#)

📎 [Exhibit-1-proposed-conditions-for-rezoning-716-highland-avenue_1.pdf](#)

📎 [Exhibit 2 716 Highland Dr 20-001742-ZA Limited Warranty Deed Received 9.11.20.pdf](#)

📎 [Staff Report-20-001742-ZA Oct 13.pdf](#)

📎 [2003_seaport office_civil proposed_WITH MONUMENT SIGN.pdf](#)

📎 [2003_seaport office_proposed 6ft fence.pdf](#)

📎 [civil updated design 07-07-2020.pdf](#)

📎 [homeowners approval letters.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone 716 Highland Drive from an RSF-10 (Single Family Residential) zoning classification to an O-I (Office - Institutional) zoning classification.

A petition was heard for 714 and 716 Highland Drive by the Planning Commission during the May 19th meeting. The petitioner requested to continue the hearing and have the request reconsidered to exclude 714 Highland Drive. On June 9th, the Planning Commission considered the proposed rezoning of 716 Highland Drive to change the designation from RSF-10 to O-I. After the public hearing concluded, a motion was made and passed to forward a recommendation of denial to City Council. The Planning Commission found that, in part, the subject property and the neighborhood have served as residential single family uses for many years and, although many commercial uses have developed around it, the neighborhood has remained stable and viable through this transition.

On July 23rd, the Savannah City Council held a public hearing regarding the proposed rezoning. The petitioner presented a proposal to limit the use of the property, should it be rezoned to O-I. Upon taking testimony from the petitioner, the public and staff, the Council instructed the petitioner to provide a legally binding document that would limit the use of the property to Office, General. Office, General is defined in the Savannah Zoning Ordinance as: *An establishment generally providing professional services where tangible products are not produced or sold.* The Council then remanded the petition to the MPC.

Commercial development along an arterial roadway can place redevelopment pressures on residences, specifically corner lots that abut major arterial roads. The council has found that the while the O-I zoning district may not be appropriate in its entirety, the option of limiting the site to the proposed use.

Most properties that abut Waters Avenue between Eisenhower Drive and Mall Boulevard are nonresidential. The Planning Commission, however, did not initially find justification to rezone the subject property to a nonresidential classification. By the action of the governing body, requiring a legally binding document to restrict the use of the property, some of those concerns could be mitigated.

Mr. Benjamin Bluemle, petitioner, stated, once this is rezoned, part of the purchase we are buying is the home behind it that is currently vacant. It is an eyesore for the community, but we plan to renovate it and use as a rental house. We feel like we have met with all the homeowners out there and feel we received majority approval. We have signed documentation granting their approval. We want to make sure we offer a nice safe buffer for the commercial use.

No Public Comments

Motion

Approval of the requested rezoning from RSF-10 to O-I zoning classification.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Ellis Cook	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Nay
Eula Parker	- Aye
Wayne Noha	- Aye

IX. Regular Business

[16. ZONING MAP AMENDMENT | 24 Weiner Drive | Rezone from RSF-6 to OI-T | 20-004436-ZA](#)

📎 [Maps.pdf](#)

📎 [Street View.pdf](#)

📎 [24 Weiner Dr -.pdf](#)

📎 [Nearby Residential Conversions.pdf](#)

📎 [Staff Report-20-004436-ZA.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone .21 acres at 24 Weiner Drive from an 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 northeast corner of the intersection of East Montgomery Crossroads and Weiner Drive. It is developed with a single-family residential structure, built in conjunction with the Skyland Terrace neighborhood. A recent rezoning request to the B-N (Neighborhood Business) designation was submitted and subsequently withdrawn in order to refile for the OI-T classification.

The structure onsite is approximately 1,450 square feet in size, the property is 132 feet in width and 70 feet in depth. 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, approximately 300 feet east of the subject property, which were rezoned to B-N during the Zoning Ordinance update. Also, professional offices, commercial service, and a childcare center are 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. Rob Brennen, agent for the petitioner, stated originally, before I was involved, they requested a B-N zoning and, when I looked at it, I thought that zoning was too intense for this property. We resubmitted for the OI-T zoning, which is exactly the zoning this kind of property was designed to have. It's only 8 feet from the road, so it has no residential viability.

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: Travis Coles

Second: Tom Woiwode

Ellis Cook	- 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

[17. REZONING MAP AMENDMENT | 3001 Little Neck Road | Rezone from PD-R-SL -CO & PDR-SM-CO to I-H | File No. 20-004418-ZA](#)

[VICINITY MAP 20-004418-ZA.pdf](#)

[Staff Report-20-004418 3001 Little Neck Road.pdf](#)

[20200911_MPCSUB_GDP.pdf](#)

[E. Arndt File_ 20-004418-Z-A 3001 Little Neck Road.pdf](#)

[LETTER_OF_REQUEST_TO_POSTPONE_OCT_13_2020_PUBLIC_MEETING_REZONING_3001_LITTLE_NECK_ROAD_FILE_NUMBER_20-004418-ZA.pdf](#)

- ☞ [FW_ Waste Management - Superior Rezoning.pdf](#)
- ☞ [AERIAL MAP 20-004418-ZA.pdf](#)
- ☞ [ZONING MAP 20-004418-ZA.pdf](#)
- ☞ [Image_00026.pdf](#)
- ☞ [Image_00027.pdf](#)
- ☞ [Image_00028.pdf](#)
- ☞ [Image_00029.pdf](#)
- ☞ [OCT_13_2020_WCCCW_ARGUMENTS_AGAINST_I-H_REZONING_OF_WM_847_ACRE_PROPERTY.pdf](#)
- ☞ [West Chatham Co Community Watch.pdf](#)
- ☞ [Image_00015.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone approximately 846 acres from Chatham County zoning classifications PDR-SL-CO (Planned Development Reclamation - Sanitary Landfill - Annexed) and PDR-SM-CO (Planned Development Reclamation - Surface Mine - Annexed) to City of Savannah zoning classification I-H (Heavy Industrial).

The subject site is the Superior Landfill and Recycling Center site in west Chatham. It is a municipal solid waste landfill that has operated since 1991. Recently, the property was annexed into the City of Savannah. Prior to being annexed, the Chatham County Zoning Ordinance was the applicable Zoning Ordinance for the property and the zoning map identified two zoning classifications on the property. Those classifications were PDR-SL (Planned Development Reclamation – Sanitary Landfill), which permitted the landfill operation and PDR-SM (Planned Development Reclamation – Surface Mine), which permitted the mining of soil for the purpose of continually capping the landfill.

The subject property is now in the City of Savannah and governed by the Savannah Zoning Ordinance. The City ordinance permits both the landfill operation and the surface mine operation in the I-H (Heavy Industrial) zoning district. This is the only district in the City Ordinance that permits a sanitary landfill. Often times when we look at a rezoning in a matter like this, we consider all the uses that might be applicable in that zoning district. With a landfill, things are quite different. Because landfills are required to have reclamation plans, it's not as if this property gets rezoned to I-H and then another I-H use could be established here in the future. Now that the property has been annexed, it is necessary to apply a City of Savannah Zoning designation on the property.

Mr. Harold Yellin, agent for the petitioner, stated we are not expanding the existing landfill. We have an approved footprint for our landfill and for our surface mining operations. We are also not changing our operation of this site as a landfill. We have one business on this site and it's the same business that has been on this site for over 30 years. There is nothing about this zoning petition that will change the use at this site. We have also submitted a General Development Plan, along with our zoning petition, that delineates our footprint and it confirms our use as well. This is just a petition to move us from the County Zoning Ordinance to the City Ordinance. This is the only zoning district that allows a landfill in NewZO. The reason we filed this petition was because this property was annexed into the City of Savannah on November 1, 2019. Both Waste Management and the City of Savannah recognized that Waste Management was transporting leachate from the landfill site to the City's wastewater treatment facility on President Street. This transportation was 15 miles from landfill to the facility via U.S. 17. It was 17 miles via I-16 and it was 21 miles via the Truman Parkway. The City has a sewer line located at our front door and they were willing to accept our leachate, if we annexed into the City. So, Waste Management at their cost built a pump station, installed a force main and built a pre-treatment facility. As part of this annexation, Waste Management and The City of Savannah agreed that they would work together to create a new Ordinance that would permit the continued operation of the landfill. By Georgia law, a rezoning into an annexed city must wait one year for the rezoning and we are now at that one year mark.

Public Comments:

Ms. Anita Boutwell, Committee Chair for the West Chatham County Community Watch, read a

prepared statement of argument against the rezoning to I-H (Heavy Industrial). A copy of the statement was submitted and made part of the record. She submitted signed petitions with a total of 105 signatures to petition the Metropolitan Planning Commission to deny recommendation for the rezoning of 3001 Little Neck Road.

Mr. Ellis Cook, Chairman, stated that it seems like you're wanting the operation shut down?

Ms. Boutwell, stated no, not at this point. We don't want Heavy Industrial.

Mr. Cook, stated all that is happening is that the property has been annexed into the City of Savannah and the zoning for the County has to be compliant with the City's zoning. This is just changing the zoning, it is not changing the operation.

Ms. Boutwell, stated plans change and opportunities come about. There is no guarantee they won't move forward with a different use, if a good opportunity comes along.

Ms. Amanda Wilson, stated she would like for the Board to consider an in-person meeting for this petition because there are so many concerns from so many people. An in-person meeting could be done safely. Just being able to speak for 2 to 3 minutes each is not enough time for this matter. This landfill has been poorly managed and run for decades. I'm sure the City and County are aware of this because of all the complains they have received.

Mr. Cook, stated that's not the issue today. The only issue is the zoning change to comply with the City.

Ms. Wilson, stated yes, I understand that but for them to be allowed to have more leadway into what they are doing by granting them a rezoning to Heavy Industrial. They are going to mismanage and run that poorly. They were annexed into the City and they were allowed this property only for mining purposes.

Mr. Cook, stated we are not here to talk about all those things. It is the rezoning only.

Ms. Melanie Wilson, Executive Director for the MPC, stated that she has responded to Ms. Boutwell's email regarding how this meeting would be conducted and, in that response, I let you know that the public could come and meet with us in person. Anyone listening to this meeting has the option to come attend the meeting in person. We have the room setup to handle social distancing. I understand the concerns of the people that live in that area, but the only thing the MPC has been asked to do is look to see whether there is a zoning category within the current Ordinance that fits the uses that are currently taking place on the property. We are just sending a recommendation over to the City Council, for them to make the final decision.

Mr. Glenn Shealey, stated he would hold his comment until the City Council meeting.

Mr. Yellin, stated he understands the concerns. There used to be a County Ordinance with its own set of letters but, during the NewZO process, the City has a goal to reduce the number of zoning districts. The City chose to use the I-H, which is the most intensive industrial district in its Ordinance, with the additional requirement that we submit a General Development Plan. So, it was similar to what was formerly the Site Plan specific zoning. I sent Ms. Boutwell an email last week with the General Development Plan attached and told her we can only operate as a landfill facility as shown on the GDP. We cannot operate any other use permitted in the Heavy Industrial zoning district, except for the uses shown on the GDP. If we were to change the use (which is virtually impossible by virtue of the current use of the property), we would need to amend the GDP and have a public hearing to change the use.

Motion

Approval of the petitioner's request to rezone the subject site from Chatham County zoning classifications PDR-SL-CO (Planned Development Reclamation; Sanitary Landfill - Annexed) and PDR-SM-CO (Planned Development Reclamation; Surface Mine - Annexed) to City of Savannah zoning classification I-H (Heavy Industrial).

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

Ellis Cook	- 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

[18. 2021 Update of the Chatham County - Savannah Comprehensive Plan: Plan 2040](#)

📎 [Comp Plan Process_Timeline_NoVideo_092920.pdf](#)

Ms. Jackie Jackson, Director of Advance Planning & Special Projects, gave a presentation on the PLAN 2040 Comprehensive Plan update. The update included:

- What is the Comp Plan
- The last full update was in 2006 with minor amendments approved in 2012 and 2016
- We have contracted with both Pooler and Garden City to update their Comp Plans as well
- The Comp Plan's vision, goals and strategies is developed through a very public process of involving community leaders, stakeholders and residents in making key decisions about the future of the community.
- The Plan elements include: Community Goals, Needs and Opportunities, Community Work Program/Short Term Work Program, Economic Development, Land Use, Transportation and Housing.
- The 2021 update must be approved by both the Savannah City Council and the Chatham County Commission.
- The Plan must be approved by the Georgia Department of Community Affairs by October 31, 2021.
- Kickoff is set for October 2020
- A community survey is coming soon.

XII. Adjournment

[19. Adjourn](#)

There being no further business to present before the Board, the October 13, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 2:55 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.