



## Chatham County - Savannah Metropolitan Planning Commission

---

Arthur Mendonsa Hearing Room  
August 31, 2021 ~ 1:30 PM  
Minutes

### August 31, 2021 Regular MPC Meeting, 1:30 PM

**Members Present:** Joseph Welch, Chairman  
Karen Jarrett, Secretary  
Eula Parker, Treasurer  
Laureen Boles  
Travis H. Coles  
Elizabeth Epstein  
Joseph Ervin  
Wayne Noha  
Lee Smith  
Dwayne Stephens  
Malik Watkins

**Members Not Present:** Heath Lloyd  
Ruel Joyner  
Tom Woiwode

**Staff Present:** Pamela Everett, Assistant Executive Director  
Marcus Lotson, Director of Development Services  
Jessica Hagan, Administrative Assistant  
Sally Helm, Administrative Assistant  
Julie Yawn, Systems Analyst

#### 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: Dwayne Stephens

Second: Wayne Noha

Joseph Ervin	- Not Present
W. Lee Smith	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

**IV. Notices, Proclamations and Acknowledgements**

**Notice(s)**

[2. September 21, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org or Arthur Mendonsa Hearing Room, 112 East State Street..](#)

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

[3. ZONING MAP AMENDMENT | Sweetwater Station | Rezone from R-A - to RSF-4 | File No. 21-003991-ZA](#)

**Motion**

The Petitioner has requested that this item be Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, September 21, 2021.

**Vote Results ( Approved )**

Motion: Dwayne Stephens  
Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- 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 Items Requested to be Withdrawn**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

### [4. Approval of the August 10, 2021 Briefing and Regular Meeting Minutes.](#)

📎 [08.10.2021 Meeting Minutes.pdf](#)

📎 [08-10-2021 MPC BRIEFING MINUTES.pdf](#)

The August 10, 2021 Briefing and Regular Meeting Minutes were approved as submitted.

#### **Motion**

Recommend approval of the Briefing and Regular Meeting Minutes.

#### **Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

## VIII. Old Business

### [5. SPECIAL USE APPROVAL REQUEST | 9 West 43rd Street | Restaurant with Alcohol Sales | 21-002688-ZA](#)

📎 [Staff Report - Update.pdf](#)

📎 [City Managers Memo.pdf](#)

📎 [Approved Plan.pdf](#)

📎 [Approval Letter - 43rd Street Café.pdf](#)

📎 [Maps.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting a special use permit to operate a restaurant with alcohol sales at the location of the subject property. Restaurants are a permitted use in the TC-1 zoning district; however, a special use permit is needed to sell alcohol from restaurants in this zoning district.

On June 8th, the Planning Commission heard the Special Use request. The Commission forwarded a recommendation for approval to the Mayor and Aldermen, with conditions that included the provision of

five additional off-street parking spaces. In review of the applicant's submittal to Council, it was determined that per an April, 2020 development approval, the project does not require these five additional parking spaces. The City Manager's office has forwarded a memo (see attached document) and has remanded the petition back to the MPC for reconsideration based on these findings. Because the development plans were initiated under the previous ordinance, those regulations related to parking apply, and the applicant meets the requirement. Based on the City's findings, we have amended our recommendation to remove the additional required parking.

The Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The Comprehensive Plan defines the Traditional Commercial land use category as "a business area in close proximity to downtown or in an outlying historically settled area having a development pattern characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods." The specific use as a restaurant is compatible with the intent of the Comprehensive Plan's Future Land Use category of the subject property.

Per Section 8.7.24(b)(iii) of the Zoning Ordinance, alcohol sales are limited to on-premises consumption only. This standard can be achieved by adhering to existing regulations.

It does not appear that the proposed special use will have a detrimental impact on the general vicinity of the subject property; there are several restaurants within the area. The applicant is proposing to provide off-street parking

The subject property is located in the evolving area of the Metropolitan neighborhood and Streetcar Historic District, popularly known as Starland. The immediate vicinity is developed with restaurants, bars, and commercial stores. There is a two-family residence across the street from the subject property. This residence is on a lot that is also developed with a vacant commercial structure. Abutting this residence to the east is another food serving establishment. This is the only residentially developed property in the immediate vicinity. TC-1 is a zoning district that permits a mix of residential and commercial uses given they meet certain criteria. The addition of a commercial use (restaurant with alcohol sales) to this immediate area is not likely to disrupt the existing character of the area. The subject property and the two-family residence are the only properties that have frontage on this portion of West 43rd Street.

**Mr. Dana Braun**, petitioner, stated he agrees with staff recommendation including the condition with the hours of operation.

### **No Public Comments**

#### **Motion**

Approve the request for a special permitted use of a restaurant with alcohol sales at 9 West 43rd Street with the following condition:

The restaurant shall operate only between the hours of 7am and 10pm.

#### **Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Malik Watkins

Joseph Ervin	- Not Present
W. Lee Smith	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye

Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

## IX. Regular Business

### [6. REZONING MAP AMENDMENT | 5782, 5786 & 5792 Ogeechee Road | Rezone from R-A and B-C to R-3 | File No. Z-0821-000155](#)

📎 [Maps.pdf](#)

📎 [Concept Plan.pdf](#)

📎 [Staff Report 0155.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is proposing to rezone two parcels and a portion of a third parcels from R-A (Residential Agriculture) and B-C (Community Business) to R-3-13 (Multifamily Residential).

The subject properties are located on the west side of Ogeechee Road between Quacco Road and Bridgewater Drive. They include the following:

-5792 Ogeechee Road, a 3.36-acre parcel which is zoned B-C (Community Business. That property was rezoned from multifamily residential to the current B-C zoning classification in 2018 by the current owner (File no. Z-180307-00020-1). The previous multifamily classification permitted 18 units per acre. The petitioner is proposing to rezone a 1.86-acre portion of this property to R-3-13 (multifamily residential – 13 units per acre) and maintain the existing B-C zoning on the remaining portion of the site that abuts Ogeechee Road.

-5782 & 5786 Ogeechee Road. These are two separate parcels north of 5792 Ogeechee Road. They are each 1.32-acres in size and are within the R-A (Residential Agriculture) zoning district. The applicant is proposing to rezone these properties to the R-3-13 zoning district.

The petitioner's stated intent is to develop the subject properties as a townhome development. The R-3 zoning district allows one- family, two-family and multifamily residential, as well as certain civic uses, churches, and schools. The total acreage of properties proposed to be rezoned is 4.32 acres. The maximum number of units that could be achieved at the proposed density is 42. However, development factors, such as storm water and vehicular access, could reduce that number. Because a site plan has not been presented for review at this time, the number of achievable lots is not guaranteed.

The proposed district is similar, from a land use standpoint, to the adjoining residential uses. If the property is developed as townhomes and is consistent with the development requirements of Chatham County, it is not likely to have adverse impacts.

Changing districts is not likely to make adjacent properties less desirable. The remainder of the southernmost parcel would maintain the current commercial classification, which is consistent with the development pattern along Ogeechee Road.

The uses allowed in the proposed district are not likely to change the type of vehicle traffic in the area. Residential uses already exist in the immediate vicinity and the road network can accommodate development that can be established under the proposed zoning.

The improvement of adjacent properties is not likely to be impacted by the proposed zoning change, if the

development of the property is consistent with Chatham County development regulations.

The proposed districts are not consistent with the current Comprehensive Plan land use designation. However, as this corridor is under review, it is likely that the existing designation of Commercial Suburban will only apply to parcels abutting Ogeechee Road going forward.

The petitioner is requesting to rezone the subject properties to the R-3-13 classification for the purpose of creating a residential townhome development. The proposal includes rezoning only a portion of the lot that abuts Ogeechee Road (5792) and maintaining the existing commercial zoning along the frontage. A boundary description has been provided to identify this portion. The properties identified as 5782 and 5786 Ogeechee are proposed to be rezoned, in their entirety, to R-3-13. The adjacent multifamily use is developed at 18 units per acre and portions of the subject property had the same allowance prior to the 2018 rezoning. In order to develop these properties as submitted, a recombination of the parcels will be required before approval of a development plan. Although a development plan is not under consideration with this zoning request, staff has identified factors that should be under consideration. The number of lots proposed on the applicant's concept plan is an estimate. Once designed to County standards, the property may or may not accommodate the number of units shown. However, the proposed 13 units per acre density, if adopted by the County Commission, would be the maximum density for the site pending development review and approval.

**Mr. Neil McKenzie**, petitioner, stated we feel this request is in line with what is out there. They do accept the conditions that staff recommends.

**Mr. Wayne Noha, Board Member**, asked if this will go to Chatham Emergency Services for review.

**Mr. McKenzie** stated yes.

**Mr. Noha**, asked is the plan for the T to go out to Quacco Road or is this strictly for turnaround?

**Mr. McKenzie**, stated this is strictly for turnaround.

**Ms. Karen Jarrett, Board Member**, asked about the rear parcels, the space between the rear parcels, and the access to the road at Ogeechee. It looks like the property owner's development plan was to provide access to adjacent parcels. The area inbetween those two parcels is not included in the zoning and is not shown as being separated from the others.

**Mr. Lotson**, stated in further review, should these properties be recombined for development, that portion will become a public ROW. Therefore, it would not be necessary to rezone the property.

**Ms. Jarrett** stated if it is a public ROW, why don't we go ahead and connect it to the properties to the Northwest.

**Mr. Lotson** stated it is an issue of ownership of those properties.

**Mr. McKenzie**, stated the piece of property that is directly to the north and east, is a church. He is unaware of any access conditions from Quacco to this piece of property.

**Mr. Dwayne Stephens, Board Member**, asked what is the zoning type and the buffer requirement in between the commercial parcel and the residential.

**Mr. Lotson**, stated the portion that abuts Hwy17 would remain under the current zoning. There would be a 20ft buffer along the rear of the R3 residential property with a 6 ft fence. The property to the north is commercial, so no buffer requirement there.

#### **No Public Comments**

#### **Motion**

Approve the request to rezone the properties from B-C and R-A to R-3-13 with the following conditions.

Any unified development of the subject parcels shall require a recombination of land prior to development review.

Any proposed public or private access road, right of way and turnaround shall require approval by Chatham County Engineering and Chatham Emergency Services.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Malik Watkins

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Aye

**X. Presentations**

**XI. Other Business**

[7. Report from Nominating Committee](#)

Chairman Welch announced the nominees as follows;

Joe Welch - Chairman

Karen Jarrett - Vice Chairman

Wayne Noha - Vice Chairman

Travis Coles - Secretary

Malik Watkins - Treasurer

**XII. Adjournment**

[8. Adjourn](#)

There being no further business to present before the Board, the August 31, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 2:03 p.m.

Respectfully submitted,

Melanie Wilson  
Executive Director

MW/sh

*adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.*