



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
February 23, 2021 ~ 1:30 PM
Minutes

February 23, 2021 Regular MPC Meeting, 1:30 P.M.

Members Present: Joseph Welch, Vice-Chairman
Karen Jarrett, Secretary
Eula Parker, Treasurer
Laureen Boles
Travis H. Coles
Elizabeth Epstein
Joseph Ervin
Ruel Joyner
Wayne Noha
Lee Smith
Dwayne Stephens
Tom Woiwode

Members Not Present: Michael Brown
Linder Suthers

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
Christy Adams, Director of Administration
Jessica Hagan, 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

The agenda was approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Wayne Noha	
Second: W. Lee Smith	
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. March 16, 2021 Finance Committee Meeting, 11:00 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

[3. March 16, 2021 Personnel Committee Meeting, 10:30 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

[4. March 16, 2021 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

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

[📎 2-23-2021 MPC Case Log.pdf](#)

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

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

Motion	
Item requested to be continued to the March 16, 2021 meeting.	
Vote Results (Approved)	
Motion: Ruel Joyner	
Second: Wayne Noha	
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

[7. REZONING MAP AMENDMENT | 11 Quacco Rd | Rezone from R-A to B-N | File No. Z-1120 - 000096](#)

Motion

Item requested to be continued to the March 16, 2021 meeting.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

[8. REZONING MAP AMENDMENT | 0 Quacco Rd | Rezone from R-A to B-N | File No. Z-1120 - 000095](#)

Motion

Item requested to be continued to the March 16, 2021 meeting.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

VI. Items Requested to be Withdrawn

[9. SPECIAL USE APPROVAL REQUEST | 2410 Skidaway Road | Restaurant w/Alcohol Sales | File No. 21-000478-ZA.](#)

Motion

The petitioner has requested that this item be Withdrawn from the February 23, 2021 Final Agenda.

Vote Results (Approved)

Motion: W. Lee Smith
Second: Joseph Ervin

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- 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 February 2, 2021 Briefing and Regular Meeting Minutes.](#)

📎 [02.2.2021 Meeting Minutes.pdf](#)

📎 [02-02-2021 MPC BRIEFING MINUTES.pdf](#)

The February 2, 2021 Briefing and Regular meeting minutes were approved as submitted.

Motion

Approve the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Wayne Noha

Second: W. Lee Smith

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

11. Authorize Executive Director to Execute Contract with Consultant for SR 21 Access Management Study

Approved to authorize the Executive Director to execute the contract.

Motion

Approve to Authorize the Executive Director to Execute Contract with Consultant for SR 21 Access Management Study.

Vote Results (Approved)

Motion: Wayne Noha

Second: W. Lee Smith

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye

Elizabeth Epstein - Aye

12. Authorize Executive Director to Execute Contract with Consultant for SR 307 Corridor Study

Approved to authorize the Executive Director to execute the contract.

Motion

Approve to Authorize the Executive Director to Execute Contract with Consultant for SR 307 Corridor Study

Vote Results (Approved)

Motion: Wayne Noha

Second: W. Lee Smith

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

VIII. Old Business

IX. Regular Business

13. SPECIAL USE APPROVAL REQUEST | 4429 Skidaway Road | Restaurant w/ Alcohol Sales | File No. 20-006247

📎 [Maps.pdf](#)

📎 [Street View.pdf](#)

📎 [Business Plan.pdf](#)

📎 [Staff Report 6247.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a restaurant with alcohol sales / bar-tavern. 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 4429 Skidaway Road, at the intersection of LaRoche Avenue and Skidaway Road. The parcel is developed with a 13,000 square foot commercial building, originally constructed in 1965 and substantially renovated in 1985. The building is a multi-tenant shopping center on 1.4 acres. The applicant is seeking to occupy a 4,400 square foot portion of the building. Most recently, the tenant space was occupied by a sports bar which closed in 2018.

The City of Savannah has determined that, based on the applicant's business plan submitted with the petition, the use is both a restaurant and bar. Per the Zoning Ordinance, a restaurant with alcohol sales is a permitted use; however, a bar requires Special Use approval. The applicant's business plan includes information that suggests the use may not just be a restaurant. Some of this information includes:

Hours of Operation: 4:30pm – 1:30am Thursday – Sunday

Event entry fees: 10-15 dollars per person

Security: Plan outlines security personnel team, door checks / I.D. wristbands / crowd control and cameras.

Based on these details provided and other details outlined in the applicant's business plan, the use as described is not a traditional restaurant. Therefore, the evaluation of the review criteria for a Special Use must include both a restaurant and bar.

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 do not meet the requirements.

The intent of the zoning district is to provide neighborhood services that are harmonious with residential uses. As described by the petitioner, this use is not likely to be harmonious with residential uses. The hours of operation, security plan and proposed "events" do not appear to meet the intent of a typical restaurant. Based on staff's conclusion that the proposed use is more bar / nightclub than restaurant, the use as described by the applicant does not meet the requirements of Section 3.10.8.

Ms. Caprisha Treadwell, petitioner, stated my plans of operating this business are very different than what has been there in the past. I plan on using security on the inside and outside. They will be off-duty police officers. I know the parking was a huge issue before. I have worked and been a manager at other restaurants, so I know the in and outs of the business. I have already spoken with the other businesses in the plaza and we are all on the same page. I have even talked to the owner of the Family Dollar and the laundromat. We will be using Hook Towing and we will make sure any cars that are lingering around are getting out of there. I understand the hours of operation are a concern and I am willing to work with the Board and staff regarding the hours. I plan on being open for lunch and eventually being open 7 days a week. Due to COVID, I plan on being open Thursday - Sunday for the time being. I understand alcohol is a concern. In order to buy alcohol, you will have to buy at least an appetizer. We will not be pushing alcohol as our main source. We will have cover charges for special events.

Mr. Joseph Welch, Chairman, stated there is a concern with the parking. Especially when there are football games at Savannah State.

Ms. Treadwell, stated she has talked with Family Dollar and also the Dean of Student Council with Savannah State.

Mr. Wayne Noha, Board Member, asked if there was any input from surrounding neighbors?

Mr. Lotson, stated staff received phone calls from neighbors on Wilemere Drive wanting more information. We did not receive any letters of support or opposition.

Mr. Welch, stated he did receive a call from a property owner on Camelia Court that had deep concern because of the past history of this property.

Ms. Karen Jarrett, Board Member, asked if the Special Use request is turned down, can a restaurant still be established on this property with beer and wine only?

Mr. Lotson, stated a restaurant with alcohol sales is a permitted use in this zoning district.

Mr. Lee Smith, County Manager, Board Member, asked if neighborhood meetings were held?

Mr. Lotson, stated staff did not participate in any neighborhood meetings.

Ms. Treadwell, stated she has talked to many people in the neighborhood. The neighbors are excited and happy to see a new business coming back into the area. I spoke with Ms. Florence, but she has passed away, but they were all on Board. I also spoke with Ms. Edna Jackson about this and I got the support from plenty of people pertaining to this business. They were skeptical at first but, when I went into further detail about my security measures and plans to run this business, they want to give us a chance.

No Public Comments

Motion

Denial of the Special Use request.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Karen Jarrett

Joseph Ervin	- Nay
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Nay
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Nay
Eula Parker	- Nay
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

[14. VARIANCE REQUEST - 4410 OGEECHEE ROAD - 21-000568-ZA](#)

📎 [Application.pdf](#)

📎 [AERIAL MAP 21-000568-ZA.pdf](#)

📎 [ZONING MAP 21-000568-ZA.pdf](#)

📎 [VICINITY MAP 21-000568-ZA.pdf](#)

📎 [02-11-21 - FINAL PLAT REVISED - 21-000104-SUBP-Area IV Parcel A of the Hendrix Machinery Company Tract.pdf](#)

📎 [01-006401-PLAN - Gen. Dev. Plan - Proposed Shops 4410 Ogeechee Rd\(Isims@cci-sav.com\).pdf](#)

📎 [Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting a variance to remove the Use Buffer requirement with the adjacent property to the east (4402 Ogeechee Road) in conjunction with the land development of the site.

The subject property received subdivision approval in January of 2021, which divided the parcel into two separate parcels (1.5 acres and 3.05 acres). A General Development Plan was submitted in January of 2021 and it was also reviewed by City Staff and MPC Staff. The GDP plan proposes a retail use consisting of a six-tenant building, that is a total of 7,260 square feet. A 40' access easement and utility

easement provides access to the rear parcel. The petitioner is requesting a variance to not provide a use buffer on the eastern property line.

The property to the east of the subject parcel is zoned B-C and has a residential use. The property to the west of the subject parcel is zoned RMF-2; however, it is a vacant undeveloped parcel and, therefore, no buffer is required along the western side of the subject parcel.

The Ordinance requires a use buffer between the adjacent property to the east due to its residential nature, even though it is the same zoning classification. The Ordinance requires a "Type C" buffer, which is either of the following two options:

- 20-foot buffer with a 6-foot fence/wall, to be supplemented with 4 large trees, 7 understory trees, and 25 shrubs per 100 linear feet.
- 25-foot buffer with a 6-foot hedge row, with the same supplemental plantings as listed above.

The requested variance is not consistent with the intent of the Ordinance and Comprehensive Plan. There is a potential to be injurious to the adjacent property owner by not providing the Ordinance required buffer. However, if the adjacent parcel to the east develops as a commercial use, this variance request would be consistent with the Zoning Ordinance requirements. The adjacent parcel to the east is currently inconsistent with the Zoning Ordinance.

Mr. Travis Burke, agent for the petitioner, stated Highway 17 has been historically a commercial and industrial corridor for probably 50 plus years. This area has seen a lot of redevelopment recently. The petitioner is somewhat penalized with having to provide the buffer to the adjacent residential use, even though the zoning is the same B-C zoning. That's why we are requesting the variance for the buffer. Most likely, in the near future, the property to the east will redevelop into some type of business use. Then, there will be no required buffer. We can plant the 5 feet that we have adjacent to the back of the curb to provide some buffering temporarily until that property is developed. If the Board does not agree with what we are requesting, we can work with the 10 foot buffer that staff has recommended.

Public Comments:

Mr. Sam Molino, developer, stated he thinks this will be a good thing for the City and for the development of this parcel. I have tried to work the numbers out and by losing one unit, it will be very detrimental financially. I plan to do more business in the Savannah area for future development. I appreciate anything the Board can do on my behalf.

Mr. Edward Jenkins, stated he is part owner of the property next door. I do not currently live there but my mother, sister and brother-in-law do. We do have intentions of marking the property to be sold as commercial. I do not believe it will ever be sold as residential. The fact it is still residential and people are living there we did have a concern with the setbacks as far as building.

Mr. Richard Scott, stated we have discussed with the realtor the setbacks and buffer, but we have been told multiple things. We have been told the variance was for the setbacks not to remove the buffer. It is very unclear as to what the variance is covering, so it is hard for us to make a decision. That is why we did not sign a paper for Mr. Molino giving him permission to remove the buffer. We are currently living there and do not know for how long we will be living there. We do not have the property on the market. Our concern is if Mr. Molino doesn't develop this property and sells it, then that variance will go with the property and we don't know what could be developed there.

Motion

Approve the denial of the variance request to remove the use buffer requirement but approval of a 10-foot buffer with a 6-foot solid fence or wall and landscaping requirements consistent with a ";Type C"; buffer per the Zoning Ordinance.

Vote Results (Approved)

Motion: Ruel Joyner	
Second: W. Lee Smith	
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye

X. Presentations

XI. Other Business

Recess to Executive Session - motion required

XII. Executive Session

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

15. Adjourn

There being no further business to present before the Board, the February 23, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 2:51 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.