



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
January 12, 2021 ~ 1:30 PM
Minutes

January 12, 2021 Regular MPC Meeting, 1:30 P.M.

Members Present: Joseph Welch, Vice-Chairman
Karen Jarrett, Secretary
Eula Parker, Treasurer
Michael Brown
Travis H. Coles
Joseph Ervin
Ruel Joyner
Michael Kaigler
Linder S. Suthers
Tom Woiwode

Members Not Present: Wayne Noha
Lacy Manigault

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

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: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin

- Aye

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. January 12, 2021 Finance Committee Meeting, 11:30 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

[3. January 12, 2021 Swearing-in of MPC Commission by Judge James F. Bass, Jr. Chatham County Superior Court.](#)

[4. February 2, 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](#)

[📎 1-12-21 Case Log.pdf](#)

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

[6. 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 February 2, 2021 Planning Commission Meeting.	
Vote Results (Approved)	
Motion: Ruel Joyner	
Second: Tom Woiwode	
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye

Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

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

Motion

The petitioner has requested that this item be postponed to the February 2, 2021 Planning Commission Meeting.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

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

Motion

This item has been postponed until the February 2, 2021 Planning Commission Meeting.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

VI. Items Requested to be Withdrawn

[9. ZONING MAP AMENDMENT | 135 Hampstead Avenue | Rezone from RMF-2 -30 to PD \(Planned Development\)](#)

Motion

The petitioner has requested that this item be Withdrawn from the January 12, 2021 final agenda.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- 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 December 15, 2020 Briefing and Regular Meeting Minutes.](#)

[12-15-2020 MPC BRIEFING MINUTES.pdf](#)

[12.15.20 MEETING MINUTES.pdf](#)

The minutes were approved as submitted.

Motion

Approve the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye

Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

11. Adoption of 2021 MPC Budget

📎 [Everett Wilson Finance Committee 2021 MPC Budget 01082021.pdf](#)

📎 [2021 MPC Budget \(Proposed\).pdf](#)

The 2021 budget was adopted as submitted.

Motion

The Finance Committee has reviewed the documents at their meeting on January 12, 2021 and recommend adoption.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

12. Authorize Executive Director to Execute Funding Contract with GDOT to Conduct SR 307 Corridor Study

Approved the MPC Executive Director to execute the study funding contract with the Georgia Department of Transportation.

Motion

Authorize the MPC Executive Director to execute the study funding contract with the Georgia Department of Transportation.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Tom Woiwode

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

VIII. Old Business

[13. 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 1-12-21-20-004503-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.

The development pattern in the vicinity of the subject property is similar to other southside Savannah neighborhoods that abut arterial streets. It includes, in this case, a single-family neighborhood that is accessed via an arterial roadway. While many of the nearby uses are nonresidential because of the proximity to Montgomery Cross Road, the Skyland Terrace subdivision has stable housing stock and is largely protected from the impacts of commercial uses. In addition, due to the road network, the neighborhood suffers from little cut through traffic and trips not related to the residences within the subdivision.

The Comprehensive Plan Future Land Use Map designates the subject property as Commercial Neighborhood. The proposed district is consistent with this classification. Adjacent properties on the north side of East Montgomery Cross Road were also given this designation. Likely, in consideration of the fact these homes abutted an arterial street and properties would eventually be combined to create parcels of adequate size for nonresidential use.

Mr. Michael Brown, Interim City Manager, stated the site plan requirements are good. If the petitioner fails to comply with the conditions approved, is the recourse to file a zoning compliance case?

Mr. Holloway, stated yes.

The petitioner was not present.

No Public Comments

Motion

Approve the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification with the following conditions:

The two parcels (504 & 506 E. Montgomery Cross Road) shall be recombined into a single parcel prior to site development.

A twenty (20) foot buffer with six (6) foot fence/wall shall be required along the rear and eastern side of the parcel. This shall include four (4) large trees, seven (7) understory trees, and thirty-five (35) shrubs for every 100 lineal feet of buffer required.

Access to the site shall be from a single point of entry from E. Montgomery Cross Road.

Site lighting shall not exceed .5 foot-candle at the property lines adjacent to residentially zoned parcels. Site lighting shall not exceed 1 foot-candle at property lines adjacent to non-residentially zoned parcels.

While the ordinance requires site lighting not to exceed a height of thirty-five (35) feet, Staff recommends any site lighting that is not building mounted shall be from a cut off light source no greater than fifteen (15) feet in height.

Refuse collection shall be from residential style bins and not from a dumpster enclosure.

Any proposed building shall be compatible with the surrounding neighborhood architecturally, with components such as a flat roof and other building design principles that comply with all applicable ordinances.

Fencing for the site shall be opaque and conform with the applicable fencing ordinance.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Michael Brown

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Nay

Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

IX. Regular Business

[14. GENERAL DEVELOPMENT PLAN | 920-A Staley Avenue 17 lot Subdivision | 20-006025-PLAN](#)

📎 [Map.pdf](#)

📎 [Staff Report 6025.pdf](#)

📎 [Aerial View.pdf](#)

📎 [01-12-21 - 20-006025-PLAN - Gen Dev Plan - Staley Subdivision\(alexine@maupinengineering.com\).pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a General Development Plan (Concept Plan) for a 17-lot Major Subdivision located on the north side of Staley Avenue, approximately 440-feet east of Coleman Street within an RSF-6 (Single Family Residential) zoning district.

The purpose of the proposed subdivision is to divide a 5.5-acre tract of land in order to create a 17-lot single-family residential subdivision.

The subject property is 5.5 acres in size and is undeveloped with sparse vegetation along the sides of the property, and significant vegetation on the northern portion of the site within an area delineated as freshwater wetlands.

All proposed lots are vacant and will vary in size from 6,000 square feet to 11,160 square feet, with a lot width of not less than 60 feet. In addition to the proposed residential lots, the proposed subdivision will also have 1.6-acre Common Area located on the northeast portion of the site.

All lots within the proposed subdivision will be provided water and sewer by the City of Savannah.

All residential lots will have frontage and access along a yet-to-be-named paved public road with a 60-foot right-of-way. Lots 1 and 17 will also have frontage along Staley Avenue, an existing paved public street with a 30-foot right-of-way. The minimum right-of-way width for a public street located within the City of Savannah is 60 feet. All lots within proposed subdivisions located along streets with a substandard right-of-way are required to dedicate one half of the deficit amount as additional road right-of-way. The proposed subdivision will include a 15-foot dedication for additional right-of-way on Lots 1 and 17.

The proposed Common Area will be designated as a Conservation Area. Access to the Common Area is shown with a 5-foot pedestrian access easement, extending from the proposed public road through Lots 8 and 9. However, no vehicular access is shown to the Common Area which could cause a problem maintaining the site and must be corrected before Final Plat approval.

The stormwater generated by the proposed development will be detained in an onsite detention pond, located on the eastern portion of the site. A 15-foot drainage easement extends from the proposed street right-of-way turnaround, through Lots 12 and 13, to the proposed detention pond. The outfall will be to an adjacent drainage canal, as well as to delineated wetlands within the proposed Common Area. The proposed detention pond is identified as a 50.6-foot drainage right-of-way. The ownership of the right-of-way is not specified, but is likely proposed to be dedicated as a City right-of-way. Also, it is unclear how the drainage right-of-way will be accessed for maintenance. A Drainage Plan must be approved by the City Engineer in conjunction with the approval of a Preliminary Plan.

Sidewalks are required and will be installed on both sides of the entire length of the proposed, yet-to-be-named public street and on the north side of Staley Avenue along Lots 1 and 17.

The proposed Subdivision and General Development Plan, if approved in conjunction with specified conditions, would meet the Ordinance requirements.

Mr. Jay Maupin, petitioner, stated they are in agreement with staff's recommendations.

Mr. Michael Brown, Interim City Manager, asked if the northern end of the track are in the wetlands or flood plain?

Mr. Maupin, stated we stopped the cul-de-sac short and didn't develop the northern portion of this lot because that back part is noted wetland. There is also the drainage canal that runs down through there. The development portion of the property will not be in a flood plain.

Mr. Brown, stated he has a concern if another residential development decided to build to the east of this property. It would be on top of a drainage ditch, it would eliminate the buffers between this development and it would be right up against the junkyard.

Mr. Lotson, stated that both of those properties are currently zoned single-family residential. They would have to request a rezoning to put anything on those lots other than single-family residential.

Mr. Maupin, stated immediately to the east of this property, we are developing on one of those lots you referenced is a drainage canal, also a 48 inch storm drain pipe that takes up a good portion of the lot that drains off of Staley Avenue. There is also a 24 inch force main that runs through that lot. Any development of that lot would be impractical.

Ms. Suthers, Board Member, asked if the turning radius was large enough to accommodate all of the City of Savannah's emergency vehicles.

Mr. Lotson, replied it does meet the minimum radius for turnaround per the City's details. If this is approved, then a formal subdivision will be submitted to the City of Savannah and one of the reviewing bodies will be the Traffic Engineering Department. They will work with Mr. Maupin to make sure they have adequate access.

Public Comments:

Alderwoman Dr. Estella Shabazz, stated she has been talking with over 1500 residents through the neighborhood association president, Ms. Mabel Hudson, in reference to this subdivision plan that is definitely going to impact Staley Avenue and the residents flow of life in Tatumville. Due to the fact that Staley Avenue is such a narrow street, we have been having problems with people coming in off of the streets into Staley Avenue and having so many accidents. There will be heavy traffic in that area. There needs to be some type of lane approach coming into the subdivision. There also needs to be some intersection improvements there.

Ms. Chassidy Malloy, asked for clarification that it is a 17 unit development with two properties facing and their access will be from Staley Avenue.

Mr. Lotson, stated that's correct. There are 17 lots proposed, but lots 1 and 17 will have access from the unnamed street not Staley Avenue.

Motion

Approve the proposed Major Subdivision and General Development Plan subject to the following conditions:

1. Revise the General Development Plan to provide a vehicular access easement, not less than 15 feet in width, to the area dedicated as Common Area and the 50.6-foot drainage right-of-way. This can extend from the turnaround of the proposed, yet-to-be-named public street or from the southernmost adjacent

Tatemville Community Park, if approved by the City of Savannah.

2. Identify the owner of the Common Area (Conservation Area) as well as the right of use and maintenance responsibility.
3. Revise the General Development Plan to note the ownership of the proposed 50.6-foot drainage right-of-way.
4. Revise the General Development Plan to show the location of the required mail kiosk.
5. Revise the General Development Plan to show a non-access easement on Lot 1 along Staley Avenue.
6. A Drainage Plan must be submitted to and approved by the City of Savannah as a condition of approval of a Preliminary Plan (construction drawings) and Final Plat.
7. Revise note 5 to specify that the minimum lot size will be 6,000 square feet instead of 5,000 square feet in accordance with the RSF-6 development standards.
8. The address of each lot shall be as follows:

Lot 1101 yet-to-be-named street Lot 10116 yet-to-be-named street
Lot 2103 yet-to-be-named street Lot 11114 yet-to-be-named street
Lot 3105 yet-to-be-named street Lot 12112 yet-to-be-named street
Lot 4107 yet-to-be-named street Lot 13110 yet-to-be-named street
Lot 5109 yet-to-be-named street Lot 14108 yet-to-be-named street
Lot 6111 yet-to-be-named street Lot 15106 yet-to-be-named street
Lot 7113 yet-to-be-named street Lot 16104 yet-to-be-named street
Lot 8115 yet-to-be-named street Lot 17902-A Staley Avenue
Lot 9117 yet-to-be-named street Common Area 118 yet-to-be-named street
9. Approval by the City of Savannah review departments including the City Engineer.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Michael Brown

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye

Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

[15. AMENDED PLANNED DEVELOPMENT | East Broad Market PD - Add microdistillery | 20-005948](#)

📎 [Application.pdf](#)

📎 [Site.pdf](#)

📎 [Map.pdf](#)

📎 [Staff Report 5948.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to amend the East Broad Market Lofts Planned Development (PD) to permit micro-distilleries as a permitted use.

The East Broad Market Lofts PUD consists of parcels comprising approximately 1.60 acres. The parcels are located on East Broad St., E. 38th St. and E. 39th St. The subject site at the southwest corner of East Broad Street and E. 39th Street was remodeled last year and reopened as Hop Atomica, a restaurant and craft brewery.

The Mayor and Aldermen amended the Planned Development in 2019 to permit a microbrewery, subject to approval by the Zoning Board of Appeals. The approval was to allow the brewing of malt beer and / or ale not to exceed 93,000 gallons per year, which is consistent with State of Georgia definition of a microbrewery. The proposed micro distillery would be permitted to distill spirits not to exceed 10,000 gallons per year, also consistent with the State definition.

If approved, the production of spirits would take place on site, primarily with existing equipment. Per the applicant, one additional piece of distilling equipment approximately the size of a refrigerator, would also be needed. All activity, including storage, is required to take place indoors. Should the amendment be adopted, the applicant would then file for City and State licenses, as they have already obtained the necessary Federal licensing.

The approved PD language establishes permitted uses, development and design standards, and other criteria related to executing a coordinated and phased development.

The East Broad Market Lofts PUD establishes two use districts, MF (Multi-Family Residential) and MU (Mixed-Use).

The petitioner wishes to amend the Planned Development to allow the following use in the MU, Mixed-Use district, by-right: *“micro distillery limited to a production of less than 10,000 gallons of spirits per year.”*

The proposed production limits stem from Georgia State Bill 85 (SB 85) which allows micro distilleries to sell up to 10,000 gallons of spirits at the site of production.

The proposed amendment to the existing East Broad Market Lofts PD would permit micro distillery as a permitted use. The proposed amendment would not change the general purpose or intent of the PD. The existing PD language already permits restaurants with alcohol sales and microbreweries. The inclusion of micro distillery as a permitted use is not likely to significantly alter the intent of the PD or the use of the property.

The petitioner was not present.

Public Comments

Ms. Chassidy Malloy, stated she believes there is a church in very close proximity to the Hop Atomica site that's located on the corner of East 38th Street and East Broad Street. Is this far enough to be able to have this type of use?

Mr. Lotson, stated he was not aware of the church she is describing, but the distance requirement as I understand it is for packaged alcohol sales not for onsite consumption. But that would be a part of the alcohol license review process.

Motion

Approve the amendment to the East Broad Market Lofts PD.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Eula Parker	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Michael Kaigler	- Aye

X. Presentations

[16. Discussion regarding potential ordinance updates](#)

[Potential Zoning Ord. Updates.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated three potential updates to the Zoning Ordinance.

1. Potential addition of two uses (“Animal Services, Indoor” and “Office, Medical”) to be permitted as Special Use in the TN-1 / TN-2 and TN-2 Zoning Districts, respectively.
2. Provide limitations on variance applications, appeals applications, and nonconforming uses/structures applications to prohibit the refiling or reapplication of the same requests for one (1) year after denial.
3. Potential additions of Downtown Residential, Office Institutional, Residential – Two-Family, and Traditional Residential as Future Land Use categories.

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

17. Adjourn

There being no further business to present before the Board, the January 12, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 2:36 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.