



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
September 21, 2021 ~ 1:30 PM
Minutes

September 21, 2021 Regular MPC Meeting, 1:30 P.M.

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

Members Not Present: Lee Smith
Tom Woiwode

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
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

Approve the agenda as submitted.

Motion

Agenda was approved as submitted

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin - Aye

Travis Coles - Aye

Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

- [2. September 21, 2021 Personnel Committee Meeting, 10:30 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org or Jerry Surrency Conference Room,112 East State Street..](#)
- [3. September 21, 2021 Finance Committee Meeting, 11:00 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org or Jerry Surrency Conference Room, 112 East State Street..](#)
- [4. October 12, 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

- [5. 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, October 12, 2021.

Vote Results (Approved)

Motion: Karen Jarrett
Second: Wayne Noha

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

Jay Melder - Aye

[6. REZONING MAP AMENDMENT | 5313 Skidaway | Rezone from RSF-10 to O-I | File No. 21-004900](#)

Motion

The Petitioner has requested that this item be Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, October 12, 2021.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[7. REZONING MAP AMENDMENT | Wicklow Street | Rezone from B-C and RSF-E to RMF-3 | File No. 21-004883](#)

Motion

The Petitioner has requested that this item be Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, November 2, 2021.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye

Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- 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

[8. Approval of the August 31, 2021 Briefing and Regular Meeting Minutes.](#)

[📎 08-31-2021 MPC BRIEFING MINUTES.pdf](#)

[📎 08.31.2021 Meeting Minutes.pdf](#)

Motion

Approve the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

VIII. Old Business

IX. Regular Business

[9. REZONING MAP AMENDMENT | 1000 Chatham Center Drive | Rezone from B-C to RMF-2-25 | File No. 21-004876](#)

[📎 Maps.pdf](#)

[📎 Master Plan.pdf](#)

[Context Aerial.pdf](#)

[West View.pdf](#)

[Staff Report 004876.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone the subject property from B-C to RMF-2-25 (Multifamily residential – 25 dwelling units per acre). The property is a part of the Chatham Center development which includes multifamily residential, office and future commercial uses. The subject property is on the east side of Chatham Parkway north of Chatham Center Drive and is a portion of a larger tract within the development. The property is undeveloped, and the current zoning was established in 2019 with the adoption of the current zoning ordinance.

The subject property is undeveloped and does not abut any developed properties. The property is accessed via Chatham Center Drive. Chatham Center Drive is a divided roadway with a 100-foot right of way. Nearby developed properties include a multifamily residential development and federal building, auto dealer and a television studio, all on the east side of Chatham Center Drive. The proposed rezoning would change a portion of the subject property to multifamily, but maintain the commercial zoning along the frontage of Chatham Parkway for future development.

The subject property is within a mixed-use area, which includes residential and nonresidential uses. The current zoning allows a wide array of commercial uses including hotels, office buildings, grocery stores and other retail and service-oriented business. The proposed zoning fits into the development pattern in the general vicinity and the property is situated in an area that can accommodate development within that zoning. With access to arterial roadways, the development of the property should not negatively impact traffic or congestion in the area and should complement the Chatham Center development.

Based upon the existing zoning pattern and character of the area, as well as the review criteria, staff recommends approval of the request to rezone the subject property from B-C to RMF-2-25.

Mr. Harold Yellin, agent for petitioner, stated. a site plan was submitted with the petition but is for illustrative purposes only. There are 7 buildings on 15 acres, with two entrances to the site. Traffic from the site will move from Chatham Center Drive to Chatham Parkway, where there is a traffic light. Due to the size of the site, there is ample room for setbacks and buffers. Once City Council approves the plan, a more specific site plan will be presented to the Planning Commission for review. In conclusion, we agree with staff recommendation and ask the board for approval.

Mr. David Sacco, with Shore Waldon LLC, stated they are not objecting to this proposal but would like more time to understand what this project would entail.

Mr. Lotson, stated, should the board take action on this item, it will be forwarded to City Council for their review and ultimate decision regarding the zoning. That will be approximately one month from now. If you would like to meet with the applicant or myself in the interim, you can.

Mr. Michael Neyhart, with Vista Realty Partner, stated he was proposing the project and is available for any questions anyone might have. (There were no questions proposed).

No Public Comments

Motion

Approve the request to rezone the subject property from B-C to RMF-2-25.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Travis Coles

Joseph Ervin - Aye

Travis Coles - Aye

Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[10. REZONING MAP AMENDMENT | 1380 Chatham Parkway | Rezone from B-C to I-L-T | File No. 21-004875](#)

[📎 Staff Report 4875.pdf](#)

[📎 Maps.pdf](#)

[📎 Context Aerial.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone the subject property from the B-C (Community Business) zoning district to I-L-T (Light Industrial - Transition). The property is an undeveloped parcel at the southeast corner of the intersection of Carl Griffin Drive and Chatham Parkway. The current zoning was established in 2019 with the adoption of the new zoning ordinance. The previous zoning was Regional Business, which permitted large scale commercial development. A portion of the subject property abuts a multifamily residential development and to the east, a heavy industrial mining operation.

The subject property is undeveloped and has frontage along both Chatham Parkway and Carl Griffin Drive. Chatham Parkway is a 4-lane divided highway, but the portion of Carl Griffin Drive that abuts the subject property is an unimproved right of way. The primary land uses on the east side of Chatham Parkway include Auto Dealers, Offices, Warehousing and Light Manufacturing. The subject property is currently zoned commercial and the proposed I-L-T zoning does permit warehousing, the applicant's intended use. The district does also, however, still allow a number of retail, office and service related uses. If rezoned, the property will not be limited to warehousing only. Other permitted uses would include vehicle sales, restaurants, and hotels, just like the current zoning.

The subject property is within an area which is developed with a wide array of commercial uses. The proposed zoning fits into the development pattern in the general vicinity and the property can accommodate development within the proposed zoning. With access to arterial roadways, the development of the property should not negatively impact traffic or congestion in the area and should complement the Chatham Parkway corridor.

Based upon the existing zoning pattern and character of the area, as well as the review criteria, staff recommends approval of the request to rezone the subject property from B-C to I-L-T.

Mr. Josh Yellin, petitioner for Second Harvest, stated based on the definition of the light industrial transition, its intended to serve as a buffer between more intensive industrial districts and less intensive business and residential districts. Here they will serve as a buffer between the heavy industrial to the East, the multifamily to the South, and light industrial to the North. By rezoning this property Second Harvest will greatly benefit by the increased access in proximity to I-16 and I-95. This location will allow partners to more easily access and efficiently drop off food, as well as allowing easier facilitation logistically to make sure the food goes into the hands of the community. Mr. Yellin stated they agree with staff recommendation and asked the Board to approve.

Mr. Wayne Noha, Board member, asked if a site plan was submitted. This is a five lane road with the middle lane being the suicide lane. Will access be across from Police Memorial Dr on the ROW?

Mr. Lotson, stated the applicant did not provide any site plans with the rezoning application. The engineering consultant is present to ask. There is a process in which the site plan will be developed and reviewed prior to any development.

Ms. Karen Jarrett, Board member, asked when the site plan does come in, the board can stipulate the preferred location for access?

Mr. Lotson, stated the access points will be part of the review process. The property which is in the City of Savannah will have to be reviewed by the Traffic Engineering Dept.

No Public Comment

Motion

Approval of the request to rezone the subject property from B-C to I-L-T.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[11. REZONING MAP AMENDMENT | 1811 Martin Luther King Jr. Boulevard | Rezone from TR-1 to TC-1 | File No. 21-004867](#)

[📎 Maps.pdf](#)

[📎 Exhibit.pdf](#)

[📎 Staff Report .pdf](#)

[📎 Rezoning - 1811 MLK Jr. Blvd._signed.jpg](#)

[📎 Variance request - 1811 MLK Jr. Blvd._signed.jpg](#)

Mr. Marcus Lotson, Director of Development Services, stated the subject property is located at the northwest corner of the intersection of Martin Luther King Jr. Boulevard and Kline Street in the Cuyler-Brownville Historic District. The property, which is 3,645 square feet in size, is developed with a historic single-family dwelling. Prior to 2015, the vacant portion of the property was developed with a mixed-use building that included ground floor commercial and upper floor residential. The building was demolished due to code compliance issues.

Historic Savannah Foundation has filed this rezoning petition to rezone the property from the current TR-1

zoning classification to the TC-1 classification. They are also proposing to subdivide the lot to create two individual parcels for the existing house and a new proposed structure. Historically, two structures existed on the single parcel. The TC-1 zoning district calls for a mix of uses in urbanized areas. Neighborhood scale commercial uses, especially on arterial streets, are common for this district. The mix of uses in the TC-1 district are ideal for corner lots in walkable communities. Those uses, such as retail stores, personal services, and restaurants, also typically serve the residents of the area.

The current owners of the property, Historic Savannah Foundation, are desirous of re-establishing a mixed-use building on site. The building would include ground floor commercial space with one ground floor residential dwelling, and two residential dwellings on the upper floor. The TC-1 zoning designation allows a mix of uses that are compatible in historic neighborhoods, where scale of development is an important factor. The fact that the subject property historically was developed in this manner, lends credence to a zoning change that would allow this pattern to be restored. The applicant has submitted a subdivision request to create two new parcels, one to accommodate existing residents on site, and the proposed building as well.

There is a letter of support from the adjoining property owner.

Based upon the existing zoning pattern and character of the area surrounding the subject property, as well as the review criteria, staff recommends approval of the request to rezone the property at 1811 Martin Luther King Jr. Boulevard from TR-1 to TC-1.

Mr. Ryan Arvay, Historic Savannah Foundation, stated the Foundation's interest in the property goes back to 2015 before the historic building was demolished by the City. At the time, they expressed interest in trying to save the original structure, but were too late in the process. HSF arranged for Savannah Tech to come in with one of the preservation classes, photograph, measure and document the historic building. They are working together with the property owner, Immediately to the North of the lot, there is a cottage they are currently working on. This building was purchased in 2018. There are several projects in the area HSF has concentrated on developing. The intention is to restore the historic building that was on that site. There are no elevation drawings at this time. They would like to use the information collected by Savannah Tech as well as old photographs. HSF feels this is the first step to revitalizing this corner, providing additional housing and commercial uses.

Ms. Karen Jarrett, Board member, asked how parking in this area will be accommodated.

Mr. Arvay stated they are on the agenda this Thursday for two variances on this lot to be able to develop it as it was in 2016. This will include parking variances and lot coverage variances. The parking would be 7 total spots, based on potential future commercial use plus the residential units. This can be easily accommodated with the amount of off street parking that is available on MLK, as well as Kline.

Ms. Jarrett asked, the other building that is currently being worked on, are you planning on adding commercial there as well.

Mr. Arvay stated that property has been sold through their revolving fund. There is an easement on the property, which is standard procedure to protect buildings and perpetuity. They are no longer the official owner of that building and, he does not want to speak for the owner in regards to his plans. There is space on the property line to accommodate parking.

No Public Comments

Motion

Approve the request to rezone the property at 1811 Martin Luther King Jr. Boulevard from TR-1 to TC-1.

Vote Results (Approved)

Motion: Travis Coles

Second: Malik Watkins

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

X. Presentations

XI. Other Business

12. Election of Officers for 2021 - 2022

Prior to the vote, Mr. Wayne Noha withdrew his nomination for Vice-Chair.

Motion

Election of officers for 2021-2022

Joseph Welch - Chairman

Karen Jarrett - Vice-Chair

Travis Cole - Secretary

Malik Watkins - Treasurer

Vote Results (Approved)

Motion: Wayne Noha

Second: Karen Jarrett

Joseph Ervin	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

XII. Adjournment

13. Adjourn

There being no further business to present before the Board, the September 21, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 2:20pm.

Respectfully submitted,

Melanie Wilson
Executive Director
MW/sh

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.