



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
December 14, 2021 ~ 1:30 PM
FINAL Agenda

December 14, 2021 Regular MPC Meeting, 1:30 P.M.

- Members Present:** Joseph Welch, Chairman
Karen Jarrett, Vice-Chair
Travis H. Coles, Secretary
Malik Watkins, Treasurer
Elizabeth Epstein
Joseph Ervin
Wayne Noha
Lee Smith
Jay Melder
Tom Woiwode
- Members Absent:** Laureen Boles
Eula Parker
Dwayne Stephens
Ruel Joyner
- Staff Present:** Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Melissa Paul-Leto, Planner
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](#)

Motion

Approve agenda

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

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

Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. January 18, 2022 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.](#)

Notice(s)

[3. December 14, 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.](#)

[4. December 14, 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.](#)

Proclamations and Acknowledgements

[5. Acknowledgement of Appreciation by Joseph Welch, Chair to Eula Parker](#)

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

[6. ZONING MAP AMENDMENT | 7672 Johnny Mercer Blvd | Rezone request from R-1 / EO to R-3-12 / EO | File No. Z-1021-000179](#)

Motion

Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, January 18, 2022.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- 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 Items Requested to be Withdrawn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

[7. Approval of the November 23, 2021 Briefing and Regular Meeting Minutes.](#)

[11-23-2021 MPC BRIEFING MINUTES.pdf](#)

[11.23.2021 Meeting Minutes.pdf](#)

Motion

Approve the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[8. Authorization Resolution to Extend the 2021 claims period for Chatham County - Savannah Metropolitan Planning Commission Flexible and Dependent Care Benefits Plan \(FSA\).](#)

[COVID-19 Extension of the FSA 2021.pdf](#)

Motion

Approve the Authorizing Resolution.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

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

Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

9. 2022 Holiday Schedule - Amended

[📎 2022 Holiday Schedule12142021MWSigned.pdf](#)

Motion

Approve the 2022 Holiday Schedule as amended.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

VIII. Old Business

IX. Regular Business

10. REZONING MAP AMENDMENT | 7810 Abercorn Street | Rezone from B-C to RMF-2-25 | File No. 21-005936

[📎 Maps Combined.pdf](#)

[📎 Multifamily Within 1 Mile.pdf](#)

[📎 ApartmentData.pdf](#)

[📎 Staff Report 5936.pdf](#)

Motion

Continue to the January 18, 2022 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
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W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[11. SPECIAL USE | 2312 Abercorn Street | Request for onsite alcohol consumption within a wine and charcuterie restaurant / lounge | 21-006078-ZA](#)

- 📎 [Application - File no. 21-006078-ZA.pdf](#)
- 📎 [AERIAL MAP 21-006078-ZA.pdf](#)
- 📎 [FLU MAP 21-006078-ZA.pdf](#)
- 📎 [LABEL MAP 21-006078-ZA.pdf](#)
- 📎 [TAX MAP 21-006078-ZA.pdf](#)
- 📎 [VICINITY MAP 21-006078-ZA.pdf](#)
- 📎 [ZONING MAP 21-006078-ZA.pdf](#)
- 📎 [Site Visit.pdf](#)
- 📎 [Alcohol Density Map.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [LABEL_LIST_21-006078-ZA.dbf.pdf](#)
- 📎 [Letter of Objection #1.pdf](#)

Motion

Continue to the January 18, 2022 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

Jay Melder

- Aye

[12. REZONING MAP AMENDMENT | 5820 White Bluff Road | Request of a parcel from a B-C \(Community Business\) district to an RMF-2 \(Multifamily residential\) zoning district | 21-006264-ZA](#)

- 📎 [Application - File no. 21-006264-ZA.pdf](#)
- 📎 [AERIAL MAP 21-006264-ZA.pdf](#)
- 📎 [FLU MAP 21-006264-ZA.pdf](#)
- 📎 [LABEL MAP 21-006264-ZA.pdf](#)
- 📎 [LABEL_LIST_21-006264-ZA.dbf.xlsx](#)
- 📎 [TAX MAP 21-006264-ZA.pdf](#)
- 📎 [VICINITY MAP 21-006264-ZA.pdf](#)
- 📎 [ZONING MAP 21-006264-ZA.pdf](#)
- 📎 [Plat 10-s 54.pdf](#)
- 📎 [Staff Report93375-ML.pdf](#)

Ms. Melissa Leto, Planner, stated the petitioner, Joseph Ross, as an agent for Savannah Hospitality, LLC, is requesting a rezoning of a parcel from the B-C (Community Business) district to the RMF-2 (Multifamily Residential) district. The purpose of the rezoning is to convert the existing Homewood Suites into an apartment building.

The existing hotel consists of 102 suites. The proposed facility would have 106 apartment units. The existing hotel amenities would be retained. No changes to the existing site are anticipated and no grading or paving activities are proposed. The existing tennis court will likely be re-purposed into a patio. The site is currently served by the City of Savannah water and sewer. The property fronts White Bluff Road, but also has access to Abercorn Street. The parcel has enough density for 30 units per acre. The parking requirements would be one off-street parking space per unit, which equals to a fifteen (15) vehicular parking space surplus based on the proposed site plan.

The subject property is situated within a series of hotel establishments and across from the Hunter Army Airfield Base. Market demands regarding lodging establishments and affordable housing have created a focus on hotel conversions into dwelling units. The lack of change in use, or rezoning for the hotel, will result in the development remaining as is.

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-2-30.

Mr. Rusty Ross, agent for the petitioner, stated staff presented a good summary of what they are proposing. This is a suites hotel, not an individual room hotel. These suites are made up almost entirely of one bedroom suites. They do have a kitchen area, a living area and bathroom facilities. The petitioner could have purchased this as a motel, but thinks a higher use at this point is to provide residential living at a moderate price range.

No Public Comments

Motion

Approval of the request to rezone the subject property from B-C to RMF-2-30

Vote Results (Approved)

Motion: Wayne Noha	
Second: Travis Coles	
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

X. Presentations

[13. 2022 Historic Preservation Calendar Presentation](#)

📎 [Final Calendar - 12.1.2021.pdf](#)

Ms. Leah Michalak, Director of Historic Preservation, presented the 2022 Historic Preservation Calendar.

Ms. Michalak stated this year's calendar is centered around the Midnight in the Garden of Good and Evil. It is between the 25th anniversary of the book and the movie. Staff compared some of the novel and the film, highlighted some of the actors, characters, highlighted Bonaventure Cemetery. Jim Williams, and his preservation work, is how this started. The calendar features some of the buildings and properties that he restored.

Lady Chablis and Club One are featured. Some other locals that were featured include Valarie Bowels, the basis for Manerva, Mayor Floyd Adams Jr., instrumental in bringing the film industry to Savannah during his administration. Also featured are Savannah Societal groups, Jim Williams' trials, local businesses, and the Armstrong Kessler Mansion.

XI. Other Business

XII. Adjournment

[14. Adjourn](#)

There being no further business, the December 14, 2021 Planning Commission Meeting adjourned.

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.