



## Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room  
November 8, 2022 ~ 1:30 PM  
Minutes

### NOVEMBER 8, 2022 REGULAR MPC MEETING, 1:30 P.M.

**Members Present:** Dwayne Stephens, Chairman  
Tom Woiwode, Secretary  
Michael Kaigler  
Jay Melder  
Wayne Noha  
Karen Jarrett  
Joseph Welch  
Jeff Notrica  
Laureen Boles  
Shedrick Coleman  
Joseph Ervin

**Members Absent:** Travis Coles  
Malik Watkins  
Elizabeth Epstein

**Staff Present:** Melanie Wilson, Executive Director  
Marcus Lotson, Director of Development Services  
Melissa Paul-Leto, Senior Planner  
Nirav Gandhi, 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: Joseph Welch

Second: Karen Jarrett

Joseph Ervin - Aye

Tom Woiwode - Aye

Travis Coles - Not Present

Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

**IV. Notices, Proclamations and Acknowledgements**

[2. November 29, 2022 Regular MPC Meeting, 1:30 P.M., Planning Commission, Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

[3. MAP AMENDMENT | Wild Heron Road | Rezone from A-1 to RMF-1 and RSF-4 | 22-002692-ZA](#)

<b>Motion</b>	
Item continued to the next regular MPC meeting.	
<b>Vote Results ( Approved )</b>	
Motion: Wayne Noha	
Second: Tom Woiwode	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[4. MASTER PLAN AMENDMENT | 1901 Benton Boulevard | 22-003026](#)

**Motion**

Item continued to the next regular MPC meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[5. MAP AMENDMENT | 362 Fort Argyle Road | Rezone from A-1 to I-L | 22-003510](#)

**Motion**

This item postponed until the November 29, 2022 regular Planning Commission Meeting

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye

Michael Kaigler - Aye

[6. MAP AMENDMENT | 12500 Apache Avenue | Rezone from RSF-E to B-M | 22-004424-ZA](#)

**Motion**

Applicant requested the petition be moved to the November 29, 2022 regular MPC meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[7. SPECIAL USE PERMIT | 12500 Apache Avenue | Request for an accessory alcohol sale by the drink within a marina restaurant | 22-004426-ZA](#)

**Motion**

The Applicant requested the petition be moved to the November 29, 2022 regular MPC meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye

Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[8. REZONING MAP AMENDMENT | 1800 E. 63rd Street | Rezone from RSF-6 to RMF-2-20 | 22-004421](#)

**Motion**

The petition is requested to be moved to the November 29, 2022 regular MPC meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha  
Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- 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**

[9. 2023 Holiday Schedule](#)

[📎 2023 Holiday Schedule \(2\).pdf](#)

**Motion**

Approval of the Holiday Schedule for 2023

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[10. Approval of the October 11, 2022 Briefing and Meeting minutes](#)

[📎 10.11.2022 Meeting minutes.pdf](#)

**Motion**

Approval of the October 11, 2022 Briefing and Meeting Minutes

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present

Jay Melder	- Aye
Michael Kaigler	- Aye

## VIII. Old Business

## IX. Regular Business

### [11. ZONING TEXT AMENDMENT | Savannah Gardens Planned Development District | 22-004675-ZA](#)

📎 [Sav Gardens Master Plan.pdf](#)

📎 [Staff Report - 22-004675-ZA-TEXT.pdf](#)

**Mr. Marcus Lotson, Director of Development Services** said, the request is to amend Appendix A-2 Section 8-3386 of the Savannah Gardens Planned Development (PD) zoning district in order to allow single family residential in the Mixed-Use land use designation. The Savannah Gardens PUD was adopted by the Mayor and Alderman in 2009. Formerly known as Strathmore Estates, the property (+/- 43 acres) was purchased by the Community Housing Services Agency (CHSA) in 2007. The PUD was established to provide affordable housing for a mix of homeowners, renters, and senior citizens.

The original PUD document established permitted uses, development standards, and other criteria related to coordinating this phased development. Along with the text, a Master Plan illustrates the different land uses, streets, and the location of the various districts. The adopted districts include, Single Family Residential (SF), Townhouse Residential (TH), Multifamily Residential (MF), Mixed Use (MU), and Public Green Space (P). CHSA has identified an opportunity to provide four single family residences on parcels identified as Neighborhood Business in the land use pod shown as MU-8 on the attached Master Plan. A companion petition has been submitted to rezone these properties accordingly. The proposed text change is to include single family residential as a permitted use in the Mixed Use (MU) classification. Mixed Use is defined as "A land use or designated area designed to accommodate a variety of conforming residential and nonresidential uses including retail, service and office uses.

The standards in the PD are specific to Savannah Gardens. These standards allow and encourage a variety of land uses and provide the City of Savannah authority to enforce the standards as necessary. In this case, the Master Developer, CHSA, enforces the development and design guidelines for the PD to ensure that development within Savannah Gardens is unified and consistent. The proposal to add single family residential as a permitted use in the Mixed-Use designation is consistent with the intent of the guidelines. Further, this designation will provide flexibility for the remainder of the property within the MU-8 pod.

Staff recommends approval of the proposed text amendment to allow single family residential uses in the Mixed-Use land designation of the Savannah Gardens Planned Development. Mr. Chairman, I can go into the companion item at this time if you would like.

**Mr. Dwayne Stephens, Chairman**, said yes.

The companion item is proposed rezoning of 0.554-acres on the north side of Bolling Street, between Pennsylvania Avenue and Ohio Avenue. The proposed rezoning would change the zoning of the subject property from B-N (Neighborhood - Business) to Planned Development (Savannah Gardens PD). The subject property is a part of a redevelopment area that had formerly been a series of dilapidated commercial buildings. A portion of the property now includes attached residential units with frontage on Gwinnett Street, adjacent to the commercial building which has now been renovated. The subject properties are at the rear of the attached residential and would accommodate four detached single-family residences. A companion petition has been filed to amend the PD to allow single family residential at that location.

The Savannah Gardens PD has been a catalyst for significant redevelopment and the provision of affordable housing in the community. It has allowed a mix of housing types to include multifamily residential, single-family products, both rental and ownership based, as well as senior housing. CHSA has identified opportunities in the vicinity to expand the affordable housing unit inventory. The proposed rezoning and subsequent development of single-family homes will allow that mission to continue.

**Ms. Karen Jarrett, Board member**, said, when you showed the map of the two parcels, they seem to be separated from the overall Savannah Gardens. Are the two parcels connected already?

**Mr. Lotson** said yes, they are.

**Ms. Allana Saretta, member of the public**, asked, are they intending on putting attached homes on these properties? What is the clarification of the zoning uses? Why are we going to mixed use and not single family zoning?

**Mr. Lotson** said, right now, this area includes attached single family along Gwinnett Street. The properties along Bolling Street, to the rear of this, would be detached single family. The purpose of this petition is to take those properties out of the neighborhood business zoning classification and put them into this mixed use classification, then to add single family as an allowed use within the mixed use classification so those four homes could be on Bolling Street. The intent is to allow for this PUD all to be mixed use. There are already existing attached single family residences here. Mixed use does offer additional flexibility for the developer for the balance of the property.

**Ms. Saretta** said that is a concern of mine. It is a residential area. Allowing flexibility I understand, I want to be able to do whatever to my property, but, there are established homes in this area and if it was to become mixed use and down the road they decide they want to put in a day care center or a coffee shop or something like that, traffic is already very limited in that area. I do not feel that would be a good use in that community.

**Mr. Stephens** asked if the PUD being talked about, is that one parcel?

**Mr. Lotson** said no.

**Ms. Jarrett** asked if it would be appropriate or possible for the Commission to condition properties along Bolling Street be Single Family residences?

**Mr. Lotson** said the commission can make that recommendation. It is my understanding that that was the intent of this petition.

**Ms. Lauren Boles, Board member**, asked, are any of those properties adjacent, designated mixed use or anything other than residential?

**Mr. Lotson** said no, those properties are single family. Those properties are not within the Savannah Gardens PD.

**Mr. Jay Melder, City Manager**, said, just for clarification, this is currently zoned for mixed use correct?

**Mr. Lotson** said it is zoned for commercial neighborhood businesses. It allows things like retail, service oriented business, convenient stores, and things of that nature. Under the current zoning, the neighborhood business zoning which is not a part of the Savannah Gardens PD, Single Family residence is not a permitted use. The intent is to bring the property into the PUD, so that it is governed by the CHSA guidelines and to allow Single Family residential on the Bolling Street side while accommodating the existing uses within that MUA PUD.

**Ms. Boles** asked, is there a residential zoning designation that would permit both Single Family residential and the attached residential?

**Mr. Lotson** said, in order to bring the property into the Savannah Gardens PD, it would have to be either, Single Family Townhomes, Multifamily, Mixed Use, or Greenspace. It would have to be in one of those designations in order to be within the PUD. Our finding was that mixed use designation made sense for this property. I do understand the properties that face Bolling Street, under the mixed use designation, in theory, could be a different use other than single family. I think that was the intent of some of the comments made earlier.

**Mr. Melder** said the Savannah Gardens is a housing community. The petition and the intent of the City, is to be able to allow to build single family homes on this site which is why the city is seeking that petition. I recognize that colleagues on the board are trying to make sure that the intent is built into the recommendation. I am worried about unintended consequences of our best intentions here on the board. The intent is clear, Savannah Gardens wants to add single family residence to this plot on Bolling Street. From my point of view, I am very comfortable supporting staff's recommendation without any additional conditions.



**Motion**

Approve Staff Recommendations, to allow the use of Single Family Residential.

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Abstain
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[12. REZONING MAP AMENDMENT | 2022, 2024, 2026 Bolling Street | Rezone from B-N to Savannah Gardens Planned Development | 22-004673](#)

📎 [Staff Report 4673.pdf](#)

📎 [Sav Gardens Master Plan.pdf](#)

📎 [Maps Combined.pdf](#)

📎 [Permitted Uses B-N Zoning.pdf](#)

Item 11 and 12 were presented together. Please see the minutes in item 11 for this petition.

**Motion**

Approve staff recommendations

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye

Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[13. MASTER PLAN AMENDMENT | Hopeton Landing | File No. 22-004682](#)

📎 [Staff Report-4682.pdf](#)

📎 [Development Guidelines.pdf](#)

📎 [Submittal 1 Hopeton Laning Master Plan Amendment.pdf](#)

📎 [Hopeton Landing Master Plan 05.25.21-REV.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, said, the petitioner is requesting MPC approval of an amendment to a previously approved Master Plan entitled Hopeton Landing. Hopeton Landing is located on the northeast side of Little Neck Road between U.S. Highway 17 and Interstate 95. The Hopeton Landing Planned Development was approved by the Mayor and Aldermen of the City of Savannah in July, 2021. This action included approval of the Master Plan and the accompanying PD development standards which are each codified in the Savannah Zoning Ordinance. The existing Master Plan includes single and multi-family residential uses, commercial, institutional, offices uses and public open spaces. The Master Plan identifies where each land use is permitted, as well as the location of access points, amenity areas, use buffers, existing wetlands, and residential density for each proposed tract of land. There has been no development to date.

Proposed Master Plan Amendments: Since the 2021 approval, the applicant has been working through engineering and development requirements related to access and wetlands. The proposed changes are largely due to accommodating changes necessitated by closer examination of the site. The proposed changes include:

1. Relocation of the primary access point.
2. Reorientation of the Townhome, Multifamily and Commercial pods.
3. Allocation of a Multifamily land use to a portion of the “Future Development” pod.
4. Elimination of Tract 1 (Institutional) due to existing jurisdictional wetlands.
5. Reduction in size of Tracts 8 & 9 and relocation of westernmost access point.
6. Consolidation of Tracts 2 & 7 into single family.

The realignment was done in accordance with the review of Chatham County Engineering. They wanted to align it with Henderson Oaks neighborhood which is on the southside so they would have the potential for a signalized intersection at this location.

The proposed changes to the approved Master Plan do not materially change the previous approval. There are no new land use categories or significant changes to the internal road network. The commercial land use designation has been reduced by approximately 50%. Changes to Section IV General Development Standards include codification of standards specific to the Multifamily Low Density land use classification and establishing maximum densities for the residential housing types.

Proposed densities are:

- Residential Single Family – 4 Units per acre
- Residential Multi-Family Medium Density – 16 Units per acre
- Residential Multi-Family Low Density – 12 Units per acre
- Residential Townhouse – 8 units per acre

**Ms. Karen Jarett, Board member**, asked, is there an overall density increase and if so, why?

**Mr. Lotson** said yes there was a reduction in commercial as well as institutional and additional in residential. The area that was formerly future development is now identified as multi-family residential.

**Mr. Woiwode, Board member**, asked, what is the future lighted intersection?

**Mr. Lotson** said Zipperrer Drive.

**Ms. Jarrett** asked if they will ensure connectivity between the single family residential to the west and the adjacent single family residential?

**Mr. Travis Burke, Engineer with Coleman Company**, said the main reason for the changes to the Master Plan were two fold. Once we got the jurisdictional wetlands finalized with the Corp of Engineers and finalized the actual boundary and field survey conditions aligning with some of the access roads on the south side of Little Neck Road, it became obvious that some of these just were not attainable. The alignment at Henderson Oaks, the existing cemetery and wetlands provide an obstacle, we tried to work a way to squeeze it through but County Engineering was not comfortable with that layout. Coordinating with them on these access points they are trying to establish along Little Neck Road determined moving that main primary access east to allow a zipper which is going to be a full access median break in the future made the most sense. That caused this area to have a different look. They did agree to a right in and right out beside the cemetery so we would be able to maintain two points of access on the east side of the canal. On the west side of the canal there will be an access lining up with the existing apartments. There will be connectivity between all the residential pods. We are not proposing any connectivity over the county canal. They expressed concerns early on when we were first looking at developing the property.

**Mr. Wayne Noha, Board member**, said, just to clarify, where it says future connection, that will be in place correct?

**Mr. Burke** said yes, we will establish that as this pod is developed and will be there for whenever the future property is developed.

**Ms. Kerrie Bieber, member of the public**, said everyone familiar with Hopeton Landing is aware of the heavy community involvement with the property and is aware of the impact this property will have on the community. Although, this amendment did not have signs posted as part of the public hearing, what can be done to make sure this community receives a courtesy notification when this property is on the MPC's agenda?

**Mr. Burke** said when we file our applications with the City of Savannah and the Planning Commission, public notice, advertisement, and putting up signs was not part of the PUD amendment process.

**Mr. Lotson** said this property is in the City of Savannah and within the City ordinance, Article 3, it talks about all the requirements for the various types of public notice procedures. Master Plan amendments do not require public notice, therefore, those procedures were not gone through for this petition.

#### **Motion**

Approval of staff recommendations

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

Motion: Shedrick Coleman

Second: Wayne Noha

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[14. MASTER PLAN AMENDMENT |The Exchange at Berwick | SP-1022-000317](#)

[📎 Berwick Master Plan.pdf](#)

[📎 Letter from Property Owners Assoc..pdf](#)

[📎 Context Aerial.pdf](#)

[📎 Staff Report- 0317.pdf](#)

**Mr. Marcus Lotson, Director of Development Services said**, the petitioner is requesting MPC approval of an amendment to the Berwick Plantation Master Plan, a planned community located on the west side of U.S. Highway 17 South, approximately 1,000 feet north of Larchmont Drive within a PUD-C (Planned Unit Development Community) zoning district. The proposed amendment is to change the land use designation of the subject property from Commercial / Retail to Multifamily Residential. The Berwick Plantation Master Plan was initially approved by the MPC in conjunction with the rezoning of the subject site on November 7, 2000 (Z-001009-53586-1). The Master Plan has been amended several times. The current Master Plan was approved on March 5, 2019. The Exchange is the commercial and multifamily residential portion of the Berwick Master Plan. It includes retail, services, dining, and medical offices. The balance of Berwick Plantation is primarily single family residential and institutional uses. The residential components of Berwick Plantation are almost completely developed including the multi-family apartment sites and residential townhomes.

The subject property is an approximately 11-acre undeveloped tract with +/- 7.5-acres of buildable area. The tract includes within the property boundaries a portion of a large stormwater feature that will remain as a part of the master detention for the area. West of the subject property is an existing retail hardware store, and the site is separated from townhomes to the north by an existing 60-foot drainage easement and 40-foot vegetative buffer. The property fronts onto a private vehicular drive that serves the uses within The Exchange. The subject site will have access on U.S. Highway 17 South by a paved private drive which serves all of the commercial tracts in Berwick Plantation. The paved private drive has three existing curb cuts on U.S. Highway 17 as well as three existing curb cuts on Berwick Boulevard. A Traffic Generation Analysis shows the traffic that would be generated by the allowed uses in the current Commercial-Retail classification would exceed the AM and PM peak hour trips that would be generated by the proposed multi-family land use. However, the Chatham County Department of Engineering reserves the right to require a Traffic Impact Analysis during the development plan review process.

The purpose of a Master Plan is to provide orderly development with uses related to each other in a harmonious fashion and to meet the needs of the community. Rarely do all of the properties within a Master Plan develop at the same time and changes to the approved uses are expected. Such changes are not unusual as Master Plans are not typically static. The proposed amendment to change

commercial/retail to residential multi-family is not likely to adversely impact the existing uses in the immediate area. Staff recommends that the Planning Commission approve the petitioner's request to amend the Master Plan for the Berwick Plantation to change the land use for the subject property from Commercial / Retail to Multifamily Residential.

**Mr. Josh Yellin, Attorney for Petitioner**, said this request today is for the approval of a Master Plan amendment. We have an 11 acre site currently zoned PUD-C with a classification of Commercial. Our proposed amendment is to shift that allocation from commercial to allow for a multi family development of up to 180 units. We believe this is probably one of the more ideal locations for multi family development. There are 5 access points on Ogeechee Road. I have been here before with other applications where we were looking at a singular access point, one in, one out, with an emergency entrance. Here we have 5 different access points as part of the already approved development of Berwick Plantation PD which was approved by this board and Chatham County. Two of the access points are signalized, we believe in terms of an ingress and egress stand point, this is ideal. From a second standpoint, when we come before you with multi family, we try to bring projects that are appropriate for their surroundings. The surroundings for this area, immediately adjacent to us, will be another multi family project. The remainder of the Berwick PD in this location, we have a grocery store, a hardware store, medical offices, a gym, Starbucks, restaurants, and automobile service shops. We have all of the amenities that anyone looking to live in a multi family community would want to have in close proximity. From a traffic engineering standpoint, multi family in general, has less of an impact than a similar commercial use. In addition to that, because of this location, because we have all of the adjacent uses nearby, there is such a thing called internal capture. We are hoping that our residents move here, when they want to go to the grocery store, they are not going to get on Highway 17 and drive into town, they are not going to go anywhere else other than the grocery store that already exists in their community. There is a net decrease in traffic impact. We hope that the residents will benefit from that. We are bringing residents that can support the businesses in a way that reduces that traffic impact on the surrounding community. I should also mention that as we have gone through this process of taking this site from changing the Master Plan from commercial to multi family residential, our development team has had a concept review meeting with Chatham County Engineering. The plans have been amended in order to address the concerns brought to us by County Engineering. The internal ROW in this project were widened to accommodate County fire standards to 24ft ROW's. We similarly realigned the entrance point to align with the signalized entrance. What we are proposing today, and what staff has recommended approval of, is for a Master Plan Amendment to shift the uses that are allowed here from Commercial use to Multi Family use.

**Mr. Michael Kaigler, County Manager**, said, I understand you have met with County Engineering staff. We have had a number of issues, which you are well aware of dealing with the entrance road. With the development that has occurred over the last few years, that is no longer being looked at as a driveway. We had a number of issues last year when we were trying to repair that road. There were several complaints. No one took ownership of the full road. One of the conditions, we need to address road ownership and the maintenance of the road. That road will need to be brought to County standards, which it was not when it was originally built. We need to address the ongoing maintenance of that roadway as well.

**Mr. Yellin** said we are only here today on behalf of the applicant who is looking at this 11 acre site. Personally I am not representing the declarant for this property. I do not have any control in terms of the roadway maintenance. My understanding is, there is a Declaration Covenant in place that should be addressing the maintenance. With the other applicants that have come before this board previously, one of the conditions that was imposed was for a traffic impact analysis. That is something we were looking at doing as well. We are happy to study those reports and to make the accommodations that we can to work with the County, to work with traffic engineering to take the findings of that traffic impact analysis and make the conversions that we can do to make this area function better from a vehicular standpoint. We are willing to do that, I am not sure how today, we could bring in a party that is not before you, and who controls these roads.

**Mr. Kaigler** said, I would ask my colleagues, while we support it, I would like to put a condition that that be done. As you said, you may not be the one that is developing the road, there will still be significant traffic count change.

**Mr. Yellin** said there was a traffic memorandum and an initial traffic memorandum prepared. It did appear that based upon that use and classification, there would be a reduction of at least 500 cars per day as compared to

the commercial use. As a developer, we want to have safe functionable roads as well.

**Mr. Dwayne Stephens, Chairman**, asked, is the reduction of cars to Highway 17 or the internal roadways?

**Mr. Rusty Kimmell, Kimley Horn**, said yes, the numbers exactly are 517 trips reduced on Highway 17. They would be utilizing the internal roads to go to Kroger, Starbucks, and those types of things.

**Mr. Stephens** said the internal road system is the biggest concern. That is going to present the biggest issue immediately.

**Mr. Kimmell** said, we did a full traffic study in Pooler, a Multi Family, Commercial 20 acre development. There was about a 40-50% traffic reduction going from Commercial to Multi Family. That traffic would be reduced off Highway 17, internally, and everywhere. If you change the destination from commercial to multi family.

**Ms. Karen Jarrett, Board member**, asked, so the internal traffic does not increase and overall the traffic counts are reduced?

**Mr. Kimmell** said yes.

**Ms. Jarrett** asked, what about the condition of the road? We are very concerned that you have a road to access your site and it is not adequate to allow for the trips that your residents will be taking.

**Mr. Kimmell** asked, are you saying the width and the configuration of the roads is not adequate?

**Ms. Jarrett** said the integrity of the road. The ability of the road to stand up to the amount of traffic that goes over it.

**Mr. Kimmell** said that is a question of the Declarant, not of us today.

**Ms. Jarrett** asked, would you be willing to talk to the Declarant prior to us approving your development?

**Mr. Kimmell** said we are coming to you today on behalf of the amendment. If someone were to come in and do a commercial development, they would not be here in front of you today. They would be going straight to staff and the concerns would not be addressed. We are willing to work with the developer and MPC on trying to determine the correct way to do this. Everyone pays into construction and maintenance portion of the BOA, they need to find out who the Declarant is.

**Mr. Kaigler** said, I understand that but we are putting you on notice that this is what we want to see. You are correct, if you were commercial, we would not be having this discussion. We would be dealing with it another way. I just want to make sure that whoever develops there, understands what we are requesting.

#### **Motion**

Approve staff recommendation.

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

Motion: Shedrick Coleman

Second: Joseph Ervin

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye

Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

**X. Presentations**

**XI. Other Business**

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**

**Executive Session**

15. Executive Session

There was a motion made and seconded to enter into Executive Session.

Motion to return from Executive Session was made by Mr. Shedrick Coleman; seconded by Mr. Joseph Welch.

Chairman Stephens said there were no actions taken during the Executive Session.

**Motion**

Motion was made and seconded for the board to enter into executive session.

**Vote Results ( Approved )**

Motion: Laureen Boles

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Not Present
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

**XIII. Adjournment**

***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.***