



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
October 18, 2022 ~ 1:30 PM
Minutes

OCTOBER 18, 2022 REGULAR MPC MEETING, 1:30 P.M.

Members Present: Dwayne Stephens, Chairman
Travis Coles, Vice-Chairperson
Tom Woiwode, Secretary
Elizabeth Epstein, Treasurer
Michael Kaigler
Jay Melder
Wayne Noha
Karen Jarrett
Travis Coles
Jeff Notrica

Members Absent: Joseph Welch
Malik Watkins
Shedrick Coleman
Joseph Ervin

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

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[1. October 18, 2022 Swearing-in of MPC Officers by Judge Benjamin W. Karpf, Chatham County Superior Court, 1:30 P.M., MPC Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

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

Motion

Item Postponed to the Planning Commission Meeting on Tuesday, November 8, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

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

Motion

Item Postponed to the Planning Commission Meeting on Tuesday, November 8, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

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

Motion

Item postponed until the November 29, 2022 regular Planning Commission Meeting

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

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

Motion

Item postponed to November 8, 2022 Planning Commission Meeting

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

Michael Kaigler - Aye

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

Motion

Item postponed to November 8, 2022 Planning Commission Meeting

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

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

Motion

Item postponed to November 8, 2022 Planning Commission Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
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

[8. Authorize Executive Director to Execute and file FY 2024 FTA Transit Planning Grant \(Section 5303\)](#)

[📎 Authorizing Resoultion.pdf](#)

Motion

APPROVAL of authorization for the Executive Director to Execute and File FY 2024 FTA Section 5303 Transit Planning Grant.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

VIII. Old Business

IX. Regular Business

[9. TEXT AMENDMENT | Expansion of Permitted Districts for Small Restaurants | 22-003650-ZA](#)

[Staff Report 2.pdf](#)

Mr. Nirav Gandhi, Planner, said a petition to amend Section 5 (Base Zoning Districts) and Sec 8.4 (Restaurants) to amend a number of zoning districts to allow restaurants by right with limited conditions. The following zoning districts are proposed to be amended to allow for small restaurants: O-I (Office Institutional), OI-E (Office Institutional Extension), and OI-T (Office Institutional-Transition).

In August 2022, MPC staff received a petition to rezone an OI property on the edge of a residential area to B-N for the purposes of opening a café there. Upon further research, staff has found that there are several zoning districts that do not allow for small restaurants and cafes that would fit the character of the neighborhood and further our goals of creating more walkable mixed-use communities for Savannah.

There have been a number of corridors in Savannah that were historically residential but transitioned to commercial over time, as well as boundary areas of fully residential districts. The OI districts are intended to be transitional areas between fully commercial and fully residential districts. This makes them an ideal location for smaller restaurants and cafes, which would experience great use from those in the neighborhoods and working nearby.

Because there is not a definition for cafes in the ordinance, staff recommends allowing restaurants in the aforementioned zoning districts with the following limitations:

1. Within the identified districts, restaurants shall be allowed within existing buildings only.
2. Required parking shall be 5 spaces per thousand square feet for restaurants over 3,000 square feet in gross floor area.
3. Drive-thru restaurants shall be prohibited.
4. Hours of operation shall be limited to 6:00 a.m. to 9:00 pm

Staff is recommending approval of the petition to amend Section 5 and Section 8.432 Restaurant as follows:

8.4.32 Restaurant

- a. *In the D-R zoning district, the hours of operation shall be limited to between 7:00 a.m. and 11:00 p.m.*
- b. *In the D-N zoning district, the hours of operation shall be limited to between 6:00 a.m. to 12:00 a.m.*
- c. *The restaurant must be located on a street classified as a collector or arterial (as identified in Appendix A-1),-unless such use existed prior to the Effective Date of this Ordinance. **Restaurants in the OI, OI-T, and OI-E districts are exempt from this condition.***
- d. **Restaurants are permitted by right in zoning districts OI, OI-T, and OI-E pending compliance with all the following criteria: Within the identified districts, restaurants shall be allowed within existing buildings only. Required parking shall be 5 spaces per thousand square feet for restaurants over 3,000 square feet in gross floor area. Drive-thru restaurants shall be prohibited. The hours of operation shall be limited to between 6:00 a.m. to 9:00 p.m.**

Mr. Jay Melder, City Manager said, we have recommended and approved several transition zoning over the last couple of years. Have we gone over to see if any of those discussions included an assurance that there would not be a restaurant in those transitional spaces to make sure people are comfortable with the zoning we are approving?

Mr. Marcus Lotson, Director of Development Services, said we did take a look at the ones that were previously approved. I do not believe there was discussion in those items that was specific to prohibiting

restaurants as uses. Most of them were some type of retail or office use. We did not ever specifically exclude restaurants as a potential use on those properties. When we looked at those sites primarily, most of the sites that Mr. Gandhi identified on this map, are primarily on arterial streets. We felt that could accommodate that type of use.

Ms. Karen Jarrett, Board member, asked, how do we notify people that this text change was coming about? Do we have sidewalks on Montgomery Crossroads? You are proposing to add restaurants that are walkable community restaurants, is that a concern?

Mr. Gandhi said when we do text amendments, we send out the legal ad as it is a wide casting net that will affect the City and County. One side of the street does, the other does not. There are some OI parcels on one side of the street currently that do not have sidewalks.

Ms. Melanie Wilson, Executive Director said, we will ask the City to put the text amendment on their website as well as the station so more people know this change is being proposed before they have their meeting.

Mr. Travis Coles, Vice Chair, said, I feel we need to make a recommendation to limit alcohol because of how broad the OI is in the City. We have build it as the transition from more intrusive to residential areas. If anyone then wants to have alcohol when they now have a right to have a restaurant, they would have to come back and request a re-zone, which would actually notify the people who are immediately adjacent to the property.

Mr. Melder asked, would a restaurant have to come back to get a special use permit to serve alcohol?

Mr. Lotson said, right now, our language does not require that. A restaurant, if it is a permitted use within a district, could come and request an alcohol license with the City of Savannah without going through the Special Use process. What we are proposing now, this use be permitted in the district. The discussion about alcohol has come up, which is a valid discussion based on the fact that this is usually in a transitional area. One thing this board could recommend is, the use be permitted and should the use come with a request for alcohol, then it becomes a Special Use request which would then have to go through the Special Use permit process, go through City Council.

Mr. Melder said, I agree, that way the public would have to be notified to adjoining property owners.

Motion

Approval of the text amendment with conditions.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Laureen Boles

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

[10. TEXT AMENDMENT | SECS. 7.8, 7.9, 7.10, 7.11 AND 13.5, HISTORIC DISTRICTS TRUE STUCCO CLARIFICATION | 22-004185-ZA | STAFF INITIATED](#)

📎 [Proposed Ordinance Amendments 22-004185-ZA.pdf](#)

📎 [Technical Briefs and Documents.pdf](#)

📎 [Staff Report - 22-004185-ZA.pdf](#)

Ms. Leah Michalak, Director of Historic Preservation Commission, is requesting the following proposed text amendments to the Savannah Zoning Ordinance to revise the definition of “stucco”, add a definition for “true stucco”, and clarify “true stucco” within the four (4) historic overlay districts.

The Downtown Savannah Historic District Board of Review (HDBR) and the Savannah Historic Preservation Commission (HPC) discovered, during the course of the typical Certificate of Appropriateness review process, that the definition of ‘true stucco’ is not adequately defined in *Sec. 13.5 Defined Terms, Historic* within the zoning ordinance. Additionally, they found that it is only appropriate for buildings to have “true stucco” (as defined in the proposed definition) within the local historic districts and, therefore, propose to adjust that language throughout *Secs. 7.8 Savannah Downtown Historic Overlay District, 7.9 Victorian Historic Overlay District, 7.10 Cuyler-Brownville Historic Overlay District, and 7.11 Streetcar Historic Overlay District*.

After drafting the proposed text amendments at the request of the HDBR and HPC, MPC staff presented the proposed text amendments during two public HPC meetings as well as an HDBR meeting. Additionally, MPC staff invited neighborhood association presidents/liaisons (via email) of all four (4) historic districts to a virtual meeting to discuss and accept comments regarding the proposed amendment. The DNA liaison and Cuyler-Brownville President attended the meeting and provided comment which is incorporated in the proposed amendment.

The International Building Code has introduced “Climate Zones”; Savannah is in Climate Zone 2 which is “Moist (A)”. Non-traditional/non-conventional stucco (such as a single coat of plaster, stucco over wood-framed walls, stucco over wood sheathing) cracks quickly and easily when the wood swells. Stucco applied directly onto masonry (without a vapor barrier), such as a concrete block, acts as a moisture barrier and moisture management system. The ordinance, in Sections 7.8.10, 7.9.10, 7.10.10, and 7.11.10, states: *“Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.”* The HPC and HDBR found that stucco over wood-framed walls (not true stucco as defined by the proposed definition) does not perform satisfactorily in the local moist climate and, once it has weathered, cracked, and molded, is not visually compatible.

The proposed text amendments are consistent with the intent of the ordinance to construct new buildings that are “appropriate” within the historic districts and to protect the integrity of the contributing resources within the district. These amendments will also help ensure the long-term success of the historic overlay standards and the buildings constructed using these standards. Staff is recommending approval for text amendments to the Savannah Zoning Ordinance to revise the definitions of “stucco” and “true stucco” and clarify “true stucco” within the four historic district overlays.

Motion

Approval for text amendments to the Savannah Zoning Ordinance to revise the definitions of “stucco”; and “true stucco”; and clarify “true stucco”; within the four (4) historic district overlays.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

[11. SPECIAL USE PERMIT | 1504 & 1506 Bull Street | Request for an accessory alcohol sale by the drink within two restaurants | 22-004422-ZA](#)

📎 [Application, File no. 22-004422-ZA.pdf](#)

📎 [COMBINED MAPS.pdf](#)

📎 [PETITION OF SUPPORT_SIGNED.pdf](#)

📎 [STAFF REPORT.pdf](#)

📎 [LETTERS OF SUPPORT.pdf](#)

Ms. Melissa Leto, Senior Planner, said the petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an accessory alcohol sale by the drink within two restaurants. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use 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 within The Matadora at 1512 Bull Street, a mixed-use multi-family building. The building includes commercial suites located on the first floor and residential apartments located within the upper levels. The proposed restaurants are in two commercial suites facing Bull Street with addresses 1504 & 1506 Bull Street. The subject parcel is a corner lot east of Bull Street and south of East 31st Street. The two suites proposed for the two restaurants connects internally through a shared kitchen where the chef and staff will cook for each of the establishments. The parcel is located within the TC-1 (Traditional – Commercial - 1) zoning district, the Streetcar Historic District, and the Thomas Square Neighborhood.

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 meet the requirements.

Alternatives:

1. Approve the petitioner's request as presented or with conditions.
2. Deny the petitioner's request.

Staff recommends approval of the request with_conditions.

1. The Special Use permit shall be nontransferable.
2. The operational hours would be:
 - Monday through Wednesday from 8:00 a.m. till 11:00 p.m.
 - Thursday through Saturday from 8:00 a.m. till 1:00 a.m.
 - Sunday from 10:00 a.m. till 10:00 p.m.

Mr. Josh Yellin, petitioner, said the COA application that came before the Board in 2019, was always intended to be a restaurant space. We are coming before you today with the restaurant space that has been in the making for the past couple of years. As mentioned, this is two separate spaces. Part of this is related to economy of scale and costs associated with building out a restaurant. We are taking advantage of having that shared kitchen space. While these will function as two separate concepts, the kitchens will be connected. Deliveries will come in from the back and be a shared walk-in cooler. All service can come from that way. Menu's will be separate. This will be similar to when Hirano's first opened, they had a shared kitchen with separate entrances for the restaurant and the sushi bar. The applicants have done a lot of legwork prior to this meeting. There were residential meetings held with several letters of support following those meetings. The applicants also have support of the local churches in the area. There was a name your restaurant contest held during these meetings, I do not think they have settled on a name at this time.

Ms. Karen Jarrett, Board member, said there was one tree shown in the picture you presented. The trimming that has been done on the street in that area has me concerned that we will end up with one tree in front of that building. When we approved the development, there were assurances that all the trees would be protected and they have been "chopped" pretty badly.

Mr. Yellin said any future improvements will be coming back before the HPC for approval.

Motion

Approval of the request with conditions.

The Special Use permit shall be nontransferable.

The operational hours would be:

Monday through Wednesday from 8:00 a.m. till 11:00 p.m.

Thursday through Saturday from 8:00 a.m. till 1:00 a.m.

Sunday, the operational hours would be from 10:00 a.m. till 10:00 p.m.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin

- Not Present

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
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

[12. REZONING MAP AMENDMENT | South End of Cottonvale Road | Rezone from R-A to PUD](#)

- [Cottonvale Master Plan.pdf](#)
- [LEBANON PLANTATION FARM TRACT SIGNED PLAT.pdf](#)
- [Maps.pdf](#)
- [Application File No. Z-0922-000314.pdf](#)
- [Staff Report 000314.pdf](#)

Mr. Marcus Lotson, Director of Development Services said, the petitioner is proposing to rezone two parcels totaling 237-acres from R-A (Residential Agriculture) to PUD (Planned Unit Development) The subject property is located at the southern terminus of Cottonvale Road between Derrick Inn Road and Lebanon Plantation Road in Unincorporated Chatham County. The tract includes two undeveloped parcels totaling approximately 237- acres. The property historically was associated with the Lebanon Plantation which was abandoned after the Civil War and acquired by the Mills B. Lane family in 1916. The Lane Trust is the current owner of the subject property and the adjacent properties to the east, which include structures that are recognized on the National Register of Historic Places. The subject properties, however, do not contain any structures.

The proposed Master Plan (attached) includes 290 single family residences with amenities. The proposed lots will be a mixture of 50-foot-wide lots (up to two thirds of the total) and 60-foot-wide lots. Each lot will be a minimum of 125 ft in depth. The project may also include a community boat ramp or dock which would require approval by the Department of Natural Resources. All roads within the proposed subdivision will be public and meet the minimum 60 foot right of way requirement of the Chatham County Department of Engineering.

The petitioner is requesting to rezone the subject properties to the PUD classification for the purpose of creating a planned residential community. The attached Master Plan identifies the allowed use, development standards and infrastructure requirements. The proposal continues the pattern of development along the Cottonvale Road corridor from a land use standpoint. The introduction of single family residential is consistent with the zoning pattern in the vicinity. The proposed PUD ensures that the final product will be developed as shown should the rezoning be adopted by the County Commission. Staff recommends approval of the request to rezone the identified property from R-A to PUD. The attached Master Plan shall serve as the approved zoning document for this site. A Major Subdivision and Specific Development Plan will be required to be approved by MPC

Mr. Wayne Noha, Board member, asked what are the lot widths and what are the side yard setbacks on those? Has this gone before Chatham Emergency Services?

Mr. Lotson said 60 ft in width and 5 ft side yard setbacks. There was a meeting held with the engineers and Chatham Emergency Services.

Ms. Karen Jarrett, Board member said stubbing out to that property line that was previously approved would be an excellent way to get an alternative exit in the future. There are five cul de sac when there were two stubs that were left that would have provided those people other ways out of the development. If a stub was put in, a request could be made for the future property owners to tie into that. There is only one way in and one way out. If there is an issue back there, there is a problem with someone to get back there to help them.

Mr. Jon Giodonne with Thomas & Hutton, Petitioner, said regarding the density, there is another plan that was developed that shows 60 ft lots used throughout. It generated more residential lots on this property. Our application here today where we are requesting the zoning to go down to 50ft, is not to get additional density, it is to create a better plan and better diversify the product type that can be offered here. Cottonvale is the only road in and out in the area. We acknowledge that we will have to do a traffic study. That is part of the development approval process. We will do that when we go through the specific development plan review. Cottonvale ties into Ogeechee Road which is a state highway. We will meet with Chatham County Engineering. We will touch base with GDOT for a traffic scoping meeting to identify what those concerns are and make sure that as we are going through the traffic study process, we are addressing everyone's concerns at that point. Connectivity, we have a road stubbed out, at this point, there are no planned improvements for Lebonon property to the south. Should there be, the connectivity is there for the future development. This was slated to be a private development, we are looking at extending a cul de sac up that way. At this time it is a private development owned by a private group. We will work with staff on future connectivity at that location during that specific site development plan and that subdivision process. At this point, there is no plan of a boat ramp. The Master Plan calls it as a future potential dock, should that ever occur. There are a lot of permits that are required, that is a potential place holder at this time. The flood plane is shown on the map, there is a small corner of the lot, the rear yard that touches on it as well. As we are going through this specific development plan approval, that is something that Chatham County Engineering is very aware of. There are several stormwater ponds that are being proposed around the development to provide any flood plane mitigation should it be required. Non of the building pads are proposed to be within a flood zone. We did sit down with Chatham Engineering and Chatham EMS and presented the plan. The concern of a secondary access point was brought up, addressed and satisfied at that time.

Ms. Jarrett asked, what is the secondary access point?

Mr. Giodonne said the secondary access point is coming off of Cottonvale Road. That is the public ROW that accesses the property. Cottonvale is the only public ROW that accesses this property. There are two entrances into the development, which meets the fire code.

Mr. Dwayne Stephens, Chairman, said, I am familiar with this area and have a concern regarding the access. It is 290 units which will be a significant amount of trips. The biggest concern there is not even a shoulder to pull off onto on Cottonvale. In the event there is an emergency and its during rush hour, how do the drivers make way for emergency vehicles to pass through? I would like to highly encourage the conversation with the county and DOT to try to help figure out a way to solve this issue. Study the traffic impact on the community etc.

Mr. Giodonne said we will look at the existing road sections during the application and review period. We are just here for the rezoning today.

Mr. Terry Smith, member of the public, said, my family and I have lived here since we were babies. We own all of the property directly across and beside Cottonvale. I have several concerns. The entrance to this place. This road, Cottonvale, runs right by my property. No one has talked to us regarding what is going on here. I am concerned about the driveway as far as accessing my property. My land is separate from my sisters land. When we moved in there, there were only four houses on that road. They were farms, it is a one lane dirt road. There is going to be a lot of traffic going through here. How far from our property is the next door neighbors house going to be? Will there be a privacy fence or anything put up there? This has been a farm here all my life, I have hogs, cows, goats, and chickens. What is going to happen to my future? I process my own animals. What happens when all of these people are all around me? I am concerned about the drainage. There were two or three original ditches back in the day that went all the way to the marsh. All of that has been blocked off. The rain water that is on the property now, really has nowhere to go. When all of this is developed, where is that water going to go? Will this make our taxes increase when all of this happens? At one time, we were in agriculture, I am not sure if we are still in this.

Mr. Michael Kaigler, Interim Chatham County Manager, asked, have you talked with Chatham County Engineering staff to ask some of those questions knowing that the area is changing? If you have not, you should schedule a meeting and talk with them so you can get answers and direction.

Mr. Smith said no. I have procrastinated and should have asked questions. I did not really know what was going on.

Mr. Tom Woiwode, Board member said, are you aware, should these developers not get the zoning ordinance that they want, a developer can come in there and put up to 300 homes without changing any zoning?

Mr. Smith said no, I am "ignorant" to anything that is going on with this. I am not against anything, I am just trying to get the proper direction regarding these changes.

Mr. William Carter, member of the public, said, I have a major safety concern. This project will boarder two sides of my property all the way. I have a six and a half acre pond, 20ft deep on my property. Without some kind of buffer, fence, or berm, or something, children could walk right out there back yard and there is the pond. This would be a safety concern.

Mr. Stephens said this is a good concern. This would be good to meet with the developers prior to the first piece of dirt is moved to get ahead of any issues.

Mr. Giodonne said a lot of these concerns will be addressed through meetings with MPC and maybe County Engineering. The drainage on Cottonvale Road, any improvements we make to Cottonvale we will look at the drainage, the existing drainage patterns and make sure we are not leaving a worse situation. If there was historical drainage patterns that were at some point blocked, we would look to improve those. We do not want to have a road that floods. That is one of the County Engineering ordinances. Any improvements that we do through an extension to Cottonvale, we will be looking to meeting the County Engineering ordinances for the roadways as well as improving the drainage right there.

Mr. Kaigler asked, would you be willing to meet with the citizens out there knowing that area is changing dramatically so they can make decisions that are beneficial to them?

Mr. Giodonne said yes, we can work with the MPC staff, the County and others to see if we can have a meeting and address it all at once.

Mr. Stephens said, I would like to reiterate that we are here only to address the rezoning of this property from an RA to a PUD. That is the only thing we are voting on today. I want to restate for the public, this zoning, as existing, could deliver more density and more units by right. This petitioner is currently asking for a different zoning type so they can have variation in the width of the lot. They currently are proposing less density than what they would be able to by right under the current zoning.

Motion

Approval of the request to rezone the identified property from R-A to PUD. The attached Master Plan shall serve as the approved zoning document for this site. A Major Subdivision and Specific Development Plan will be required to be approved by MPC.

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Kaigler

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

Wayne Noha	- Not Present
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

[13. Executive Session](#)

Mr. Dwayne Stephens, Chairman, asked for a motion to enter into Executive Session.

The board returned from Executive session with no votes taken during discussion.

Mr. Travis Coles motioned to return from Executive Session, motion was seconded by Mr. Tom Woiwode.

Motion

Board motioned to go into Executive Session

Vote Results (Approved)

Motion: Tom Woiwode

Second: Laureen Boles

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