



Chatham County - Savannah Metropolitan Planning Commission

Minutes
December 19, 2023 at 1:30pm

December 19, 2023 MPC BOARD MEETING

Members Present: Travis Cole, Vice Chair
Laureen Boles
Shedrick Coleman
Elizabeth Epstein
Wayne Noha
Jeff Notrica
Joseph Ervin
Joseph Welch
Michael Kaigler

Members Absent Tom Woiwode
Karen Jarrett
Dwayne Stephens
Traci Amick
Jay Melder

Staff Present: Pamela Everett, Assistant Executive Director of Compliance and Operations
Edward Morrow, Director of Development Services
Nykobe Richardson, Planning Tech, Development Services
Sally Helm, Administrative Assistant

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

[1. December 19, 2023 Finance Committee Meeting, 11:30 am, Jerry Surrency Conference Room, 112 East State Street](#)

[📎 December 2023 Finance Committee Agenda_.pdf](#)

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

[2. Map Amendment request to rezone from R-2/EO to B-N/EO | 202 Shipyard Rd | Z-0923-000412](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

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

[3. Map Amendment request to rezone from R-2/EO to P-R-A/EO | 9965 Ferguson Ave & 1001 Bethesda | Z-0823-000406](#)

Motion

Item removed from final agenda.

Vote Results (Approved)

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

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 Items Requested to be Withdrawn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

[4. Major Subdivision | Meadow Lakes Phase 1 | Little Neck Rd, School House Rd | File No. 21-005624-SUBP](#)

[Application.pdf](#)

[Plat.pdf](#)

[21-005624-SUBP-Meadow Lakes Staff Report.pdf](#)

Motion

Approval of the proposed Major Subdivision Final Plat to complete the record.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

[5. Major Subdivision | Flannery Ward | NW corner of 38th St & Jefferson St | File No. 21-004747-SUBP](#)

[Application..pdf](#)

[Plat.pdf](#)

[LOTS_67-66-E65-Flannery Ward - 21-004747-SUBP - Josh Ward for SAV College of Art & Design.pdf](#)

Motion

Approval of the proposed Major Subdivision and Final Plat subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner of the Final Plat.
Approval by the City review departments including the City Engineer.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

[6. Recombination of Non-Conforming Lot | Hopewell Plantation | 2120 Hagood Street | 23-005591-SUBP](#)

[Application.pdf](#)

[plat..pdf](#)

[23-005591-SUBP - EM - Recomb of Lots Hopewell Plantation.pdf](#)

Motion

Approval the proposed lot recombination with the following conditions:

Update annotation to reflect the petition number, 23-005591-SUBP.

Obtain an address for lot 7A from SAGIS and show the assigned address on the final plat.

Show the signatures of both property owners.

Affix the seal of a GA-registered Surveyor.

Approval of the Chatham County Health Department and City Engineer required.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

[7. Major Subdivision | Camden Crossing | Little Neck Rd | File No. 23-005986-SUBP](#)

[Application..pdf](#)

[Plat..pdf](#)

[23-005986-SUBP-Camden Crossing-Cottage Row.pdf](#)

Motion

Approval of the proposed Major Subdivision Final Plat subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner on the Final Plat.

Approval by the Chatham County Health Department and the City Engineer.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

Dwayne Stephens	- Not Present
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Not Present

[8. Major Subdivision | Oakwood at New Hampstead Phase 1A | 3401 B-Highgate Blvd | File No. 23-003685-SUBP](#)

- [Application.pdf](#)
- [plat.pdf](#)
- [23-003685-SUBP Oakwood Phase 1A Final Plat \(CR\).pdf](#)

Motion

Approval of the proposed Major Subdivision Final Plat to complete the record.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

VIII. Old Business

IX. Regular Business

[9. Recombination Subdivision | Meldrim Ward | 515 W. 31st St | File No. 22-003409-SUBP](#)

- [Application..pdf](#)
- [Plat.pdf](#)
- [22-003409-SUBP - EM - Recomb of Lots Meldrim Ward.pdf](#)

Edward Morrow, Director of Development Services presented the Petitioner's application. The Petitioner requests MPC approval of a Final Plat for a recombination of 8 lots into 1 lot at 515 W. 31st Street. Mr. Morrow provided an aerial view of the parcels noting that the parcels are outlined in red dashes and the purple line cutting through them is a zoning line. One the right side there is TC-2 and on the left side is TR-1. The purpose of the proposed recombination is to combine eight existing split zoned parcels, many of which are substandard, into one lot. The lots are currently vacant except for a single metal building with frontage and primary access on West 31st Street.

He stated there is an expected order for requesting for a recombination of subdivision land. Typically, that would include a Site Plan that would meet the development standards of the current zoning district. Staff did request a Site Plan from the Petitioner and one was not provided. Instead, Staff opted to bring to the Board for determination. Due to the split zoning and the unlikeliness the Petitioner will produce a Site Plan that meets the unique requirements of each current zoning district MPC Staff recommends denial of the proposed lot recombination.

Thomas McGowan, Petitioner: stated he is here because he is unsure of why he cannot rezone the 8 lots into 1 lot. He has enlisted Mr. Brewer of Brewer Land Surveying, and he has been working on this for over a year. He is wanting to turn the 8 lots into 1 lot so that he can reduce the clerical backend from a tax perspective. Currently he has to make 8 payments to the County and 8 payments to the city. He stated this property is just sitting there and the one building is being used for storage. There are no plans for any additional development of the property. He would like to rezone so that it would be one address, one unit, one lot, to make it easier to manage from a clerical standpoint.

Mr. Wayne Noha, Board Member, asked if this is for rezoning or for recombining?

Mr. McGowan stated he wants to recombine the lots. He believes the rezoning came up due to the zoning line going through the parcels.

Mr. Noha asked the Petitioner to clarify that he wants to recombine and not rezone?

Mr. McGowan stated that is correct.

Mr. Noha asked if the Petitioner has been informed of the process to recombine the lots?

Mr. McGowan stated that he was not familiar but had been working with Brewer Land Surveying.

Mr. Coles asked whether there is a direction they can give to the Petitioner to be properly handled.

Mr. Morrow stated if the interest is in only recombining, he suggests the Petitioner speak with the Tax Assessor's office. There he can figure out how the parcels could be administratively recombined.

Mr. Coles stated he believes the MPC is not the right location for resolution for the Petitioner. Proceeding forward it is a no vote, no consequences to the Petitioner?

Mr. Morrow answered that is correct. Denial means, as submitted they cannot move forward with this. The Petitioner is free to come forward with another proposal for recombination, subdivision, or even a petition for rezoning.

Craig Brewer, Land Surveyor on behalf of Petitioner, stated he wants to clarify they are not seeking a rezoning of the parcels. They did not provide a Site Plan, because there are no plans for development at this stage. He did provide the recombination survey which he believes would show all the information that a Site Plan would show at this point. They do clearly show the zoning line going through the property. He wants to mention this was approved by two previous MPC Staff members who may be no longer working at the MPC. They have been working on this for quite a while and were informed that it is allowed to recombine properties that are split-zoned, that is why they did not seek rezoning. They thought it would make sense to recombine the parcels into one property so that in the future it would be easier to do something.

Mr. Coles stated he understands. He believes the Tax Assessor's office would be the correct avenue, as opposed to coming to this Board.

Mr. Coleman stated he believes having a recombination is not tied to rezoning, as it can be split-zoned. He believes recombining the property has nothing to do with the development of the property. He doesn't see where the recombination and split-zoning have anything to do with the future development, as that isn't on the table right now. It is not a requirement to have the lots recombined, therefore why should they withhold the opportunity based on something that is not a part of the zoning manual or requirements of zoning.

Mr. Noha asked for clarity when talking about recombining lots as presented to the MPC Board, this would now become one lot with split-zoning?

Mr. Morrow stated that is correct.

Mr. Noha stated that once it is recombined, if they wanted to pull one lot out for use, they possibly could not do that due to the standards that need to be met. Administratively the Tax Assessor's office could put the lots under one Pin Number to give one bill from the City and the County. Then they would still have the 8 lots, to be able to pull one out for use in the future. Asked Staff if he was correct?

Mr. Morrow stated, to clarify the administrative/tax component in one thing and rezoning is separate matter. If properties are recombined in order to subdivide it would need to meet the requirements of the zoning district on that portion of the property.

Mr. Noha asked if it could possibly turn 8 lots into 2 lots?

Mr. Morrow answered that is correct, that is a possibility.

Mr. Noha asked there is a way to fill the Petitioner's need by putting the lots under one Pin Number at the Tax Assessor's office?

Mr. Morrow answered yes, that is his understanding.

Mr. Notrica Stated that once the Petitioner recombines these lots, there is no guarantee to subdivide the lots the way they are.

Mr. Morrow stated that is correct.

Mr. Coleman stated that he believes the Board is getting ahead of themselves. The recombination, the rezoning, and how the property is developed will kind of peter itself out in general. Usually, banks will not finance anything that is split-zoned either. As this property is developed some direction will have to be taken, whether it is to redivide the property or seek some unified zoning for the property. He believes recombination is the first step to allow the next step to happen, as opposed to the other way around.

Mr. Coles asked the Petitioner if he understands what Staff said about resolving this administratively with the Tax Assessor's office?

Mr. McGowan, the Petitioner, stated yes, they will get the particular department once given the information. Whenever in the future there is a rezoning question they will come back, this should solve the clerical issue.

Mr. Noha asked Staff if it there was a penalty for the Petitioner to come back in the future?

Mr. Morrow answered that there is not a penalty to return. He would say it would make sense to submit a new Plat to recombine the parcels that are zoned similarly to reduce the number of lots from 8 to 2.

Mr. Noha asked would there be a fee with that?

Mr. Morrow answered the application fee for submitting a Plat, correct.

Mr. Noha stated if they were to continue this for a meeting or two, to give the Petitioner time to figure it out, it could save them some money. Asked Staff if that is correct?

Mr. Morrow answered yes that is correct.

Mr. Noha stated he would entertain a motion that they continue this for a meeting or two, if the Petitioner would like, so they could look at all the options to save a refilling fee.

Mr. Coleman stated that they need to have public comment before having a motion.

Mr. Coles stated he believes they are past the point of public comment, due to no more speaker cards and they did allow the Petitioner to come up. Asked Mr. Noha if that is his motion?

Mr. Noha stated he amends his motion to the January 16th meeting.

Ms. Lauren Boles, Board Member, stated she seconds.

Motion: approval for continuance until the January 16, 2024, meeting. - Noha Motion, Boles Second.

Vote Results (Approved)

[10. Special Use Request to have a place of worship within RSF-6 zoning district | 1202 East 69th St | 23-005388-ZA](#)

📎 [APPLICATION.pdf](#)

📎 [Combined maps.pdf](#)

📎 [Staff Report.pdf](#)

📎 [CBC - Proposed Site Plan.png](#)

📎 [Petitioner submitted,Community Bible Church of Savannah, Inc.pdf](#)

Edward Morrow, Director of Development Services, stated the request before the Board is in two parts. It is in essence the same request; the Staff recommended the Petitioner file two separate applications as there were two pieces of land that were not contiguous. The first request is for approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to allow places of worship within the RSF-6 zoning district at 1202 East 69th Street. The second property is 1206 East 68th Street & 5302 Sanders Street and again requests to establish a Special Use for a place of worship.

Mr. Morrow stated that the location is in the south near Memorial Health Hospital and close to the intersection of De Renne Ave and Waters Ave. The requested parcels are within single-family detached future land use. The Church use is already established, this is a request to extend that, which would be permitted within the current development standards. The property is zoned RSF-6 (Residential Single-Family-6) and is located within the South Garden neighborhood. The Applicant plans to demolish the residence and construct an addition to the Church's office and meeting space for adults within the congregation. Both properties will be required to be recombined as one parcel through the Subdivision application process.

The first request is to establish a Welcome Center, ancillary to the principle use as a place of worship. The Petitioner has provided a rendering, it is adjacent to the Fellowship Hall and Sanctuary. It was originally provided for a variance request, which Staff channeled back to the Board for consideration of Special Use first. This is not actually the Site Plan that has been submitted for this consideration.

An extension of an existing office building, as well as a large meeting space for 400 people have been proposed. The meeting space would be an extension of the existing building to the north of the sanctuary and fellowship hall. This building extension would be built onto what is currently a residential parcel.

Parking issues, one of the parcels currently provides parking will be taken away as it becomes the Welcome Center. The current parking requirements from the city are based on the number of seats in the sanctuary. They do know there will be added traffic as a result of the new developments, however he must add that no expansion of the sanctuary has been included in this request. Everything requested is for supporting uses and is ancillary to the principal use of the Church. Current off street parking layout includes a revocable agreement with Memorial Health to use 200 spaces on Sunday between 7am-1pm. He believes the parking agreement is for 10 years.

Based upon the compatibility with the Comprehensive Plan and in consideration of the criteria for Special uses; Staff recommends approval of the request with the following conditions:

1. Submission of a General Development Plan identifying any requested variances for proposed additions is presented to MPC for approval prior to issuance of development permits.
2. The Petitioner shall at the Site Plan hearing submit an overall Campus Master Plan that is reflective of the "CBC Campus" diagram provided with the Revocable License Agreement accounting for additional parking

Harold Yellin, on behalf the Petitioner, stated with him today is Mark Pickering, who is an Elder of the Community Bible Church of Savannah, and the project engineer. Staff went over everything very thoroughly. They are proposing an expansion of current like operations with no significant departures from current special uses. This is a change in scale of use, not a significant change in the nature of the use itself. They have provided the parking chart, but to be fair City code requires parking to be within 600 feet of the use. Since there are so many buildings, they are not sure where the center point of the 600 feet should be. The Church would require 125 spaces, they do have 465 spaces. They are reasonably sure, no matter what the event, there will be adequate parking. They agree with the Staff's two conditions. The Petitioner will return with the updated Site Plan for review.

NO PUBLIC COMMENTS

Motion: approval for Staff recommendation request with the following conditions:

1. Submission of a General Development Plan identifying any requested variances for proposed additions is presented to MPC for approval prior to issuance of development permits.
2. The Petitioner shall at the Site Plan hearing submit an overall Campus Master Plan that is reflective of the "CBC Campus" diagram provided with the Revocable License Agreement accounting for additional parking.

Noha Motion, Notrica Second. **Vote Results (Approved)**

Motion

Approval of the request with the following conditions:

A General Development Plan identifying any requested variances for proposed additions is presented to MPC for approval prior to issuance of development permits.

The Petitioner shall at the Site Plan hearing submit a Campus Master Plan that is reflective of the ";CBC Campus"; diagram provided with the Revocable License Agreement accounting for additional parking.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Not Present

[11. Special Use Request to have a place of worship within RSF-6 zoning district | 1206 East 68th St and 5302 Sanders St | 23-005389-ZA](#)

- [Application.pdf](#)
- [Combined maps.pdf](#)
- [Staff Report.pdf](#)
- [CBC - Proposed Site Plan.png](#)
- [Petitioner submitted,Community Bible Church of Savannah, Inc.pdf](#)

Item 10 and 11 were presented together. See minutes/notes on item 10.

Motion: approval for Staff recommendation request with the following conditions:

1. Submission of a General Development Plan identifying any requested variances for proposed additions is presented to MPC for approval prior to issuance of development permits.
2. The Petitioner shall at the Site Plan hearing submit an overall Campus Master Plan that is reflective of the "CBC Campus" diagram provided with the Revocable License Agreement accounting for additional parking.

- Noha Motion, Notrica Second. **Vote Results (Approved)**

Motion

Approval of the request with the following conditions:

A General Development Plan identifying any requested variances for proposed additions is presented to MPC for approval prior to issuance of development permits.

The Petitioner shall at the Site Plan hearing submit a Campus Master Plan that is reflective of the ";CBC Campus"; diagram provided with the Revocable License Agreement accounting for additional parking.

Vote Results (Approved)

Motion: Wayne Noha

Second: Jeff Notrica

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

Dwayne Stephens	- Not Present
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Not Present

X. Presentations

XI. Other Business

XII. Executive Session

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.