



# Chatham County - Savannah Metropolitan Planning Commission

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Minutes  
June 13, 2023

## JUNE 13, 2023 MPC Meeting

*This Agenda and supporting material will be available prior to the meeting date at <https://www.thempc.org/Board/Tpc>.*

**This is for information only. These items have been received by the deadline to be heard at this meeting. Items are subject to change.**

All persons in attendance are requested to sign-in on the "Sign-In Sheet" located on the table outside the entrance of the meeting room. Persons wishing to speak on an agenda item should indicate their intent on a blue speaker card, noting the agenda item by number. Please give speaker cards to a MPC staff member.

It is the intent of the Planning Commission to allow all interested parties to comment on a particular item. To ensure that those present have the opportunity to comment, the Chairman shall reserve the right to set time limits on the debate as per the MPC Procedure Manual and By Laws. Both sides of the issue shall be afforded a total of at least ten [10] minutes but not more than thirty [30] minutes for testimony. Groups are encouraged to designate a spokesperson who should identify him/herself on the speaker card and when coming to the podium. Regardless, the Chairman has the discretion to limit or extend time limits.

The Georgia Conflict of Interest in Zoning Actions Statute (OCGA Title 36 Chapter 67A) requires disclosure of certain campaign contributions (totaling \$250.00 or more) made by applicants or opponents for rezoning actions. Failure to comply is a misdemeanor. More information is available on the internet at [www.lexis-nexis.com/hottopics/gacode/default.asp](http://www.lexis-nexis.com/hottopics/gacode/default.asp). Forms are available from MPC staff for individuals subject to this disclosure.

### I. Call to Order and Welcome

### II. Invocation and Pledge of Allegiance

### III. Approval of Agenda

### IV. Notices, Proclamations and Acknowledgements

[1. June 13, 2023 Personnel Committee Meeting, 11:00am, Jerry Surrency Conference Room, 112 East State Street](#)

[2. June 13, 2023 Finance Committee Meeting, 11:30am, Jerry Surrency Conference Room, 112 East State Street](#)

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

[3. TRICENTENNIAL COMPREHENSIVE PLAN AMMENDMENT FUTURE LAND USE MAP | 343 Buckhalter Road | 23-002328-ZA](#)

📎 [Application.pdf](#)

📎 [Buckhalter Rd. Area Current FLU \[Savannah\].pdf](#)

📎 [Buckhalter Rd. Area FLU Proposal \[Savannah\].pdf](#)

📎 [Letters Opposing the request to change to Light Industrial.pdf](#)

📎 [Staff Report.pdf](#)

[Staff Report.pdf](#)

[Letters Opposing the request to change to Light Industrial.pdf](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Voting )**

Motion: Travis Coles

Second: Joseph Ervin

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

[4. ZONING MAP AMENDMENT | 23-001408 -ZA | 810 E. Broad St.; 613-623 E. Gwinnett St.; 610-614 E. Bolton St. | Rezone from TC-2 to D-X](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Voting )**

Motion: Travis Coles

Second: Joseph Ervin

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

Elizabeth Epstein	- Not Present
Traci Amick	- Not Present
Jay Melder	- Not Present
Michael Kaigler	- Not Present

[5. MAP AMENDMENT | 309, 311, 313, 315, 323, 325, 331, 335, and 343 Buckhalter Road | Rezone from RA-CO to I-L | 23-000304-ZA](#)

- 📎 [Application.pdf](#)
- 📎 [combined.maps.pdf](#)
- 📎 [Signed annex 52.860 acres off Buckhalter rd.pdf](#)
- 📎 [Ordinance.pdf](#)
- 📎 [Sound Wall Agreement.pdf](#)
- 📎 [I-L.pdf](#)
- 📎 [Existing R-A List of Uses.pdf](#)
- 📎 [Dev Standards-R-A.pdf](#)
- 📎 [Letter of Support for Aproval #2.pdf](#)
- 📎 [Letter of Support for the Approval #1.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [FW\\_ Buckhalter Road Rezoning.pdf](#)
- 📎 [FW\\_ May 2nd Map Amendment vote.pdf](#)
- 📎 [Letters Opposing the request to change to Light Industrial.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [Letters Opposing the request to change to Light Industrial.pdf](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Rejected )**

Motion: Travis Coles  
Second: Joseph Ervin

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

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

[6. MAP AMENDMENT | Six \(6\) parcels on DeRenne Avenue | Rezone from RSF-6 to OI-E | 23-000304-ZA](#)

📎 [Letters Opposing the request to change to Light Industrial.pdf](#)

📎 [Application.pdf](#)

📎 [Application.pdf](#)

📎 [Dev Standards-R-A.pdf](#)

📎 [I-L.pdf](#)

📎 [Signed annex 52.860 acres off Buckhalter rd.pdf](#)

📎 [Sound Wall Agreement.pdf](#)

📎 [Staff Report.pdf](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Not Started )**

Motion: Travis Coles

Second: Joseph Ervin

**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 May 23, 2023 Meeting Minutes](#)

📎 [05-23-2023-meeting-minutes.pdf](#)

**Motion**

The MPC approved the May 23, 2023 meeting minutes as presented.

**Vote Results ( Not Started )**

Motion: Travis Coles  
Second: Joseph Ervin

## VIII. Old Business

## IX. Regular Business

### [8. Zoning Map Amendment | 1111 Bradley Boulevard | Rezone from R-A to PUD-IS | File no. Z-0423-000373](#)

- [☞ Staff Report .pdf](#)
- [☞ Maps.pdf](#)
- [☞ aerial context.pdf](#)
- [☞ Staff Report .pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, presented the MPC staff report. The Applicant Harold Yellin, as agent for Beth Linebarger, is proposing to rezone a +/- 5-acre tract of land from R-A (Residential Agriculture) to PUD-IS (Planned Unit Development - Institutional). The subject property is located on the south side of Bradley Boulevard approximately 400 feet east of U.S. Highway 17 Ogeechee Road. The tract is undeveloped and has never been developed with active use. The Applicant originally filed the petition to request a B-N (Neighborhood – Business) zoning classification, but after meeting with staff it was determined that the alternative PUD-IS was a more appropriate designation for the area. The Petitioner's stated intent for rezoning is to establish an indoor sports facility at this location.

The subject property retains its original zoning. Adjacent rezoning s include:

- The vacant parcel immediately west of the subject property was rezoned from R-A to B-C in April 2018.
- The Fire Station immediately east of the subject property was rezoned in July 2011.
- The residential subdivision and adjacent convenience store were rezoned in July 2008.

The Applicant is requesting to rezone the subject property to the PUD-IS classification which allows cultural facilities, offices, and institutional uses, civic, commercial, and other uses as approved by the MPC (Sec. 4-6.611). The proposed use of the site for indoor recreation is consistent with the goals and objectives of the Comprehensive Plan Future Land Use Map designation and with the residential mixed-use development pattern of the area. This pattern includes single-family, multifamily, and commercial along Bradley Boulevard which serves as a spine road for the residents in these neighborhoods.

The subject property is adjacent to commercial zoning and institutional uses and is located at a point in the neighborhood that would not impact the residential portion. In addition, the PUD-IS zoning has stricter buffer requirements than the existing commercial zoning that is adjacent, or to the proposed B-N (Neighborhood Business) zoning that the Applicant originally filed for. Staff finds that the proposed zoning is appropriate for this location.

Based upon the review criteria and consistency with the Comprehensive Plan, staff recommends approval of the request to rezone the identified property from R-A to PUD-IS and approval of the use of Indoor Recreation per Sec 4-6.611(a)(5) of the Chatham County Zoning Ordinance.

**Herold Yellin, Attorney for Applicant** stated that the Applicant who is the owner of Club Savannah Volleyball has been searching for a place to teach children volleyball between the ages of 8 and 18 from Savannah and Richmond Hill and geographically this is the best location for her. There is no specific use for a volleyball training center in the ordinance, the closest is an indoor sports facility.

He wanted to confirm that this will not be used for a multi-building sports facility but a single building to educate the youth about volleyball. He agrees with staff that the BN zoning doesn't fit their use.

### **PUBLIC COMMENT:**

None

**Motion**

Based upon the review criteria and consistency with the Comprehensive Plan, the Board recommends approval of the request to rezone the identified property from R-A to PUD-IS and approval of the use of "Indoor Recreation"; per Sec 4-6.611(a)(5) of the Chatham County Zoning Ordinance.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Joseph Ervin

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

[9. ZONING MAP AMENDMENT | Ogeechee Road and Chatham Parkway | Rezone from PUD-BC / CO to RMF-2-15 | File No. 23-002721-ZA](#)

- [☞ Staff Report 2721.pdf](#)
- [☞ Concept Plan.pdf](#)
- [☞ Application.pdf](#)
- [☞ maps.pdf](#)
- [☞ Concept Plan.pdf](#)
- [☞ Access Points.pdf](#)
- [☞ Staff Report 2721.pdf](#)
- [☞ Staff Report 2721.pdf](#)
- [☞ Staff Report 2721.pdf](#)

**Mr. Marcus Lotson, Director of Development Services** presented the staff report and recommendation the Applicant is proposing to rezone a tract of land from PUD-B-C / CO (Planned Unit Development - Community Business / Annexed) to RMF-2-15 (multifamily residential – 15 units per acre). A rezoning petition was filed in 2021 by a different petitioner for the subject property to rezone it from the current zoning to the R-3-25 designation which is a Chatham County multifamily designation that allows up to 25 units per acre. The Planning Commission recommended approval of Rezoning Map Amendment Ogeechee

Road PUD-BC /CO to RMF-2-15 2 to rezone the property, with conditions, but the request was ultimately denied by the Chatham County Commission who expressed concerns about the residential density and the vehicle trips being added to the Chatham Parkway and Ogeechee Road corridors. Prior to the November 2021 MPC hearing, the Applicant met with the Chatham County Department of Engineering. The purpose of the meeting was to address issues related to access onto Chatham Parkway and issues of Stormwater management. The County Engineers' concern at the time was how they could participate in the development review process if the property was annexed. Chatham County indicated a desire to be included in the review process because of potential impacts on County maintained infrastructure. The Applicant consented to enter into an agreement with Chatham County that would ensure the requested review.

He noted that there had been significant growth and other surrounding properties have been annexed into the City. The subject property was annexed in July 2022. The property is currently 28 acres and bound on the south side by rail lines and abuts a shopping center on the north side. It has access to Chatham Parkway on the east and on the west, there is undeveloped land that appears to contain significant wetlands. The Petitioner did provide a Concept Plan with 9 proposed residential buildings with 39 units each.

The Petitioner is requesting to rezone the subject properties to the RMF-2-15 classification for the purpose of creating a residential apartment community. Commercial and residential development in the Ogeechee Road and Chatham Parkway corridors has increased in recent years as the western portion of the County continues to grow. There have been at least five rezoning requests for multifamily residential in the corridors over the last 3 years. This is due in part to the availability of large tracts of land and commercial services in the area.

The subject property is currently zoned commercial, which would allow uses such as grocery stores, hotels, restaurants, and retail, all of which could be developed on the property. The portion proposed to be rezoned can accommodate multifamily residential.

Based upon the existing zoning pattern and character of the area surrounding the subject property, as well as the review criteria; Staff recommends approval of the request to rezone the identified property from PUD-BC / CO to RMF-2-15 with the following conditions:

- The Applicant enters into an agreement with Chatham County regarding the review of any development plans specific to access to Chatham Parkway and Stormwater discharge into any County maintained system.

**Robert McCorkle, Attorney for Petitioner** stated similar to the Applicant's previous petitions approved by the MPC the subject property is surrounded by a lot of commercial buildings on the corner of Ogeechee Road and Chatham Parkway. The Applicant is proposing that 9-three-story buildings (351 Units) that have multiple amenities on site as well as the property will be fenced. The property was originally accessed by an easement but is now accessed by a public road. There have been five multifamily rezonings in the last three years in the area. The RMF-215 is consistent with the surrounding area whereas the current rezoning allows for truck stops, warehouses, liquor stores, hotels, and heavy equipment sales. This rezoning will create more green space, fewer trucks, and ultimately traffic.

He stated that Thomas and Hutton did a traffic study based on car count and on the first group for 352 units showing 2366 trips which most of which ignore multifamily housing, whereas a business park is about 7500 trips a day.

He states that multifamily housing is a good use and fulfills a need in the City. This will not adversely affect the surrounding area as there are no immediate neighbors. He states that it is consistent with the Comprehensive Plan and there are reasonable uses as it currently exists. The condition set by MPC staff is already in process. The Applicant drains into the canals, and they have to submit the plans to the County Engineering to approve that. The Applicant has intended to have retention ponds on site. He stated that there is going to be either the same amount of water being discharged or less.

#### **PUBLIC COMMENT:**

**Dorie Clark** stated she would like a buffer of trees and fencing. She also had some concerns about sound requirements with residential buildings and sound complaints as well as dumpster placement.

**Mr. Robert McCorkle, Attorney for Petitioner** stated that most things mentioned will be addressed in the site plan.

**Ms. Lauren Boles, Board Member** asked Mr. McCorkle to address issues raised by the dumpsters.

**Mr. McCorkle** stated that the dumpsters are conceptual and will be addressed with the site plan.

**Mr. Travis Coles, Vice Chairman** if staff is okay with the condition being removed?

**Mr. Marcus Lotson** stated that the first condition regarding traffic has solved itself and the second condition regarding water was out of precaution but not necessary.

**Mr. Jay Melder, City Manager** stated he has concerns with the wording of the condition and whether or not the Applicant would have to come back if the condition doesn't get met.

**Mr. Dwayne Stephens, Chairman** asked the purpose of the rezoning is for the density correct?

**Mr. Lotson** answered Correct.

#### **Motion**

Based upon the existing zoning pattern and character of the area surrounding the subject property, as well as the review criteria; the Board recommends approval of the request to rezone the identified property from PUD-BC / CO to RMF-2-15 without conditions

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

Motion: Travis Coles

Second: Shedrick Coleman

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

#### **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.***