



Chatham County - Savannah Metropolitan Planning Commission

November 28, 2023 MPC MEETING

Members Present: Karen Jarrett, Chairmanwoman
Travis Cole, Vice Chair
Laureen Boles
Jay Melder
Wayne Noha
Dwayne Stephens
Tom Woiwode
Michael Kaigler
Elizabeth Epstein
Traci Amick

Members Absent Joseph Ervin
Shedrick Coleman
Joseph Welch
Jeff Norica

Staff Present: Pamela Everett, Assistant Executive Director of Compliance and Operations
Edward Morrow, Director of 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. November 28, 2023 Personnel Committee Meeting, 11:30 am, Jerry Surrency Conference Room, 112 East State Street](#)

[📎 November 28 2023 Personnel 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 final agenda.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[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 the final agenda.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

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

Motion

Item removed from the final agenda.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[5. 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](#)

Motion

item removed from the final agenda.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- 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

[6. Major Subdivision | Bradley Pointe Phase 11 | Flagler Drive | File No. 23-005289-SUBP](#)

[Application..pdf](#)

[MP Revision with Cottages & M-Fam \(compressed\) - 7-27-15.pdf](#)

[Bradley Pointe Phase 11.pdf](#)

[Staff Report - Bradley Point, Phase 11 - 23-005289-SUB - Major SD.pdf](#)

Motion

Approval of the proposed Major Subdivision subject to 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.

Final plat approval contingent upon Metropolitan Planning Commission approval.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[7. Major Subdivision | Grand Harbor | Green Island Rd | File No. SUBD-0923-000413](#)

- [Application.pdf](#)
- [29298.0000 - General Development Plan_2021-6.1.21.pdf](#)
- [Staff Report - SUBD-0923-000413-Grand Harbor.pdf](#)
- [PLAT..pdf](#)

Motion

Approval of the proposed subdivision and Final Plat subject to condition.

Approval by the Chatham County Health Department and the County Engineer.
Provide Signature of Georgia registered surveyor and property owner on the Final Plat.
Final plat approval contingent upon Metropolitan Planning Commission approval.

Vote Results (Not Started)

Motion: Travis Coles
Second: Wayne Noha

VIII. Old Business

IX. Regular Business

[8. Special Use Request to have ancillary alcohol sales in a bakery/restaurant within TC-1 zoning district | 220 East 41st St | 23-005394-ZA](#)

- [2023 City Special Use 41st-revised application.pdf](#)
- [Combined maps.pdf](#)
- [Staff Report.pdf](#)
- [Letters of Support \(combined\).pdf](#)

Mr. Morrow, Director of Development Services, said The Petitioner requests approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish accessory alcohol sales within a bakery in the TC-1 zoning district. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the request be approved by the City Council, approval and issuance of an alcohol license will still be required for the sale of alcoholic beverages. The scope of the present review includes only those criteria established by the Zoning Ordinance regarding appropriateness of the use at the requested location.

The structure at 220/222 East 41st Street is a non-contributing resource in the Thomas Square Streetcar National and Local Historic Districts. It is located within a mixed residential and commercial area at the intersection of East 41st and Lincoln Streets.

The subject parcel is a conforming lot within the TC-1 zoning district, consisting of 0.124 acres (5,400 sf) in lot area and having 60 feet of frontage on E 41st Street. The property abuts a duplex on one side and other commercial structures, including the Lone Wolf Lounge, on the other. Primary ingress/egress as well as parking are provided via frontage on E 41st Street.

The subject parcel is within a parking reduction area, and at less than 3,000 square feet has no off-street parking requirement. Two spaces are available in front of the structure.

Mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting via the internet. They have received a good amount of support from neighbors and the Thomas Square Neighborhood Association. It is consistent with the current development pattern within the neighborhood.

MPC Staff recommend approval of the requested Special Use with the following conditions:

1. The Special Use Permit shall be nontransferable.
2. Accessory alcohol sales shall include beer and wine only.
3. Hours of operation shall be:
 - o Monday – Thursday: 7am to 7pm
 - o Friday – Saturday: 7am to 2am
 - o Sunday – 9am to 2pm

Mr. Josh Yellin, Agent for Petitioner, said his Petitioner has attended the Thomas Square Neighborhood Association Meeting, along with a lengthy Facebook post describing in detail the nature of the operation. The Thomas Square Neighborhood Association is recommending approval of the 7am-2am hours in the Staff report. The 3 adjacent businesses have also voiced their letters of support. They did check that Lone Wolf closes at 3am on Friday and Saturday, the Petitioner would like to close at 2am which is an hour before, however they are open to changing if needed.

Mr. Travis Coles, Board Member, asked if Lone Wolf Longue is open until 3am, why limit your business to 2am? Suggested to keep consistent since it is in the same area.

Mr. Yellin said the Petitioner is open to being open until 3am.

Mr. Jay Medler, City Manager, Were the hours of operation part of the Thomas Square Neighborhood Association Approval?

Mr. Yellin, said yes.

PUBLIC COMMENT:

Ms. Evaughn McQueen, Neighbor, is in opposition. Said she is the only resident on the block. Stated she is having problems with motorcycles and trucks revving and being loud at 3am or 4am. Asked if the impact the noise would have on the neighborhood has been considered.

Mr. Wayne Noha, Board Member, asked to figure out where Ms. McQueen is relocated in relation to the building. The Board was under the impression there were no residents on the block.

Ms. Evaughn McQueen stated she is at 211 E 40th Street.

Ms. Laureen Boles, Board Member, asked which way does the traffic come through?

Ms. Evaughn McQueen stated it typically goes through the Russo's Seafood parking lot and opens up to the through way and go towards Lincoln St. Asked will the noise increase, or what will be the impact?

Mr. Morrow, MPC Staff, stated at 1200 sf the business is not expected to have a significant impact. If appropriate, limiting the hours of operation could get traffic off the street earlier. With regard to the noise ordinance, enforcement of that is handled by the city.

Mr. Medler asked to clarify, cars can pass from the north on 40th all the way through the block behind the Lone Wolf Longue on to Lincoln St. He believes there are 3 bars on this block, he would like to take it back to his team with the City and look into how the noise ordinance is enforced.

Mr. Coles, Board Member, asked to go back over operating hours. Stated if they are serving food, the

Petitioner should be open until 3am.

Mr. Noha agrees that it should align with the adjacent businesses' hours.

Mr. Coles said He would like to make the motion for approval of Staff's recommendation for approval, with the modification that Friday and Saturday will be closing at 3am.

Mr. Medler asked to discuss that point. He said to make note if those hours of operation were discussed at the Neighborhood Association Meeting and that was contingent on their support. Hearing today's discussion, to have the Petitioner think if they want to change the hours.

Mr. Yellin stated if the motion is accepted by this Board, the Petitioner would be happy to make it conditioned on going back to the Neighborhood Association and getting their feedback.

Mr. Coles would like to amend his motion to include that it is contingent upon the Neighborhood Association.

Motion: for approval of Staff's recommendation for approval, with the modification that Friday and Saturday will be closing at 3am, contingent on the Thomas Square Neighborhood Association.

Motion

Approval of the requested Special Use with the following conditions:

Hours of Operation:

M-Thurs. 7am to 7pm

Fri-Sat. 7am to 3am (contingent upon the Thomas Square Neighborhood support of the 3am close time rather than 2am.)

Sun. 9am to 2pm

The Special Use Permit shall be nontransferable.

Accessory alcohol sales shall include beer and wine only.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye

X. Presentations

XI. Other Business

9. 2024 Planning Commission Meeting Calendar

📎 [Metropolitan Planning Commission 2024 Meeting Calendar.pdf](#)

Motion

Approval of the 2024 Meeting Calendar with condition of the November 26th meeting moved up one week to November 19th due to the Thanksgiving holiday.

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	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

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.