



Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
October 17, 2023 at 1:30pm

OCTOBER 17, 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. 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. October 17, 2023 Personnel Committee Meeting, 11:30 am, Jerry Surrency Conference Room, 112 East State Street](#)

[📎 October 23 2023 Personnel Committee Agenda.pdf](#)

[2. October 17, 2023 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

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

Motion

Item requested to be 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	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye

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

Motion

Item requested to be 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	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye

VI. Items Requested to be Withdrawn

[5. Short-Term Vacation Rental Overlay District Map Text Amendment | 501 E. Bay Street | 23-004258-ZA](#)

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. Approval of the September 12, 2023 Meeting Minutes](#)

[9.12.2023-meeting-minutes.pdf](#)

Motion

Approval of minutes

Vote Results (Approved)

Motion: Wayne Noha

Second: Shedrick Coleman

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

[7. MAJOR SUBDIVISION | Savannah Chatham Manufacturing Center | Four Lakes Parkway & Old River Road | File No. 23-005044-SUBP](#)

[Application.pdf](#)

[Site Plan.pdf](#)

[Number of parcels with two existing parcels..pdf](#)

[Staff Report - 177 Four Lakes Parkway - 23-005044-SUB - Sav. Manufacturing-Four Lakes Blvd. Major SD.pdf](#)

Motion

Approval of the proposed Major Subdivision subject to conditions.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

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

[8. Authorize MPC Executive Director to Execute contract with Polaris Business Solutions.](#)

[📎 MPC Approval of Budget Software_mw.pdf](#)

Motion

Approval of Authorization for MPC Executive Director to execute contract with Polaris Business Solutions.

Vote Results (Approved)

Motion: Wayne Noha

Second: Shedrick Coleman

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

Michael Kaigler	- Aye
Traci Amick	- Aye

VIII. Old Business

IX. Regular Business

[9. Map Amendment request to rezone from R-1-A/EO to I-P | 50 Diamond Causeway | Z-0923-000411](#)

- 📎 [ZONING MAP Z-0923- 000411.pdf](#)
- 📎 [Table 1 - Development standards for R-1-A.pdf](#)
- 📎 [Table 2 - Development Standards for I-P.pdf](#)
- 📎 [Exhibit 1 - R-1-A Allowed Uses.pdf](#)
- 📎 [Exhibit 2 - I-P Allowed Uses.pdf](#)
- 📎 [Staff Report .pdf](#)

Motion

Approval of the request to rezone the identified property, 50 Diamond Causeway with PIN# 10219 01003A from R-1-A/EO to I-P. With conditions of ancillary church uses only. Anything else must come back before the Planning Commission.

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

[10. Comprehensive Plan Future Land Use Map Amendment| 505 E. 54th St | 23-004628-ZA](#)

- 📎 [505 E 54th Revised Rezoning_FLUM App.pdf](#)
- 📎 [Letter of Opposition.pdf](#)
- 📎 [FLU MAP 23-004628-ZA \(FLUM\).pdf](#)

[505 E 54th FLUM Staff Report.pdf](#)

Motion

Approval of the requested FLUM amendment.

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

[11. Zoning Map Amendment | 505 E. 54th | Rezone RSF-6 to RMF-2 \(25\) | 23-004627-ZA](#)

[505 E 54th Revised Rezoning_FLUM App.pdf](#)

[combine maps.pdf](#)

[505 East 54th St Staff Report.pdf](#)

[2023-09-29_505 East 54th Street_Site Proposal_Updated.pdf](#)

[Uses and Development Standards.pdf](#)

[letter of Support - 505 E. 54th Street petition to rezone.pdf](#)

[Public comments-Opposition.pdf](#)

[letter of Support - 505 E. 54th Street petition to rezone.pdf](#)

Motion

Approval of the request to rezone to Residential Multi-family 2-19 (RMF-2-19) with the following conditions:

The historic Gould Cottage and carriage house shall be preserved.

Any new construction shall not exceed 2 stories with a maximum ridge height not to exceed that of the historic structures on the property.

Future development shall be substantially consistent with the conceptual plan provided in association with the rezoning.

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