



Chatham County - Savannah Metropolitan Planning Commission

Meeting Minutes

July 23, 2024 MPC MEETING

Members Present: Karen Jarrett - In person
Travis Cole - In person
Amanda Wilson - In person
Dwayne Stephens - In Person
Tom Woiwode - In person
Jeff Notrica - In person
Traci Amick - Online
Michael Kaigler - In person
Stephen Plunk - In person
Joseph Ervin - In person
Laureen Boles - In Person
Coren Ross - In Person

Members Absent: Joseph Welch
Jay Melder

Staff Present: Pamela Everett, Assistant Executive Director of Compliance & Operations
Edward Morrow, Director of Development Services/Current Planning
Subashi Karunaratne, Planner, Development Services
Brad Clement, Senior Planner, Development Services
Sally Helm, Administrative Assistant II, Development Services/Current Planning

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

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

[1. General Development Plan w/ Variance | 1202 E. 69th St. & 1206 E. 68th St. | 24-001053-PLAN](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin - Aye

Tom Woiwode - Aye

Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

[2. General Development Plan w/ Variance | 4219 Bull St, 4307 Bull St, 20 W. 59th St, 20 w. 60th St | 24-003617-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

[3. Comprehensive Plan Future Land Use Map Amendment| 2514 Whitaker St | 24-003249-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

4. Map Amendment request to rezone from TN-2 to TC-1 | 2514 Whitaker St | 24-003248-ZA**Motion**

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

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

5. Approval of the June 11, 2024 Meeting Minutes

🔗 [06-11-2024-mpc-meeting-minutes.pdf](#)

Motion

Approval of the June 11, 2024 meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

6. Approval of the July 9, 2024 Meeting Minutes

🔗 [07-9-2024-mpc-meeting-minutes.pdf](#)

Motion

Approval of the July 9, 2024 meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

7. Major Subdivision | Beacon Point Phase 1A | 3401-A Highgate Blvd | File No. 24-003115-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL_1_BEACON POINT AT NEW HAMPSTEAD PHASE 1A \(2\).pdf](#)

🔗 [24-003115-SUBP-Beacon-Point-Staff Report BC.pdf](#)

Motion

Approval of the proposed major subdivision subject to the following conditions:

Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain

Amanda Wilson

- Aye

8. [Approval of Specific Development Plan with Variance | 5792 Ogeechee Rd | SP-0324-000457](#)

🔗 [GDP w Approval Memorandum - 5792 Ogeechee.pdf](#)

Motion

N/A

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

VIII. Old Business

IX. Regular Business

9. [Comprehensive Plan Future Land Use Map Amendment| 2505 & 2521 Fort Argyle Rd | 24-003509-ZA](#)

🔗 [2505 & 2521 FORT ARGYLE RD_24-003509-ZA_FLUM APPLICATION.pdf](#)

🔗 [PETITION FOR ANNEXATION - UPDATED.pdf](#)

🔗 [RECORDED PLAT, 2521 FT. ARGYLE RD, BOOK53PAGE717.pdf](#)

🔗 [2505 & 2521 FORT ARGYLE RD_24-003509-ZA_FLUM Staff Report.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning, presented the Staff Report. Mr. Morrow stated the Petitioner requests amendment of the Future Land Use Map (FLUM) from Residential Suburban Single-Family to Commercial – Suburban in support of future use of the property consistent with its present B-N (Neighborhood Business) zoning classification. The subject properties are located in unincorporated Chatham County. The Applicant submitted a petition to the City of Savannah in December 2023 seeking annexation of parcels identified as 2502, 2521, 2529 Fort Argyle Road and 101 Middle Landing Road into the City. MPC Staff found no record of the annexation petition on a City Council agenda, though it has been.

There are two buildings on parcel 11048B01022. The larger building was used for an apartment and

convenience market since 1946 and the smaller building was used as a service repair garage since 1982. The parcel 011048B01023 was used for a single-family residence, which is now demolished. The two parcels are zoned B-N (Neighborhood Business). The Applicant is proposing to use the land in a manner consistent with its zoning district but cannot do so at present due to *NewZO's* strict consistency requirement with the Comprehensive Plan. The subject parcels were rezoned from R-A (Residential-Agriculture) to B-N (Neighborhood Business) by the Chatham County Commission at its November 8, 2019, meeting following a recommendation of approval from the MPC on September 17, 2019. MPC Staff objected to the change at that time due to proximity to wetlands and lack of consistency of the request with the Future Land Use Plan, which designated the area for suburban low density residential use. Although the subject parcels are not yet annexed into the City, the requested land use category would align with the Future Land Use Map (FLUM) designation of the properties with the requirements of *NewZO*. A Future Land Use designation of Commercial - Suburban is required for the existing Neighborhood Business zoning to remain compatible following annexation. Whether developed in Chatham County or the City of Savannah, the site will ultimately be required to go through a specific Development Plan review. Denial of the request would most likely result in the site's development in accordance with all applicable Chatham County Development Standards as it currently has the zoning designation appropriate for the proposed use within Chatham County. MPC Staff recommends **approval** of the request to amend the FLUM to reflect Commercial- Suburban use.

Mr. Donald Dyches, Petitioner, said he agrees with the presentation and is available for any questions. There being no public comment or Board discussion, the Board entertained a motion.

Motion

Approval of the request to amend the FLUM to reflect Commercial Suburban use.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

[10. Comprehensive Plan Future Land Use Map Amendment| 0 Williams St. | 24-003649-ZA](#)

📎 [0 WILLIAMS ST_PIN 20084 04012_24-003649-ZA_FLUM AMENDMENT.pdf](#)

📎 [0 WILLIAMS ST_PIN 20084 04012_24-003648_FLUM Staff Report.pdf](#)

📎 [FLU MAP 24-003649-ZA.pdf](#)

📎 [combined public comment.pdf](#)

Ms. Subashi Karunaratne, Planner, presented the Staff report. **Ms. Karunaratne** stated that the Petitioner requests amendment of the Future Land Use map from Residential General to Traditional Commercial. The subject parcel is currently undeveloped. The amendment is requested in association with a proposal to develop the land with townhouses. Grayson Stadium is located about 300' west of the subject property. Historically, the development pattern for the area has been a mix of residential and commercial uses south of East Victory Drive. According to Plan 2040, the parcel is within the Urban Transitional Character Area, where medium-high residential density is anticipated. To the west of the subject parcel, some properties are zoned for Traditional Commercial – 1 with the FLUM designation of Traditional Commercial. The proposed development for the land involves townhouses, which are not permitted under the current RSF-6 (Residential Single Family – 6) zoning designation. Among the zoning districts that do allow townhouses, Traditional Commercial – 1 seems to be the most appropriate for the parcel. This change not only allows for the efficient use of the lot but also presents an opportunity to enhance the community with a more diverse housing option, in line with the surrounding zoning. Previous studies conducted by MPC and CORE-MPO have suggested that the area surrounding the subject property is more suited to establish a mix of traditional residential and neighborhood commercial uses in a walkable environment. The studies further found that the area requires a mix of housing types, including missing middle housing to increase the housing supply to serve a diverse range of people and to encourage the development of higher-density housing adjacent to traditional commercial uses.. MPC Staff recommends **approval** of the request to amend the FLUM to Traditional Commercial.

Mr. James Silver, Petitioner, stated they are trying to build three-unit townhouses. One of them will become our home and the other two as an investment with us on that property. This will be simple two-story townhomes with rear entry garage to keep the neighborhood looking the way we found it. We are hopeful to be able to move into the neighborhood.

Mr. Dwayne Stephens, Board Member, asked what the motivation for this being commercial zoning rather than residential zoning since these are going to be townhomes.

Ms. Ellen Harris, Ethos Preservation, said one of the key factors was that TC-1 already exists across the street. We did look at the RM-F districts, the issue with those districts is, they have more suburban setback requirements which does not fit in with the character of the area at all. The TN-1 district is specifically spelled out in the ordinance as only for the Victorian District. The TN-2 is only for the Streetcar Historic District. If we went with those, we would also be having to make a Text Amendment which could potentially have implications throughout the City. It just seemed appropriate that TC-1 was the most logical.

Ms. Karen Jarrett, Chairwoman, asked about the TR districts.

Ms. Harris said TR-3 does not allow for multifamily and TR-1 and TR-2 are too limited in terms of density to allow for the three units on the site.

Motion

Approval of the request to amend the FLUM to Traditional Commercial.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye

Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

11. Map Amendment request to rezone from RSF-6 to TC-1 | 0 Williams St. | 24-003648-ZA

🔗 [0 WILLIAMS ST_PIN 20084 04012_24-003648-ZA_MAP AMENDMENT.pdf](#)

🔗 [Petitioner Exhibits.pdf](#)

🔗 [0 WILLIAMS ST_PIN 20084 04012_24-003648-ZA_MAP_Staff Report.pdf](#)

Ms. Subashi Karunaratne, Planner, presented the staff report. **Ms. Karunaratne** stated that the Petitioner requests the rezoning of the subject parcel from an RSF-6 (Residential Single Family-6) district to an TC-1 (Traditional Commercial-1) to use the undeveloped land as townhouses. The subject parcel is currently undeveloped. Grayson Stadium is located about 300' west of the subject property. Historically the development pattern for the area was a mix of residential and commercial uses south of East Victory Drive. Previous studies conducted by MPC and CORE-MPO have suggested that the area surrounding the subject property is more suited to establish a mix of traditional residential and neighborhood commercial uses in a walkable environment. The studies further found that the area requires a mix of housing types including missing middle housing (e.g., townhomes, stacked flats, multifamily, etc.) to increase the housing supply and serve a diverse range of people and to encourage the development of higher-density housing adjacent to traditional commercial uses. The future land use in the plan of these studies (appended to the Staff Report) suggests that the subject parcel be categorized as multi-family residential.

MPC Staff recommends approval of the request to rezone the subject parcel from RSF-6 (Residential Single Family -6) district to a TC-1 (Traditional Commercial -1) zoning district with the following conditions.

1. The development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future redevelopment of the site for any other TC-1 use shall require MPC review and approval of a General Development Plan.
2. A 'Type A' Buffer shall be installed along every property line where the townhome development adjoins a single-family residential parcel.

Ms. Ellen Harris, Ethos Preservation, stated the Applicants are amenable to those conditions.

Motion

Approval of the request to rezone the subject parcel from an RSF-6 (Residential Single Family-6) district to a TC-1 (Traditional Commercial-1) zoning district with the following condition:

Development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future redevelopment of the site for any other TC-1 use shall require MPC review and approval of a General Development Plan.

A 'Type A' Buffer shall be installed along every property line where the townhome development adjoins a single-family residential parcel.

Vote Results (Approved)

Motion: Travis Coles

Second: Stephen Plunk

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

12. Master Plan Amendment | Bradley Pointe South | 24-003452-PLAN

☞ [SUBMITTAL 1_BRADLEY POINTE SOUTH SUBDIVISION_6.20.24_SITE PLAN APPLICATION.pdf](#)

☞ [SUBMITTAL 1_BRADLEY POINTE SOUTH SUBDIVISION_6.20.24_REVISED MASTER PLAN.pdf](#)

☞ [SUBMITTAL 1_BRADLEY POINTE SOUTH SUBDIVISION_6.20.24_ORIGINAL MASTER PLANS.pdf](#)

☞ [SUBMITTAL 1_BRADLEY POINTE SOUTH SUBDIVISION_6.20.24_NARRATIVE.pdf](#)

☞ [Staff Report - Bradley Pointe South Phase 7 - 24-003452-PLAN.pdf](#)

Mr. Brad Clement, Senior Planner, presented the Staff report. **Mr. Clement** said the petitioner is requesting approval of an amendment to the Master Plan for the Bradley Pointe South PD. Tract 7 is a Single-Family detached tract within the larger development located at the intersection of Highway 17 and Bradley Boulevard south of the Coastal Georgia Botanical Gardens. The proposed change amends the map of the PD and replaces the previously approved single-family detached housing type with another approved single-family detached housing type with a smaller lot configuration. Bradley Pointe South was initially approved with a maximum of 950 residential units on a 277.15-acre site. He stated that 662 units were designated as single family detached residential lots and the remaining 288 units were designated as multi-family residential. The Master Plan, approved by the MPC in 2010 consisted of a maximum of the 1,028 units of which 740 units are designated as single family detached residential lots and the remaining 288 units designated as multi-family. In 2015 the Master Plan was amended to create 59 patio lots. The lots created have a narrow width of 34 feet with a depth of 100 feet. The concept of the small, detached lot patio home was designed to meet a niche in the market that provided a detached product on a smaller lot. The small lot patio home was an alternative to an attached single-family town home which at the time was viewed much the same as apartment style living. The patio homes were designed to fit on lots vary in size from 1,888 square feet to 2,182 square feet under roof with heated and cooled areas that vary from 1,563 square feet to 1,887 square feet. This was achieved by designing structures to be two-stories in height with a significant depth of up to 48 feet. Each patio home featured a single car garage with additional parking provided in the driveway. The patio lots have a 25-foot front yard and rear yard setback as well as a five-foot side yard setback and provide 10 feet between structures. The setbacks are typical of developments with conventional single-family lots. The proposed Master Plan

Amendment seeks to complete the development with the construction of 31 detached single-family homes of the size and character of those that had previously been approved by the 2015 amendment.

When the signs and public notice mailers first went out, there was a discrepancy on the signs. It indicated there was discussion of apartments or commercial going in this area. Those signs were immediately retracted, and new posting signs were made with the correct information. That area is simply going to be 31 detached single-family homes. Contact with the Property Management was made to let them know of the error and provide correct information regarding the amendment to the Master Plan.

MPC staff recommends **approval** of the requested Master Plan amendment. As proposed, the Plan will also enable the connection of Bradley Boulevard, improving traffic circulation through the development.

Mr. Neil McKenzie, Coleman and Company, said the point of this is, there was wetlands call in the last phase. There was a lot of wetlands change in that area which caused us to lose lot yields. In order to get the yields back up to what we had originally planned we chose to go with the smaller lots.

Mr. Dwayne Stephens, Board Member, asked for clarity regarding the 86-unit reduction.

Mr. McKenzie said the original Master Plan and subsequent amendments were approved at 1028 units. The build out will be 942.

PUBLIC COMMENT

Ms. Bethany Chapman said she lives in Bradley Pointe South. She said she was there today because it was her understanding the developer was attempting to rezone the area as a commercial development. She said her and her neighbors were concerned about the future implications of this. She stated she was opposed to any commercial development in their area.

Ms. Jarrett clarified that the petition was only for single family homes in a residential area.

Mr. Travis Coles asked staff how this was misadvertised.

Mr. Clement said the language referenced specific versions of the Master Plan through its iterations. The original Master Plan did include apartment and Commercial uses. This particular Tract, Tract 7, was never going to be used Commercial. It was a miscommunication and misunderstanding. **Ms. Helm** explained the staff member that read the Master Plan Amendment, looked at the original Master Plan document and mistakenly sent the information for signage out with the Commercial use language. The error was corrected as soon as it was noticed. New public notice signs were made and posted immediately. The public notice mailers that went out were correct. Phone calls were made, HOA was contacted, and the Community Face Book page was noticed.

Mr. Eric Lewis said his concern is traffic. This area floods badly, the flooding cut off the two main exit roads to the area. The traffic is so bad that it backs up past Fire Station 12 at times and the Fire Department could not get out of the Fire Station. These are safety issues that need to be solved.

Ms. Jarrett said this is not the Board that could address those issues. She stated it has always been a concern of hers when she sees one way in and one way out of a development. Fortunately, there is an overall reduction of density rather than an increase.

Motion

Approval of the requested Master Plan amendment. As proposed, the Plan will also enable the connection of Bradley Boulevard, improving traffic circulation through the development.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Abstain
Amanda Wilson	- Aye

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. 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.