



## Chatham County - Savannah Metropolitan Planning Commission

---

Minutes  
May 21, 2024 at 1:30pm

### May 21, 2024 MPC MEETING

Members Present: Karen Jarrett - In person  
Travis Cole - In person  
Laureen Boles - In person  
Jay Melder - In person  
Tom Woiwode - In person  
Jeff Notrica - In person  
Traci Amick - In person  
Joseph Welch - On line  
Michael Kaigler - In person  
Stephen Plunk - In person  
Joseph Ervin - In person  
Coren Ross - In Person

Members Absent Wayne Noha  
Dwayne Stephens

Staff Present: Melanie Wilson, Executive Director  
Edward Morrow, Director of Development Services/Current Planning  
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

##### 1. Approval of the May 21, 2024 MPC Meeting Agenda

###### **Motion**

Approval of May 21, 2024 Meeting Agenda

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

Motion: Travis Coles

Second: Stephen Plunk

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye

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

#### IV. Notices, Proclamations and Acknowledgements

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

##### [2. FLUM Amendment request to rezone from TR-2 to TC-1 | 1421 West Gwinnett St | 24-001813-ZA](#)

###### **Motion**

Item removed from final agenda

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

Motion: Travis Coles

Second: Laureen Boles

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

##### [3. Map Amendment request to rezone from TR-2 to TC-1 | 1421 West Gwinnett St | 24-0001759-ZA](#)

###### **Motion**

Item removed from final agenda.

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

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin - Aye

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch - Aye

Coren Ross - Aye

Karen Jarrett - Aye

Dwayne Stephens - Not Present

Wayne Noha - Not Present

Jeff Notrica - Aye

Laureen Boles - Aye

Stephen Plunk - Aye

Jay Melder - Aye

Michael Kaigler - Aye

Traci Amick - Aye

[4. Text Amendment | Zoning Ordinance -Article 7, Section 7.8.10\(b\) Savannah Downtown Historic District Design Standards | 24-000559-ZA](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin - Aye

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch - Aye

Coren Ross - Aye

Karen Jarrett - Aye

Dwayne Stephens - Not Present

Wayne Noha - Not Present

Jeff Notrica - Aye

Laureen Boles - Aye

Stephen Plunk - Aye

Jay Melder - Aye

Michael Kaigler - Aye

Traci Amick - Aye

[5. Text Amendment | Zoning Ordinance -Article 7, Section 7.13-1 Hotel Development Overlay District | 24-000558-ZA](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

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

[6. Map Amendment request to rezone from B-C to RM-18 | 0 Ft. Argyle Road | 24-002471-ZA](#)

**Motion**

Item removed from final agenda.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye

Traci Amick - Aye

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

**Motion**

Item removed from final agenda.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- 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**

[8. Approval of the April 30, 2023 Meeting Minutes](#)

🔗 [04-30-2024-mpc-meeting-minutes.pdf](#)

**Motion**

Approval of April 30, 2024 Meeting Minutes.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Joseph Ervin

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

[9. Major Subdivision | Oakwood at New Hampstead Phase 1C | 2360 Ft. Argyle Rd | File No. 24-002220-SUBP](#)

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL\\_1\\_24-002220-SUBP\\_OAKWOOD AT NEW HAMPSTEAD PHASE 1C.pdf](#)

🔗 [Staff Report.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: Joseph Ervin

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

Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

10. Major Subdivision | The Palms Townhomes| 3100 Highgate Blvd| File No. 23-006299-SUBP

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL\\_1\\_23-006299-SUBP THE PALMS TOWNHOMES.pdf](#)

🔗 [Master Key Map.pdf](#)

🔗 [Staff Report.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: Joseph Ervin

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

11. Authorize Executive Director/CEO to execute the Memorandum of Understanding (MOU) for the Coastal Region Metropolitan Planning Organization (CORE MPO)

🔗 [MPC Board Memo MOU Execution.MW.pdf](#)

🔗 [MPC.pdf](#)

**Motion**

Authorization for Executive Director to execute the Memorandum of Understanding for the CORE MPO.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Joseph Ervin

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

12. Text Amendment | Hitch Village PUD| plans for ELC | 24-002441-ZA

🔗 [FRED WESSELS\\_HITCH VILLAGE PUD\\_SEC. 8-3049\\_24-002441-ZA\\_TEXT AMENDMENT APPLICATION.pdf](#)

🔗 [ZONING MAP 24-002441-ZA.pdf](#)

🔗 [LETTER TO MPC\\_HAS EXEC 20240424 PUD AMENDMENT WITH EXHIBITS.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [Z221030 ECLC Site Plan Exhibit.pdf](#)

🔗 [Amended Master Plan.pdf](#)

🔗 [HAS Explanation of Amendment Request.pdf](#)

**Motion**

Approval of the Text Amendment, Hitch Village PUD.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Joseph Ervin

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



Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

## VIII. Old Business

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

- 🔗 [Exhibit 1 - Environmental Overlay Standards.pdf](#)
- 🔗 [Exhibit 2 - R-2 Use Table.pdf](#)
- 🔗 [Exhibit 3 - Development Standards for Nonresidential Uses.pdf](#)
- 🔗 [Exhibit 4 - B-N Use Table.pdf](#)
- 🔗 [Exhibit 5 - B-N and B-1 Comparison Table.pdf](#)
- 🔗 [Exhibit - Site Plan \(Existing\).pdf](#)
- 🔗 [Application..pdf](#)
- 🔗 [combined letters of opposition.pdf](#)
- 🔗 [Staff Report..pdf](#)
- 🔗 [combined letters of support.pdf](#)
- 🔗 [McCorkle - 202 Shipyard slides.pdf](#)

**Mr. Brad Clement, Senior Planner, Development Services**, presented the Staff Report. Mr. Clement stated the Petitioner Robert L. McCorkle, III., as agent for Corbin and Amy Zipperer is proposing to rezone a +/-1.38-acre tract of land from R-2/EO (Two Family Residential – Environmental Overlay) to B-N/EO (Neighborhood Business – Environmental Overlay). The subject property is located on the north side of Shipyard Road approximately 688 feet east of Whitefield Avenue. The tract is currently occupied and operating as a landscaping business (Low Country Landscapes). The Applicant purchased the subject property in 2007 and has been operating the business on the premises for the last 17 years. At the time of purchase, the structure on the parcel (formerly a single-family home) was vacant. Approximately four years ago, the Applicant renovated the structure for office use and maintained a business license corresponding to the 202 Shipyard Road address. In a recent business license renewal, it was noted that the address was not zoned for commercial use and an enforcement action resulted. The Applicant is now seeking to rezone the subject property and continue operation uninterrupted in conformity with the zoning ordinance.

Based upon the review criteria, consistency with the Future Land Use Map, and current land uses Staff recommends denial of the request to rezone the identified property from R-2/EO to B-N/EO and alternatively approve of the rezoning of the property to B-1/EO conditioned on the following:

1. Any significant alteration in the nature or configuration of the present use shall require submission and approval of a site plan meeting the standards of the B-1 zoning district, except that paved surfacing shall not be required unless deemed necessary by the Chatham County Engineering Department.

**Mr. Robert McCorkle, Agent for the Petitioner**, stated we support Staff's recommendation for approval as well as their condition. The landscaping business has been operating in this property for over 17years. There are several commercial uses on the properties that immediately surround this property. This is the only property here that is not already zoned for commercial purposes although it has been in that use for a long time. Unless you drive down the driveway of this property there is no way to tell there is any kind of office or business operation there. It appears from the street as heavily buffered, from the street appears as a residential property. There are pickup trucks and trailers, no large equipment running out of this property. Over the period of 17 1/2 years there have been no disputes with their neighbors or any ordinance violation from the county. We submitted 5 letters of support for the rezoning to allow the business to stay there.

**Ms. Laureen Boles, Board Member**, asked if there were any letters of opposition or any community meetings where there were opposition.

**Mr. Clement** said there were letters of opposition dated when the case began almost a year ago. There were people speak out at the neighborhood meeting. There appeared to be confusion as to the nature of what was going on.

**Mr. McCorkle** said one of the reasons we delayed this item was because some of the people at the neighborhood meeting were concerned about the other project that was on Ferguson that had been before the Planning Commission that had issues going on with it. Some of the comments that were received were about the trucks in the morning. It was about a different operation that operated before 6 a.m. It was not about this operation.

#### **Motion**

Based upon the review criteria, consistency with the Future Land Use Map, and current land uses the Planning Commission denies the request to rezone the identified property from R-2/EO to B-N/EO and alternatively approves of the rezoning of the property to B-1/EO conditioned on the following.

Any significant alteration in the nature or configuration of the present use shall require submission and approval of a site plan meeting the standards of the B-1 zoning district, except that paved surfacing shall not be required unless deemed necessary by the Chatham County Engineering Department.

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

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye

Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

## IX. Regular Business

### 14. Master Plan Amendment | 0 Grand Prize of America | 24-0002547-ZA

- 🔗 [0 GRAND PRIZE OF AMERICA AVE\\_PINS 20436 01048, -045\\_24-002547-ZA\\_APPLICATION.pdf](#)
- 🔗 [16716.0003 - Parcel 8A & 8B-2 Master Plan Amendment.pdf](#)
- 🔗 [ZONING MAP 24-002547-ZA.pdf](#)
- 🔗 [MASTERPLAN REVISION - 04.26.2024.pdf](#)
- 🔗 [Staff Report.pdf](#)

**Mr. Brad Clement, Senior Planner, Development Services**, presented the Staff Report. Mr. Clement stated the Petitioner is requesting approval of an amended Master Plan for The Reserve at Savannah Harbor, a residential development on Hutchinson Island located approximately 700 feet northeast of Wayne Shakelford Parkway and approximately 1,675 feet east of U.S. Highway 17A (Talmadge Bridge) within a PD (Planned Development) zoning district.

Previously Approved:

- (101) Type B Single Family Attached Townhomes
- (48) Type C Single Family Attached Townhomes
- (32) Type D Single Family Detached Homes
- (4) Type E Single Family Detached Homes

Requesting approval of modifications to reflect:

- (152) Type B Single Family Attached Townhomes
- (30) Type D Single Family Detached Homes
- On-Street Parallel Parking

Since the initial approval of the Master Plan in 2004, other than infrastructure, there has been little vertical construction in the planned area. The economic downturn of the mid 2000's and changes in ownership are the primary reasons for the pace of development. Lots have been platted, roads, water, sewer, and detention have been constructed and accepted and there are currently 12 residents in place. The portion of the Master Planned area impacted by this modification has not been platted or improved. These modifications will only impact the intent of the Master Plan going forward. MPC Staff recommends approval of the request to amend the previously approved Master Plan for The Reserve at Savannah Harbor.

**Mr. Felipe Toledo, Thomas & Hutton, Agent for Applicant**, stated they agreed with Staff's recommendations and as the Board to take that into consideration.

There was no further discussion.

### **Motion**

Approval of the request to amend the previously approved master plan for The Reserve at Savannah Harbor.

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

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin - Aye

Tom Woiwode - Aye

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

15. Special Use Request for Indoor Amusement/year-round haunted house | 100 West Lathrop Ave | 24-002463-ZA

🔗 [100 W LATHROP AVE\\_24-002463-ZA\\_APPLICATION.pdf](#)

🔗 [ZONING MAP 24-002463-ZA.pdf](#)

🔗 [Exhibit 1 - Site Plan \(Special Use\).pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [McCorkle - 100 West Lathrop.pdf](#)

**Mr. Brad Clement, Senior Planner, Development Services presented the Staff Report.** Mr. Clement stated the Petitioner requests approval of a Special Use Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an indoor amusement. The proposed project will establish a year-round haunted house attraction based on the history and legends of the Savannah area. This Special Use permit will create a new Special Use in an I-L (Light Industrial) District pursuant to the newly created Special Use in Section. 5.4 Principal Use Table with use specific standards in Article 8, Section 8.5, Commercial Use Standards for Limited and Special Uses. The property located at 100 W. Lathrop Avenue is situated at the southwest corner of the intersection of Augusta Avenue and West Lathrop Avenue. The parcels consist of approximately 2.36-acres of developed industrial warehouse use, constructed between 1955 and 1963 according to the Chatham County Assessor website. Plans submitted for the proposed use include utilizing 8,327.7-sqft for the main attraction/Spook Corridor and 12,857.4-sqft for storage and operations (201.3-sq. ft. Control Room; 402.8-sq. ft. Restrooms). Parking calculations for the proposed use require 47 dedicated off-street parking stalls which have been depicted on the submitted plans.

MPC Staff recommends approval of the requested Special Uses with the following conditions:

1. The Special Use Permit shall be nontransferable.
2. A Specific Site Plan be subsequently approved showing conformance with all applicable ordinances and City Department Reviews and Approvals.
3. Any future material changes to the site plan be further reviewed and approved by the MPC. MPC may refer to City Council if change is deemed as substantial.

**Mr. Robert McCorkle, Agent for the Petitioner,** stated this is the third time we have been before the Board. The use in general was approved by right by the MPC in the district. The Council sent the item back to the MPC based on concerns regarding the continuation of industrial uses that were in the middle of Traditional Residential Neighborhoods on the Westside. This was not a concern of this piece of property but about adding the uses that allowed use by right. This was sent back to the City Council as a conditional use/Special Use, with specific conditions requiring the submittal of a Conceptual Plan in

connection with the application.

This is a unique site surrounded by ROW on three sides, Augusta Avenue, Lathrop Avenue, and the Railroad Track. Surrounding two sides of the property is Industrial zoned properties and the other two, B-C zoned properties. There is a fire station nearby as well as a City pump station. There will be no traffic from this business that goes toward the residents. Augusta Avenue is a one-way street here. All access will be on and off Lathrop Avenue. The proposed use is a Haunted House attraction based on the history of Savannah. It will highlight specific Savannah locations. This will be similar to an escape room. It operates on a reservation basis. It not an event facility requires a reservation for a specific time. The entire operation is indoors which is one of the requirements that was placed on the Special Use by this body and City Council. There are examples of these around the country including the state of Georgia. There is one called Netherworld in Stone Mountain, Georgia which operates exactly the same way. That one was not a created use of an Industrial property; it was a creative use of an abandoned office park. As mentioned by Staff, the project meets all the Special Use criteria, and no variances are sought.

**Mr. McCorkle** Stated that condition 2 has some language in it that requires a specific Site Plan in connection with the use. When this Special Use went to Council and approved, it was required to have a Conceptual General Development Plan. We are back with that and now there is an additional requirement put on there for a Specific Site Plan to be approved by various City groups. His concern was there is an entire set of guidelines per the ordinance that they already have to meet, including a Site Plan. The third condition requires us to come back if we make any material changes to the Plan we showed in connection with the Special Use. That covers the issue. If we change what the Site Plan is that we have already shown in any material way, we have to come back for approval of that Special Use anyway. He is trying to avoid having additional conditions that may create confusion in the future about which Site Plan approval we are actually supposed to be seeking as opposed to the one that is already in the ordinance.

**Mr. Travis Coles, Board Member**, asked if Staff was opposed to striking the second condition based on what Mr. McCorkle presented.

**Mr. Clement** requested that all conditions be kept. The reason we want to look at a Site Plan, we have looked at a General Development Plan, how would we know if it materially changed from the General Development Plan which drove the Special Use if we didn't see a Specific Site Plan that resembled what was presented in the GDP. The requirement ties review to all appropriate departments such as Fire/Safety. We do not have the expertise to look at those plans and make a determination if the Plan is acceptable/safe.

**Mr. Karen Jarrett, Chairwoman**, asked, if this is a by right use in a Commercial Zone.

**Mr. Clement** stated this is a by right use in B-C and B-N zoning.

#### **PUBLIC COMMENT**

**Ms. Kaye Perdue** said she is opposed to this. She owns a commercial building that is within 300 feet of this parcel. Over the years there has been vandalizing in the area and she is opposed to any business that allows alcohol to add to the problem. There are concerns with parking for this business.

**Mr. McCorkle** stated there are no intentions for an alcohol license for this site. This is an appropriate use as a reuse of warehouses without having to rezone the property, which is why we went through the process before, and City Council approved it.

**Mr. Edward Morrow, Director of Development Services/Current Planning**, said the practical implications of the second condition would make this Specific Development Plan treated like we treat plats. This would be something that was submitted in the same way that a plat would come to the Board if it's a major subdivision. As long as it is consistent with the GDP, it be placed on a consent agenda for review.

**Ms. Laureen Boles, Board Member**, asked for more explanation on the parking concern expressed by Ms. Perdue.

**Mr. McCorkle** said there is existing parking in the rear which will be restriped and used in the back for employees and a new parking lot will be constructed on the front parcel along Augusta Road.

## Motion

Approval of the requested Special Uses with the following conditions:

The Special Use Permit shall be nontransferable.

A Specific Site Plan be subsequently approved showing conformance with all applicable ordinances and City Department Reviews and Approvals.

Any future material changes to the site plan be further reviewed and approved by the MPC. The MPC may refer to City Council if the change is deemed as substantial.

## Vote Results ( Approved )

Motion: Travis Coles

Second: Joseph Ervin

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

## [16. Map Amendment request to rezone from TR-2 to TC-1 | 1100 East 31st Street | 24-002022-ZA](#)

📎 [1100 E 31 ST\\_24-002022-ZA\\_APPLICATION.pdf](#)

📎 [TR Development Standards.pdf](#)

📎 [Staff Report.pdf](#)

📎 [ZONING MAP 24-002022-ZA.pdf](#)

📎 [McCorkle -1100 E 31st slides.pdf](#)

**Mr. Edward Morrow, Director of Development Services/Current Planning**, presented the Staff Report. Mr. Morrow stated the Petitioner requests the rezoning of the subject parcel from a TR-2 (Traditional Residential-2) district to a TC-1 (Traditional Commercial-1) consistent with the historic use and current FLUM designation of the subject property. The site has 100 feet of frontage on Waters Avenue and 60 feet of frontage on East 31st street, both two-lane roads. The Comprehensive Future Land Use Map designated the subject property as Traditional Commercial. The proposed rezoning to TC-1 will be compatible with the surrounding FLUM and zoning designations of Traditional Commercial

and the residential and commercial uses of the neighborhood. Presently the parcel is designated for Traditional Commercial Future Land Use but is not zoned at present for TC use. The property's earliest recorded map, from the 1916 Sanborn maps, indicates it was vacant at the time. According to the deed submitted, the property was utilized for industrial purposes until 2003, when the building was. The Petitioner has made contact with the Live Oak Neighborhood Association and the neighborhood president indicated she would reach out to her constituents, and they would be present today to voice their concerns regarding the rezoning. There is no specific proposed development associated with this request. This is simply to change the zoning map so that anything within the TC-1 zoning district that has the ability to meet the standards would be permitted. All future development would be contingent upon the ability of any given proposal to meet the current development standards or to seek variance relief. MPC Staff recommends approval.

**Mr. Robert McCorkle, Agent for the Petitioner**, stated the Petitioner agrees with the Staff Report as it is written. TC-1 is on all three corners of the intersection except for ours. It covers virtually every piece of property on Waters Avenue between Victory Drive and Bolton. This is consistent with the FLUM and with the historic use of the property. The purpose of rezoning this is to build apartments on this corner. The uses that will be added by converting from the TR-2 zoning into the TC-1 already exist in the area.

### **PUBLIC COMMENT**

**Ms. Patrica Johnson, President of Live Oak Neighborhood Community**, said there are some neighbors that do not approve of this petition. We have a right to know what kind of apartments are being put up in our area. The citizens in our community need to be able to afford to live also.

**Ms. Marianne Gojdich, resident of Live Oak**, said her concern is the changing of the neighborhood but not for the benefit. There are very nice houses with spaces between them on 31st Street, now they want to put apartments. There is no parking on the first quarter of the street on either side and no parking on Waters. There is great concern putting apartments on a residential street. There is no place to park. The housing needs to be compatible with the neighborhood.

**Mr. McCorkle** said if a variance is sought, there will be future public meetings that will be involved. There are other apartment buildings going down Waters Avenue. We want to build a good project. The simple question is, is zoning appropriate and we believe that it is.

**Ms. Lauren Boles, Board Member**, asked for some clarification on the parking concern that was mentioned.

**Mr. McCorkle** said this is not a large piece of property. This will not be a large-scale project. We will have to figure out the parking.

### **Motion**

Approval of the request to rezone 1100 East 31st Street property from TR-2 to TC-1.

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

Motion: Travis Coles

Second: Joseph Ervin

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

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

## X. Presentations

## XI. Other Business

## XII. Executive Session

### 17. Executive Session | Discuss Personnel Matters

Motion was made at 2:24 pm by Mr. Coles and seconded by Mr. Ervin to enter into Executive Session.  
Motion was made at 2:31 pm by Mr. Coles and seconded by Ms. Ross to return from Executive Session.

#### **Motion**

Executive Session

At 2:24pm a motion was made by Mr. Coles and seconded by Mr. Ervin to enter into Executive Session. At 2:31 the board returned from Executive Session. A motion was made by Mr. Coles and Seconded by Mrs. Ross to end the Executive Session.

Chairwoman Jarrett stated there were no votes taken.

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

Motion: Travis Coles

Second: Joseph Ervin

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

## 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.***