



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
August 6, 2019 ~ 1:30 PM  
Minutes

### August 6, 2019 REGULAR MPC MEETING

**Members Present:** Joseph B. Ervin, Chairman  
Ellis Cook, Vice-Chairman  
Linder S. Suthers, Secretary  
Joseph Welch, Treasurer  
Thomas Branch  
Travis H. Coles  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Wayne Noha  
Eula Parker  
Tom Woiwode

**Members Not Present:** Pat Monahan  
Lee Smith

**Staff Present:** Melanie Wilson, Executive Director  
Pamela Everett, Assistant Executive Director  
Marcus Lotson, Director of Development Services  
Matt Lonnerstater, Development Services Planner  
Marcel Williams, Development Services Planner  
Jessica Hagan, Administrative Assistant  
Julie Yawn, Systems Analyst

**Advisory Staff Present:** Clifford Bascombe, Assistant Director of Building Safety and Regulatory Services  
Chris Rains, Chatham County Engineering  
Nick Milionis, Chatham County Engineering

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

##### [1. Approval of Agenda](#)

The agenda was approved as submitted.

**Motion**

Approve agenda as submitted.

**Vote Results ( Approved )**

Motion: Tanya Milton

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

**IV. Notices, Proclamations and Acknowledgements**

[2. August 27, 2019 Regular MPC Meeting, 1:30 P.M., Arthur Mendonsa Hearing Room, 112 E. State Street.](#)

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

[3. REZONING MAP AMENDMENT | 104-114 DeRenne Avenue | R-6 \(One-Family Residential\) to B-N \(Neighborhood Business\) | File no. 19-002401-ZA](#)

**Motion**

Petition continued until the August 27, 2019 meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye

Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[4. ZONING MAP AMENDMENT | 1032 Mohawk Street - R-6 to P-RM-24 - File Number 19-003923-ZA](#)

**Motion**

The petitioner has requested that this item be postponed to the August 27th Regular MPC Meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. REZONING MAP AMENDMENT | 1825 Montgomery Street | TC-1 \(Traditional Commercial - Neighborhood\) to TC-2 \(Traditional Commercial - Corridor\) | File no. 19-003958-ZA](#)

**Motion**

The petitioner has requested that this item be postponed to the August 27th Regular MPC Meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye

Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[6. REZONING MAP AMENDMENT | 2521, 2529 Fort Argyle Rd. and 101 Middle Landing Rd. | R-A \(Residential - Agriculture\) to B-N \(Neighborhood Business\) | Don Dyches, Jr. as agent for Fort Argyle, LLC | Z-190710-00073-1](#)

**Motion**

The petitioner has requested that this item be postponed to the August 27th MPC meeting.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- 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**

[7. Approval of the July 16, 2019 Briefing and Regular Meeting Minutes](#)

[📎 07.16.19 MEETING MINUTES.pdf](#)

[📎 07-16-19 MPC BRIEFING MINUTES.pdf](#)

The July 16, 2019 briefing and meeting minutes were approved as submitted.

**Motion**

Recommend approval of the Briefing and Regular Meeting Minutes.

**Vote Results ( Approved )**

Motion: Lacy Manigault

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

**VIII. Old Business**

[8. AMENDED PRELIMINARY PLAN | Norwood Stables | Major Subdivision | 2304 Norwood Ave. | P-171201-00123-1](#)

📎 [8-6-19 - Staff Report P-171201-00123-1 - Norwood Stables - Preliminary Plan.pdf](#)

📎 [Maps.pdf](#)

📎 [Norwood Greenspace Plan.pdf](#)

📎 [Petition\\_Norwood Stable Development LoS Final 6-19-19.pdf](#)

📎 [Norwood Revised SDP - August.pdf](#)

📎 [Variance Supplement - Double Frontage.pdf](#)

**Mr. Matthew Lonnerstater, Development Services Planner**, stated the petitioner is requesting MPC approval of a revised Preliminary Plan for a 33-lot Major Subdivision located on the northwest side of Norwood Avenue, approximately 120-feet southwest of Burke Avenue. The subject property is split zoned. A portion is located within the R-1/EO (Single Family Residential 5 units per net acre) zoning district and the remainder is located in the R-2/EO (Two-Family Residential 5 units per net acre) district. The petitioner has requested a variance to permit five (5) double-frontage lots.

The minimum required lot width for a lot located in R-1/EO and R-2/EO zoning districts is 60 feet with a lot area of not less than 6,000 square feet. However, the Chatham County Zoning Regulations, Section 4-12 c. (2) (ii) Environmental Overlay District, provides that proposed residential subdivisions having an average lot size of one half acre or less and containing a minimum of 25 % green space or open space may reduce the required lot width or lot depth by up to 10 % provided that the lot area is not reduced more than 10 % of the required lot area and the density does not reduce the density standard. For purposes of this section, open space shall be limited to common greenspace, common area ponds or lagoons or pervious right-of-way.

The 10% lot width reduction clause would permit 54 ft.-wide lots in the R-1 and R-2 districts.

The proposed subdivision, as submitted, contains two common area stormwater ponds with a combined

area of approximately 20,000 square feet. The impervious portion of the proposed road right-of-way is approximately 27,900 square feet. Additionally, the proposed plans feature tree easement areas in front of each parcel and 5 ft.-wide greenspace buffers at the rear of each parcel. Per notes on the submitted plans, the tree easement will be maintained as common area by the neighborhood association and incorporated into the neighborhood covenants. The greenspace buffer will constitute limited common area to be maintained by the owner of each lot. No structures, accessory structure or improvements may be placed within the greenspace buffer except for fences and landscaping; this restriction will be incorporated into the covenants for the neighborhood. Per a meeting between the petitioner, MPC staff, and the Chatham County Zoning Administrator, it was determined that the tree easement and greenspace buffers could be counted toward the minimum 25% Environmental Overlay green space/open space requirement.

The subject site is 7.22 acres in size, which requires 1.805 acres dedicated as open space/green space to achieve the 25% requirement. Including the tree easements and greenspace buffers, approximately 1.82 acres of greenspace/open space is denoted on the plans, satisfying this requirement. Therefore, it is the opinion of MPC staff that the Environmental Overlay 10% lot width reduction applies in this case.

The minimum right-of-way width for a public street located within unincorporated Chatham County is 60 feet. All proposed subdivisions located along streets with a substandard right-of-way are required to dedicate (the County Engineer has by policy changed this to a reservation in lieu of a dedication) one half of the deficit amount as additional road right-of-way. Based on this requirement, a five-foot reservation for additional right-of-way is required on Lots 16 through 20 along Lansing Avenue; this additional right-of-way dedication is identified on the amended Preliminary Plan.

In addition to the 29 substandard lots, the proposed subdivision would also create five double- frontage lots (Lots 16 through 20) which are not permitted in accordance with the Chatham County Subdivision Regulations Section 602.01 d. The petitioner has requested a variance to permit the double-frontage lots, claiming that there are many existing double-frontage lots along Lansing Ave. MPC staff is supportive of the variance request to permit five double-frontage lots.

Mr. Phillip McCorkle, representing the petitioner, stated they agreed with staff's recommendation and they would like to see this petition get approved today.

**Public Comments:**

Ms. Scarlett Maning, spoke in opposition.

**Motion**

Motion to Deny.

**Vote Results ( Rejected )**

Motion: Tommy Branch

Second: Tom Woiwode

Ellis Cook	- Aye
Joseph Ervin	- Nay
Linder Suthers	- Nay
Tom Woiwode	- Aye
Travis Coles	- Nay
Joseph Welch	- Nay
Tommy Branch	- Aye
Lacy Manigault	- Aye

Tanya Milton	- Nay
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Nay

**Motion**

MPC staff recommends approval of the requested variance to permit 5 double-frontage lots along Lansing Avenue based upon the finding that the request is consistent with the prevailing development pattern along Lansing Ave.

Further, MPC staff recommends approval of the amended Preliminary Plan, as submitted, based upon the finding that the proposed subdivision contains the required 25 % common area/green space necessary to permit the reduction of the required lot width or lot area up to 10 percent. This recommendation of approval is conditioned upon the following:

1. The tree easement shall be maintained as a common area by the Neighborhood Association. This requirement shall be incorporated into the covenants for the neighborhood.
2. The 5 ft.-buffer in the rear of each lot shall constitute limited common area to be maintained by the owner of such lot. No structures, accessory structures or improvements may be constructed or placed within the 5 ft.-buffer except for fences and landscaping. This restriction shall be incorporated into the covenants for the neighborhood.
3. A non-access easement shall be dedicated along the Lansing Avenue frontage.
4. The road shall be private.

**Vote Results ( Approved )**

Motion: Wayne Noha

Second: Joseph Welch

Ellis Cook	- Nay
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Nay
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Nay
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Nay
Eula Parker	- Nay
Wayne Noha	- Aye

**IX. Regular Business**

[9. HEATHCOTE FARMS | Major Subdivision - Final Plat | P-B-CO Zoning District | 4327 Ogeechee Road | File Number 19-003661-SUBP](#)

📎 [Maps.pdf](#)

[Heathcote Farms SD.pdf](#)

[Staff Report - S-19-003661-SUBP - Heathcote Farms - Major SD - 4327 Ogeechee Road.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting approval of a Final Plat for a commercial subdivision located on the south side of Ogeechee Road and the west side of Chatham Parkway within a P-B/CO (Planned Business – Annexed by the City of Savannah) zoning district. The petitioner is also requesting a 5-foot variance from the required 60 feet for a portion of a proposed private street right-of-way.

The purpose of the proposed subdivision is to divide an 8.395-acre tract of land in order to create five commercial lots, a private vehicular access easement and a private road right-of-way. The proposed commercial subdivision will consist of 5 lots. All of the proposed lots are vacant and will vary in size from 0.544 acres to 2.174 acres.

Tracts 3-A, 3-B, 3-C, and 3-D will have access on Woodspring Drive (recently changed from Andrews Drive because of a street name duplication), a proposed paved public road with a varied (55/60 feet) right-of-way. The proposed public road will intersect Ogeechee Road and extend south then west to its intersection with Chatham Parkway, an existing paved public street with a 120-foot right-of-way. Tracts 3-B and 3-C will have frontage along Chatham Parkway although it is unlikely that a curb cut on Chatham Parkway would be permitted for either parcel. Tract 3-E will be used to create a stormwater detention pond to accommodate the drainage for all lots within the subdivision. Tract 3-E will be provided access to Woodspring Drive by a proposed 60-foot private vehicular access, utility, and drainage easement extending from Woodspring Drive in a southerly direction to the southern lot line of Tract 3-E. The petitioner's engineer has advised that the southernmost adjacent parcel will be allowed to utilize the access easement for access to both Chatham Parkway and Ogeechee Road. The approved construction drawings show the access easement will be paved from Woodspring Drive to the common lot line of Tract 3-D and Tract 3-E. The pavement will be the same as a minor public street including curb and gutter. A temporary turnaround is proposed at the end of the proposed paving.

The Savannah Subdivision Regulations, Section 8-2022 (s) requires that "a street right-of-way for a minor street shall be not less than 60 feet in width. However, Section 8-2064 provides that when a peculiar shape, or the topography of a tract of land or other unusual condition make it impractical for the developer to comply with the literal interpretations of the design requirements of this ordinance, the Planning Commission shall be authorized to vary such requirements, provided, however, that in so doing the intent and purposes of this ordinance are not violated."

The portion of the site where the proposed 55-foot street right-of-way will be established is only 55 feet in width. Based on this finding, the requested 5-foot right-of-way width variance is justified.

### **No Public Comments**

#### **Motion**

The MPC staff recommends approval of a 5-foot variance from the required 60 feet for a 294-foot portion (extending from Ogeechee Road) of the proposed public road right-of-way. Staff further recommends approval of the proposed Major Subdivision and Final Plat subject to conditions identified in the staff report.

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

Motion: Karen Jarrett

Second: Joseph Welch

Ellis Cook - Aye

Joseph Ervin - Aye

Linder Suthers - Aye

Tom Woiwode - Aye

Travis Coles - Aye



Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[10. REZONING MAP AMENDMENT | 821 King George Boulevard | Rezone from PUD-BN to BN | File No. Z-190620-00065-1](#)

- [📎 Maps.pdf](#)
- [📎 Aerial Series.pdf](#)
- [📎 Staff Report 00065-1.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting to rezone property at 821 King George Boulevard in unincorporated Chatham County from PUD-BN (Planned Unit Development – Neighborhood Business) to B-N (Neighborhood Business).

The zoning and master plan that govern the subject property has, in staff’s opinion, made it more difficult to repurpose the shopping center after the closure of the anchor tenant in 2008. The center, however, is well positioned to be an asset to neighboring residents. The B-N zoning classification is appropriate for the site, based on the mix of uses that are permitted in the district. In fact, a more intense B-C district would not be out of the ordinary at this location, but the applicant did not desire that district. Removing the PUD designation and allowing the base B-N zoning district for the property would allow predictability from a redevelopment standpoint, that would make the property a better candidate for tenancy.

**Mr. Chris Long, petitioner**, stated they believe the rezoning of this property to B-N without the PUD would give them more flexibility to provide better opportunities for this site.

**No Public Comments**

**Motion**

Staff recommends approval of rezoning 821 King George Boulevard from a PUD-BN (Planned Unit Development -Neighborhood Business) classification to the B-N (Neighborhood - Business) classification.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye

Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

## X. Presentations

## XI. Other Business

### 11. Report from Nominating Committee

Mr. Cook provided this report from the nominating committee:

Mr. Joseph Ervin - Chairman

Mr. Ellis Cook - Vice Chairman

Ms. Karen Jarrett - Secretary

Mr. Joseph Welch - Treasurer

These seats are for a 1 year term. None of the attending board members opposed this nomination slate.

#### **Motion**

Motion to close for nominees.

#### **Vote Results ( Not Started )**

Motion: Wayne Noha

Second: Travis Coles

## XII. Adjournment

### 12. Adjourn

There being no further business to present before the Board, the August 6, 2019 Regular Metropolitan Planning Commission Meeting adjourned at 2:22 p.m.

Respectfully submitted,

Melanie Wilson  
Executive Director

MW/jh

## XIII. Development Plans Submitted for Review

### 13. Development Plans Submitted for Review

📎 [August 6th MPC Meeting Development Log.pdf](#)

***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.***