



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
July 21, 2020 ~ 1:30 PM
Minutes

July 21, 2020 Regular MPC Meeting, 1:30 P.M.

Members Present: Joseph Ervin, Chairman
Ellis Cook, Vice-Chairman
Karen Jarrett, Secretary
Joseph Welch, Treasurer
Travis H. Coles
Tanya Milton
Eula Parker
Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Thomas Branch
Lacy Manigault
Pat Monahan
Wayne Noha

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Christy Adams, Director of Administrative Services
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff: Bridget Lidy, Director of Planning and Urban Design

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 written.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

Ellis Cook	- Not Present
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. August 11, 2020 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

Information Item(s) for Board Members

[3. Development Plans Submitted for Review](#)

[📎 July 14, 2020 Development Review Log.pdf](#)

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

[4. REZONING MAP AMENDMENT | Diamond Causeway & Ferguson Avenue | Z-191113-00120-1](#)

Motion

The petitioner has requested this item be continued until the next regularly scheduled MPC meeting on August 11, 2020.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

Ellis Cook	- Not Present
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye

Karen Jarrett	- Aye
Eula Parker	- 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 Items Requested to be Withdrawn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

[5. Approval of the June 30, 2020 Briefing and Regular Meeting Minutes.](#)

- 📎 [06.30.20 MEETING MINUTES.pdf](#)
- 📎 [6-30-2020 MPC BRIEFING MINUTES.pdf](#)

The June 30, 2020 meeting minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Karen Jarrett
Second: Travis Coles

Ellis Cook	- Not Present
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[6. Authorization Resolution to Amend the Chatham County - Savannah Metropolitan Planning Commission Flexible and Dependent Care Benefits Plan \(FSA\).](#)

- 📎 [Resolution to Amend FSA Plan 07162020.pdf](#)

The resolution was approved as submitted.

Motion

Recommend APPROVAL to amend the Authorizing Resolution.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Not Present
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[7. Authorization Resolution to Extend the 2020 claims period for Chatham County - Savannah Metropolitan Planning Commission Flexible and Dependent Care Benefits Plan \(FSA\).](#)

[COVID-19 Extension of the FSA 07162020.pdf](#)

The resolution was approved as submitted.

Motion

Recommend the Planning Commission approve the Authorizing Resolution.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Not Present
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

VIII. Old Business

IX. Regular Business

[8. SPECIAL EXCEPTION REQUEST | 2819 & 2829-2837 Bull Street | Maximum Building Footprint](#)

[Bull St Development Letter of support.pdf](#)

- ☞ [Staff Report Exhibit.pdf](#)
- ☞ [Staff Report-2563-ZA-Special Use.pdf](#)
- ☞ [Letters of Opposition.pdf](#)
- ☞ [Proposed development on Bull Street at Victory Drive APCCNA.pdf](#)
- ☞ [File No 20-002563-ZA - Opposition to Request for Special Exception.pdf](#)
- ☞ [Deny File No. 20-002563-ZA_.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a Special Exception pursuant to Section 3.12 of the Savannah Zoning Ordinance, to increase the maximum building footprint of 5,500 square feet to 12,500 square feet for eight contiguous parcels located southwest of the intersection of Victory Drive and Bull Street. The Special Exception process includes review by the Planning Commission. Should the Special Exception be approved by the Planning Commission, said approval will be subject to the time limitations outlined in Section 3.12.9 of the Ordinance, which requires that a valid building permit be issued within two (2) years of approval.

This item was continued from the June 30, 2020 meeting; the petitioner has revised their request. The original request was to eliminate the 5,500 square foot maximum building footprint in the TC-1 zoning district. The revised request is to increase the allowed footprint to 12,500 square feet.

The subject properties are eight parcels south of Victory Drive and west of Bull Street. A portion of the property is developed with a single-story commercial warehouse building of approximately 27,000 square feet in size. The petitioner's intent is to combine the parcels and redevelop the site with a mix of residential and nonresidential uses. Prior to the adoption of the current ordinance, the properties were in the P-BG-1 (Planned General Business – Transition) zoning classification. This was a district that allowed heavy commercial uses in close proximity to residential uses with corresponding development standards. Because the properties abut an active rail line and there are several heavy commercial uses in the vicinity, the zoning matched the development pattern in the area at the time. Upon the adoption of the new zoning ordinance, the properties were classified as TC-1 (Traditional-Commercial) with the intent that these properties were likely to redevelop due to their adjacency to the Streetcar and Ardsley Park neighborhoods. The request for the proposed special exception, if approved by the Planning Commission, would increase the maximum allowed building footprint to 12,500 square feet for these properties.

The property is not within the boundaries of the Streetcar Historic District (formerly Mid-City) and, therefore, is not subject to the provisions of the ordinance that apply to that district including design review. The maximum building footprint requirement is specific to the zoning district TC-1, not the Streetcar Historic District Overlay. At the time the building footprint maximum was established, using the TC-1 zoning classification outside of the overlay had not been contemplated, but in fact is now permitted.

The special use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in section 3.10.8 are the standards for considering a special use. In review of the standards, it does not appear that the criteria have been met.

The intent of the maximum building footprint in the TC-1 zoning classification is to manage the scale of individual buildings; this is integral in maintaining existing development patterns. The subject property is not located in a district that requires design review; however, it is in an area that has a stable pattern of smaller scale structures, both residential and nonresidential. New structures in the vicinity of the subject property that have significant scale are primarily along Victory Drive, which has a very different character than the portion of Bull Street that abuts the subject property.

Mr. Robert McCorkle, agent for the petitioner, stated his client's intent is to develop a mixed use development that would have commercial on the bottom and residential above. None of the houses in Ardsley Park face Bull Street. There are rail road tracks to the rear of this property. The property currently has a 27,000 sf. warehouse building and a quadplex residential apartment. Previously, there was a convenience store on the corner of the property. It was torn down some years ago. The history of the property is completely industrial in nature. Almost all of it was owned and housed Savannah Lumber

Company for a long time. It acted as a lumber yard and warehouse for many years. Before that, the property was industrial pre-dating the Zoning Ordinance and was owned and operated by CSX Railroad as part of the railroad operations on site. This property has been zoned Industrial Commercial for the entire history of the Zoning Ordinance in the City for nearly 60 years, until a nine months ago when it was downzoned from P-BG-1 to TC-1. This shows that when Ardsley Park was constructed it was likely never expected that this property was going to be small residential buildings or anything other than heavy commercial uses. What we are asking today is to be treated similar to these other projects that are in our surrounding area that were in similar situations prior to redevelopment. When NewZo was adopted, the TN and TC zoning districts that were created just for the Streetcar District were sprinkled into other districts besides the Streetcar District. In addition to the uses in those districts, the development standards were also sprinkled into other districts. These mid-city districts are the only districts that have building footprint maximums. We have met with the Ardsley Park Neighborhood Association Board, Alderman Palumbo and also had several neighborhood meetings. The only effect not providing some kind of relief for this development will be to drive up the construction cost by requiring multiple internal firewalls and stairwells based on the 5,500 sf building. This exception will have no effect on the use of the property, parking, traffic, greenspace, lot coverage and mass of the buildings.

Public Comments:

Ms. Ellen Harris, stated she has submitted a letter that's attached to the agenda but wanted to go over a few things. The 5,500 square foot maximum footprint allows for smaller buildings to be combined with shared uses. If one thinks about Habersham Village or Broughton Street, a large parcel can be designed as a series of small, connected buildings which help to break down the overall scale and mass. A very important benefit of adhering to this provision is that it allows for future redevelopment of the buildings in a compatible way. The selected path for approval that the developer has chosen is also problematic. By seeking the special exception and variance at the outset of the project, prior to any review of the site plan or other design elements, there is no obligation or guarantee that the developer will follow through on any of his expressed intentions regarding use, design, site layout, etc.

Ms. Chantel Morton, stated these projects do impact the health, safety and welfare of the citizens due to prices being driven up in the area for cost of living. She would like to know if any other variances or request will be coming for the area. The Ardsley Park Neighborhood Association was referenced several time but also noted that this property is not in the Ardsley Park neighborhood.

Mr. Greg Ceo, stated to his knowledge there isn't any other buildings on Bull Street with this square footage and height. Victory is very different than Bull Street. He asked if there was any other buildings on Bull Street of this size proposed. None of the photos shown show the project from Abercorn or any other streets, just the streets close by. So, it seems like the area looks like the impact of the building is not that much when it really is.

Ms. Laura Walker, spoke in opposition. The plan submitted by the applicant is not in conformance with the goals and objectives of the Comprehensive Plan, NewZO or the 2033 Master Plan. Eliminating the building footprint requirement would be detrimental to the public's interest, health, safety, welfare, function and appearance.

Ms. Michelle Soloman, spoke in opposition. She worked with a few others to host a community meeting regarding this project. There wasn't much notice given for the Ardsley Park Neighborhood Board meeting. We think the current zoning is great for this area. The developer stated in two meetings and in additional conversations that the exception would have no impact upon the building's design as the overall lot coverage and footprint of the project would be unchanged. A row of smaller buildings sharing common walls looks very different from one single, massive building.

Dr. Steve Acuff, stated his concern is the request to increase the size of each of these buildings so they can build less firewalls and stairways. If I were living in one of these apartments, I would want more firewalls and stairways. I would think less firewalls and straiways would be less safe if there was a fire.

Mr. McCorkle, stated we still have to meet all fire safety requirements.

Mr. Gary Sanders, stated he is in favor of new development that conforms to the appropriate regulations and does not unduly burden the existing W. 45th Street residents.

Motion

Recommend denial and find that the proposed special exception is inconsistent with the development pattern in the vicinity and does not meet the criteria for granting relief.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[9. SUBDIVISION | 343 Buckhalter Road | Rockingham Farms | 20-001961-SUBP](#)

🔗 [Aerial and Zoning - Rockingham Farms.pdf](#)

🔗 [07-21-20 - Amended Rockingham Farms Final Plat.pdf](#)

🔗 [Rockingham Farms Annexation Zoning.pdf](#)

🔗 [Staff Report - 20-001961-SUBP - Rockingham Farms SD.pdf](#)

🔗 [Neighborhood Correspondence.pdf](#)

🔗 [Opposition Letter.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a Final Plat for a proposed industrial subdivision located on both sides of Veterans Parkway, the east side Buckhalter Road, and the west side of Garrard Avenue within a M-CO (Manufacturing-Annexed by City of Savannah) zoning district.

The purposes of the proposed subdivision are to divide the area of three existing parcels, with a combined area of 1,035.28 acres tract of land, in order to create seven parcels, and a public road right-of-way to accommodate a proposed industrial development.

The subject site was annexed into the City of Savannah on June 25, 2020. All of the surrounding properties are located within unincorporated Chatham County. Therefore, all potential impacts to the adjacent properties will be made known by Chatham County and hopefully will be addressed in conjunction with the City of Savannah.

Tracts 1, 3, 4, 5, 6, 7, and 11-B will have access on a proposed yet-to-be-named public road with a 125/150-foot right-of-way. Tract 2 will be provided ingress/egress by a proposed 100-foot access and utility easement extending from the proposed, yet-to-be-named road through Tract 1 for a distance of approximately 1,975 feet to the eastern lot line of Tract 2. Tract 2 will also have frontage along Buckhalter Road, an existing paved public road with an 80-foot right-of-way. However, access on Buckhalter Road, with the exception of passenger vehicles, vans, panel trucks and box trucks shall be restricted. Also, all lots, with the exception of Tracts 2 and 3, will have frontage along Veterans Parkway, an existing limited access public road with a varied (not less than 200 feet) right-of-way. However, direct access on Veterans Parkway will be restricted.

The proposed, yet-to-be-named public road will intersect with Veterans Parkway. Access on Veterans Parkway will be restricted to a diamond-shaped interchange that will be constructed prior to accessing Veterans Parkway. However, vehicles used in conjunction with the construction of the interchange will be allowed access in accordance with a staging area approved by the County Engineer and/or City Engineer.

The existing stormwater generated on the subject site currently drains directly or indirectly into the existing wetlands and Salt Creek. All proposed lots will be required to submit a drainage plan for review and approval as a condition of site plan approval. Also, the City Stormwater Engineer will require a drainage plan for the construction of the proposed road and the fill dirt to be brought on-site for the road and the individual parcels. A Drainage Plan must be approved by the City Stormwater Engineer as a condition for approval of the Final Plat.

Mr. Travis Burke, agent for the petitioner, stated he agrees with the staff recommendation. He stated he listened to the pre-meeting and understands the concerns. They plan to adhere to all buffer requirements that are outlined in the Zoning Ordinance. The property owner and developer have met with some of the adjacent property owners. The property is currently zoned Manufacturing. This zoning came with the property when it was annexed into the City. All the uses we are asking for we have by right. We are not asking for a rezoning or for any variances. There has been a traffic study and it's in the process of being reviewed by the City's Traffic Engineering department and the MPC. There is an intent to build an interchange on Veterans Parkway that would act as the primary access to this property. We do not plan to use Buckhalter Road as access to this site. EMS and First Responders will be the only ones to use Buckhalter Road for access because they requested two access roads to this property.

Ms. Tanya Milton, Board Member, asked if they met with the residents on Buckhalter Road.

Mr. Steve Hall, developer, stated yes. We sent out over 50 certified letters to any property owners within 300 feet. We held a meeting on June 23, 2020 at 5 p.m. There were a few exhibits shown and buffers were discussed. I also met with the Board of the Montessori school and discussed their concerns. This project has been in the works for well over a year now.

Mr. Joseph Welch, Board Member, stated he has concerns about the residents not getting notification regrading meetings that the developer was having. The letters received by the residents had one meeting date on it but the meeting was actually held on a different date. He requested that the developer send another notice to the surrounding residents.

Ms. Linder Suthers and Ms. Karen Jarrett, Board Members, both suggested the developer have larger buffers alongside the marsh and the property that backs up to residents.

Public Comments:

Ms. Dawn Lewis, stated that they were not noticed and missed all of the information. She has concerns about the diesel from the trucks.

Mr. Jared Pappert-Stockton, stated they are not in opposition of the construction. We don't understand the lack of communication. We do have the certified letter that states the meeting date is July 23, but they held the meeting on June 23. We are extremely opposed to something being 40 feet from our home. My home is 90 feet from the property buffer, which means I will have 150 feet from me to the back of a warehouse.

Mr. Jefferson Kirkland, Chatham County Engineering, stated he wanted to make sure that the residents that still live in the County know who to contact about this project, since our office isn't handling this any longer.

Mr. Lotson, stated that it really depends on what they are asking but I would start off with the City Engineering Department.

Mr. Chat Howard, stated he has been in contact with Tabitha Odell and she has been in contact with the Chairman of the County Commission and they are very concerned. We have been trying to figure out

what's going on. We have concerns about the light, noise and pollution. Ms. Odell and the Chairman want a meeting with the residents and developer, so we can try to come to an agreement. We are not opposed to this development, but would like our concerns addressed.

Ms. Eva Smith, stated they were not happy with the buffer standards and we want to know if there is a way to change them.

Mr. Patrick Connell, stated the neighbors are not opposed to the development but they want it built in a way that respects their property and their property rights. The code in a typical industrial scenario may be the proper buffer, but not here where the residents are right against the property.

Mr. Hall, stated he will be happy to have another meeting. The 53 addresses for the notices were given to us by the City of Savannah for us to contact them to have a meeting. We will send out another certified letter to the 53 residents to discuss the buffer.

Mr. Lee Smith, Board Member and County Manager, stated that they will be working on scheduling a town hall meeting so all residents will be aware of what's going on. I'm hoping we can continue this item and not take action today.

Motion

Motion to continue to the August 11, 2020 MPC meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[10. REZONING MAP AMENDMENT | 118 Roberts Street | Rezone from C-P to RSF-6 | File No. 20-003003-ZA](#)

📎 [Staff Report-20-003003-ZA 118 Roberts St.pdf](#)

📎 [Maps combined.pdf](#)

📎 [Slides.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone approximately 0.31 acres from a C-P (Conservation - Park) zoning classification to an RSF-6 (Single Family Residential) zoning classification.

The subject site is located on the west side of Roberts Street in the Woodville – Bartow Neighborhood, south of West Bay Street. Historically, the site had been split zoned with approximately 50% of the lot being zoned R-6 (Single Family Residential) and the remaining portion being zoned R-4 (Four Family Residential) under the previous zoning ordinance. The property is vacant and, based on historic imagery has never been developed with a structure. It is 100 feet in width and 131.5 feet in depth, and exceeds the lot area requirements for single family residential development.

Regarding the current zoning, it appears that the property was inadvertently redesignated as C-P (Conservation - Park) during the zoning map update process associated with the adoption of the new zoning ordinance. The subject property is immediately north of the Woodville Memorial Cemetery, which was rezoned from R-4 to Conservation – Park, and an error in mapping, most likely, incorrectly included the subject property. As this has been determined to be an error and no fault of the property owner, the City of Savannah is serving as the petitioner and the property owner has incurred no fees.

The subject site is located within an area where there are a significant percentage of vacant and underdeveloped residential lots. Permitting single family residential zoning could spur home ownership in an area where opportunities are needed. In addition, the property should have remained residential during the adoption of the zoning ordinance but seems to have been inadvertently rezoned. The subject site meets the standards necessary for single family development, and the greater vicinity is primarily single family.

No petitioner present

No Public Comments

Motion

MPC staff recommends approval of the petitioner's request to rezone the subject site from the existing C-P (Conservation Park) zoning classification to an RSF-6 (Single Family Residential) zoning classification based on the findings identified in the staff report.

Vote Results (Approved)

Motion: Travis Coles

Second: W. Lee Smith

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[11. REZONING MAP AMENDMENT | 9136 Old Montgomery Road | Rezone from P-R-3-11* to PUD-M | File No. Z-0620-000040](#)

[Zoning Administrator Determination _Green Island Road Development_6-24-19.pdf](#)

[Existing Facility.pdf](#)

[Maps.pdf](#)

[Staff Report_ Z-0620-000040.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone 18.25 acres of land from a P-R-3-11* (Planned Multifamily Residential 11 Units Per Acre) zoning classification to a PUD-M (Planned Unit Development) zoning classification, applying the planned district

provisions of Section 4-6.54 of the Chatham County Zoning Ordinance.

The subject property is located on the east side of Old Montgomery Road, bordering the Harry S. Truman Parkway further east. It is currently zoned P-R-3-11* which resulted from action by the Chatham County Commission in 2017, when they rezoned the property applying the planned district provisions of section 4-6.54, of the Chatham County Zoning Ordinance. These provisions allow a property to be rezoned in conjunction with a site plan, which constitutes the approved use of the property.

Since the rezoning, the property has been developed as approved by Chatham County. The development consists of a congregate care facility which provides elder residency in the form of independent living, assisted living and memory care. The development is consistent with the approved plan.

In 2019, pursuant to a different petition for a congregate care facility, the Chatham County Zoning Administrator made a determination that senior citizen congregate care, as a use, would be allowed only in the PUD-M zoning district. The subject property, being zoned P-R-3-11*, is therefore legally nonconforming (grandfathered) based on this interpretation.

The site plan specific zoning insured that the property was developed as approved by the County Commission. Although the development is complete, it is still necessary to uphold the previous approval. The proposed PUD-M is not significantly different from the existing P-R-3-11, but would allow the development to be conforming relative to zoning. This is an important issue from a financial standpoint for commercial property. The 2019 determination by the Zoning Administrator is the impetus for the rezoning request. It is an effort to have the property conform to the Ordinance.

Regarding the site and the previously approved plan, staff finds that it is necessary to maintain the validity of the approved plan and the provisions under which the zoning was adopted. Although no site changes are currently being proposed, if changes are proposed in the future, they should have the same level of review as the original plan.

Mr. Josh Yellin, agent for the petitioner, stated they are in agreement with staff's recommendation.

No Public Comments

Motion

Recommend approval of the request to rezone the subject property from the P-R-3-11* classification to the PUD-M classification with the following conditions:

The current approved plan shall continue to govern the use of the property.

Any development plan submitted for the site shall be submitted as an Amended General Development Plan requiring approval by the Planning Commission.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

[12. REZONING MAP AMENDMENT | 4704 Ogeechee Road | Rezone from B-C to I-L| File No. 20-002971-ZA](#)

- ☞ [CONSTANTINE TRACT AERIAL.pdf](#)
- ☞ [EGC Surface Mining Bond.pdf](#)
- ☞ [Exhibits.pdf](#)
- ☞ [EPD Review Amendment 3.pdf](#)
- ☞ [12-15-10 AMENDED PLAN IN ACCORDANCE WITH MPC APPROVAL ON 12-14-10 P-101123-34083-2 CONSTANTINE TRACT BORROW PIT.pdf](#)
- ☞ [VICINITY MAP 20-002971-ZA.pdf](#)
- ☞ [ZONING MAP 20-002971-ZA.pdf](#)
- ☞ [AERIAL MAP 20-002971-ZA.pdf](#)
- ☞ [Letter of Support.pdf](#)
- ☞ [Staff Report-20-002971-ZA 4704 Ogeechee Rd.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone 69.235 acres adjacent to U.S. Highway 17 from the B-C (Community Business) classification to the I-L (Light Industrial) classification.

The subject property is located on the north side of Ogeechee Road, between Chatham Parkway and Dean Forest Road in the City of Savannah. The portion under consideration is approximately 70 acres, undeveloped and immediately east of the municipal boundary with Garden City. By petition of the former owner, the site and the larger adjacent tract was rezoned to the P-D-R (Planned Development Reclamation) zoning classification in 2006 for the purpose of establishing a borrow pit. The borrow pit was developed consistent with the approved site plan and was later amended in 2010. The current owners, who recently acquired the property, are in the process of closing out the pit under the review of the Environmental Protection Division. In addition, they are responsible for satisfying Code Compliance issues identified by the City of Savannah as having occurred under the previous owner. Once closeout is complete, the former borrow pit will serve as a recreational lake.

The frontage, which is what is under consideration for rezoning, was converted to the B-C zoning classification with the adoption of NewZO. At the time map changes were being addressed during the writing of the Ordinance, it was anticipated that properties along Highway 17 would convert to retail and other commercial uses. The precipitous downturn in retail markets, especially “big box” stores, prevented this development pattern from occurring.

The reclamation and redevelopment provide potential for an improvement from a land use standpoint. Retail, service, and lodging uses commonly found in the existing B-C zoning classification seem unlikely to develop at this location. This is due in part to the existing industrial uses nearby and the overall development pattern in the area.

Should the proposed zoning be adopted, any development would need to address the requirements of the Zoning Ordinance for industrial development including buffers, setbacks, stormwater management and traffic impacts. Development standards are more restrictive under the I-L zoning, but the property is of adequate size to accommodate the more stringent setback requirements and other development standards under this district.

Mr. Harold Yellin, agent for the petitioner, stated they agree with the staff recommendation and

findings. We are going to deed property to our neighbors so that in addition to statutory buffers required under the Ordinance we are going to give additional buffers that they own and control. The three donated parcels are about 65 acres. The borrow pit in the back is in the reclamation process. We believe all work will be completed by June 2022. After that, this property will be donated to the Savannah Wildlife Rescue Center.

No Public Comments

Motion

MPC staff recommends approval of the petitioner's request to rezone the subject site from the existing B-C (Community - Business) zoning classification to an I-L (Light -Industrial) zoning classification based on the findings identified in the staff report.

Vote Results (Approved)

Motion: Travis Coles

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

X. Presentations

XI. Other Business

[13. Chairman to Appoint Nominating Committee](#)

The Chairman announced the Board Members to serve on the Nominating Committee.

Karen Jarrett
Eula Parker
Travis Coles

XII. Adjournment

[14. Adjourn](#)

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.