



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
July 20, 2021 ~ 1:30 P.M.
Minutes

July 20, 2021 Regular MPC Meeting, 1:30 P.M.

Members Present: Joseph Welch, Vice-Chairman
Karen Jarrett, Secretary
Eula Parker, Treasurer
Laureen Boles
Travis H. Coles
Elizabeth Epstein
Joseph Ervin
Wayne Noha
Lee Smith
Dwayne Stephens
Malik Watkins
Tom Woiwode

Members Not Present: Michael Brown
Ruel Joyner

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Jessica Hagan, Administrative Assistant
Roger Beall, Network Administrator

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 the agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin

- Aye

W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. August 10, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

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

[3. REZONING MAP AMENDMENT | 0 Silk Hope Road | Rezone from P-B-C to P-B | File No. 0621-000134](#)

Motion

The petitioner has requested that this item be Postponed to the August 10, 2021 Regular MPC Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[4. REZONING MAP AMENDMENT | 5427-5431 LaRoche Avenue | Rezone from B-N-1 / EO to B-N / EO | File No. Z-0621-000141](#)

Motion

The petitioner has requested that this item be Postponed to the August 10, 2021 Regular MPC Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

VI. Items Requested to be Withdrawn

[5. REZONING MAP AMENDMENT | 6098 Ogeechee Road | Rezone from R-A to BN & RTF | 21-002357-ZA](#)

Motion

The petitioner has requested that this item be Withdrawn permanently.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[6. REZONING MAP AMENDMENT | 10601 Abercorn; 99, 101, 103, 105, 107, 109 & 111 Wilshire Rezone from](#)

[PD to BN | File no. 21-001928-ZA](#)

Motion

The petitioner has requested that this item be Withdrawn permanently.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[7. SPECIAL USE APPROVAL REQUEST | 10601 Abercorn; 99, 101, 103, 105, 107, 109 & 111Wilshire | File no. 21-001929-ZA](#)

Motion

The petitioner has requested that this item be Withdrawn permanently.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[8. SPECIAL USE APPROVAL REQUEST | 337 Bull Street | File no. 21-003444](#)

Motion

The petitioner has requested that this item be Withdrawn permanently.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[9. SPECIAL EXCEPTION REQUEST | East President Street | Reduce Separation Requirement Between Transitional Shelters](#)

Motion

The petitioner has requested that this item be Withdrawn permanently.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- 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

10. Approval of the June 29, 2021 Briefing and Regular Meeting Minutes.

📎 [06.29.2021 Meeting Minutes.pdf](#)

📎 [06-29-2021 MPC BRIEFING MINUTES.pdf](#)

The June 29, 2021 briefing and regular meeting minutes were approved as submitted.

Motion

Approve the June 29, 2021 Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

11. Authorize Executive Director to Execute FY 2022 FHWA PL Funding Contract for CORE MPO'S Annual Formula Funding.

📎 [Wilson Planning Commission Authorization Execute FY2022 Planning Services Contract 07142021.pdf](#)

📎 [MPC Authorization for contract PI 0017903-PLN.pdf](#)

📎 [CORE FY 2022 PL Contract Draft.pdf](#)

The Board authorized the Executive Director to execute the FY 2022 FHWA PL Funding Contract.

Motion

Approve the authorization for the Executive Director to execute the FY 2022 FHWA PL Funding Contract for CORE MPO's annual formula funding.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

VIII. Old Business

IX. Regular Business

[12. REZONING MAP AMENDMENT | Ogeechee Road | Rezone from B-C to I-L | File No. 20-003735-ZA](#)

[📎 Maps Combined.pdf](#)

[📎 Staff Report-3735.pdf](#)

[📎 Final Plat - 21-003417-SUBP - MacAljon SD - 2-Lot Recombination Plat - 4524 Ogeechee Road.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the subject properties were a part of recombination of parcels which occurred in June of this year. The recombination created two lots out of four lots which were split zoned between the B-C and I-L zoning districts (see attached final plat). The properties are located between a self-storage facility and an industrial park. The petitioner proposes to maintain the B-C zoning on the new Parcel 1 abutting Ogeechee Road and is requesting the I-L zoning district on the new Parcel 2 adjacent to the industrial park.

Both zoning districts allow an appropriate range of uses for the subject property. The properties in the general vicinity exhibit a mix of heavy commercial, light industrial and retail uses.

The subject site, in the current configuration, is an improvement to the development pattern in the area over the previous configuration. The approved recombination created two more easily developable parcels. The remaining zoning issue, if resolved, would be the last step in this process. Although there are a number of split zoned properties along Ogeechee Road, it is not a desirable scenario due to conflicts in land use and development standards including buffers, screening, and setbacks. The proposed zoning will clarify the nature of the parcels, as it relates to future development, and ensure that development will be compatible with adjacent land uses.

Chris Rowland, petitioner, stated we understood from MPC that the parcel along Ogeechee Road would remain B-C and the property behind it would be I-L. The usage of the land behind is in keeping with the rest of the operation. We plan to keep the parcel that's zoned B-C wooded to use as a buffer.

No Public Comments

Motion

Approve the petitioner's request to rezone the subject property from B-C to I-L.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[13. MASTER PLAN AMENDMENT | 143 \ 149 Shellbark Way Highland Park | Public / Institutional / Office to Neighborhood Center](#)

📎 [Project Narrative.pdf](#)

📎 [Quit Claim Deed Release.pdf](#)

📎 [Application.pdf](#)

📎 [Staff Report.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting MPC approval of an amendment to the Godley Station Master Plan (Godley Station North – Highlands Business Park), a planned community located at the northeast corner of Benton Boulevard and Highlands Boulevard within a PD (Planned Development) zoning district. The proposed amendment is specific to parcels 21016 02118 & -119, 143 and 149 Shellbark Way respectively. The proposed revision includes amending the land use classification from Public / Office / Institutional to Neighborhood Center.

The Godley Station Master Plan was initially approved by the MPC on October 30, 1996, in conjunction with the rezoning of the Godley Tract on October 30, 1996. On November 21, 1996, the Mayor and Aldermen approved the rezoning of this tract from R-A (Residential-Agriculture) to PUD-C, including the initial Master Plan. The Godley Station Master Plan was amended on March 4, 2003 (MPC File Number M-030212-49870-2). The purpose of the amended Master Plan was to change the land use designation of several tracts of land located within the portion of Godley Station identified as Godley Station North.

The proposed land use change is consistent with the development pattern in the area, as well as with the intent of the Master Plan. The location of the subject property is in close proximity to one of the primary intersections in the Master Planned area and other nearby neighborhood serving land uses. Within Master Plans, land use changes may come as a result of changing development trends, market shifts or the resulting build out over time. In the case of the subject property, staff finds that the proposed land use has more development potential than the current land use. As this section of the County continues to grow, in terms of multifamily and single-family residential development, the need for commercial services will also increase.

Mr. Michael Roach, Project Engineer, stated staff covered everything, but is available to answer any questions the Board might have.

No Public Comments

Motion

Approve the petitioner's request to amend and update the Godley Station Master Plan as identified, to change the land use designation of the subject properties to Neighborhood Center and for other considerations.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[14. ZONING TEXT AMENDMENT | Sections 13.2, 8.8.3, 8.4.50 & 5.4 | City of Savannah | Food Truck Court - Commissary Kitchen](#)

[Application.pdf](#)

[Staff Report .pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated MPC and City staff has been working on an amendment that would expanded where food truck courts are permitted. We have looked at development standards and other conditions associated with the use. We are requesting that the Board continue this item so we can further vet the proposed locations. We are also proposing a new use and definition for a commissary kitchen that currently doesn't exist. We would like to engage the public and review what we have already drafted, then bring it back to the Board for approval.

Motion

MPC staff requested this item be continued to the next MPC meeting on August 10.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

X. Presentations

XI. Other Business

15. Chairman to Appoint Nominating Committee

Mr. Welch, Chairman, nominated the following Board Members to serve as the Nominating Committee.
Mr. Joseph Ervin
Mr. Wayne Noha
Ms. Elizabeth Epstein

Motion

Mr. Welch, Chairman, nominated the following Board Members to serve as the Nominating Committee.

Mr. Joseph Ervin

Mr. Wayne Noha

Ms. Elizabeth Epstein

Vote Results (Approved)

Motion:

Second:

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

XII. Adjournment

16. Adjourn

There being no further business to present before the Board, the July 20, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 1:58 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/jh

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.