



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
March 16, 2021 ~ 1:30 PM
Minutes

March 16, 2021 Regular MPC Meeting, 1:30 P.M.

Members Present: Karen Jarrett, Secretary
Eula Parker, Treasurer
Laureen Boles
Michael Brown
Travis H. Coles
Elizabeth Epstein
Joseph Ervin
Ruel Joyner
Wayne Noha
Dwayne Stephens
Malik Watkins
Tom Woiwode

Members Not Present: Joseph Welch, Vice-Chairman
Lee Smith

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Jordan Holloway, Development Services Planner
Kiakala Ntemo, Urban Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

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: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. April 6, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

Proclamations and Acknowledgements

[3. Resolution of Appreciation by Joseph Welch, Chair to Linder Suthers](#)

Information Item(s) for Board Members

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

[3-16-2021 MPC Case Log.pdf](#)

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

[5. REZONING PLANNED DEVELOPMENT | Little Neck Road | Rezone from R-A to P-D | File No. 20-005235](#)

Motion

This item has been postponed until the April 6, 2021 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

Michael Brown	- Aye
Ruel Joyner	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[6. REZONING MAP AMENDMENT | 8020 Waters Avenue | Rezone from RSF-10 to O-I | File No. 20-004502](#)

Motion

This item has been postponed until the April 6, 2021 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[7. AMENDED GENERAL DEVELOPMENT PLAN | 4704 Ogeechee Road | 21-000432](#)

Motion

This item has been postponed until the April 6, 2021 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

Michael Brown	- Aye
Ruel Joyner	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

VI. Items Requested to be Withdrawn

[8. ZONING MAP AMENDMENT | 1902 & 1920 Waters Avenue & 1111 E 36th Street | Rezone from TC-1 & TR-3 to PD Planned Development | 20-003664-ZA](#)

Motion	
This petition has been withdrawn.	
Vote Results (Approved)	
Motion: Joseph Ervin	
Second: Tom Woiwode	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[9. ZONING MAP AMENDMENT | 351 Technology Circle | Rezone from OI-E \(Office Institutional - Extended\) to I-H \(Heavy Industrial\)](#)

Motion	
This petition has been withdrawn.	
Vote Results (Approved)	
Motion: Joseph Ervin	
Second: Tom Woiwode	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye

Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Not Present
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 February 23, 2021 Briefing and Regular Meeting Minutes.](#)

[02-23-2021 MPC BRIEFING MINUTES.pdf](#)

[02.23.2021 Meeting Minutes.pdf](#)

The February 23, 2021 briefing and regular meeting minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Not Present
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

VIII. Old Business

IX. Regular Business

11. ZONING MAP AMENDMENT QUACCO ROAD - REZONE REQUEST FROM R-A TO B-N - Z-1120-000095

- 📎 [AERIAL MAP Z-1120-000095.pdf](#)
- 📎 [VICINITY MAP Z-1120-000095.pdf](#)
- 📎 [ZONING MAP Z-1120-000095.pdf](#)
- 📎 [FLU MAP Z-1120-000095.pdf](#)
- 📎 [Staff Report Quacco Road.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone .59 acres along Quacco Road from the R-A (Residential Agriculture) zoning classification to a B-N (Neighborhood Business) zoning classification.

The subject property is currently undeveloped property that is in the R-A Zoning District. The existing development pattern in this area is a mix of uses and zoning districts. Exhibit 3 shows that the subject parcel is surrounded by the A-T, P-B-C, and R-A Zoning Districts, with uses such as vehicle repair, residential, retail, church, and gas station.

The proposed rezoning request for a parcel along Quacco Road conforms to the Future Land Use Plan, which calls for the subject area to be "Commercial-Suburban". The rezoning request also meets the intent of the B-N Zoning District by providing convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people. The proposed use of retail for this site is in keeping with a suburban-commercial style of development, as this property fronts a secondary arterial road, and is in proximity to Ogeechee Road. Both roads can handle the potential traffic increases to this parcel, as the increase is not anticipated to be exceptional.

Directly adjacent to this property are multiple commercial uses and not solely residential uses. The B-N Zoning District is the least intense zoning district that permits a retail use, while keeping with a suburban-commercial style of development. The setbacks required for the B-N Zoning District intend to protect any surrounding, residentially-zoned parcels by requiring expanded setbacks compared to adjacent, commercially-zoned parcels.

The petitioner was not present.

No Public Comments.

Motion

Approve the petitioner's request to rezone a parcel on Quacco Road from the R-A Zoning District to the B-N Zoning District.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Wayne Noha

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye

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

12. ZONING MAP AMENDMENT 11 QUACCO ROAD - REZONE REQUEST FROM R-A TO B-N - Z-1120-000096

- 📎 [AERIAL MAP Z-1120-000096.pdf](#)
- 📎 [FLU MAP Z-1120-000096.pdf](#)
- 📎 [ZONING MAP Z-1120-000096.pdf](#)
- 📎 [VICINITY MAP Z-1120-000096.pdf](#)
- 📎 [Staff Report 11 Quacco Road.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone .20 acres at 11 Quacco Road from the R-A (Residential Agriculture) zoning classification to a B-N (Neighborhood Business) zoning classification.

The subject property, in the R-A Zoning District, is currently developed with a single manufactured home. The existing development pattern in this area is a mix of uses and zoning districts. Exhibit 3 shows that the subject parcel is surrounded by the A-T, P-B-C, and R-A Zoning Districts, with uses such as vehicle repair, residential, retail, church, and gas station.

The proposed rezoning request for 11 Quacco Road conforms to the Future Land Use Plan, which calls for the subject area to be "Commercial-Suburban". The rezoning request also meets the intent of the B-N Zoning District by providing convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people. The proposed use of retail for this site is in keeping with a suburban-commercial style of development, as this property fronts a secondary arterial road, and is in proximity to Ogeechee Road. Both roads can handle the potential traffic increases to this parcel, as the increase is not anticipated to be exceptional.

Directly adjacent to this property are multiple commercial uses and not solely residential uses. The B-N Zoning District is the least intense zoning district that permits a retail use, while keeping with a suburban-commercial style of development. The setbacks required for the B-N Zoning District intend to protect any surrounding, residentially-zoned parcels by requiring expanded setbacks compared to adjacent, commercially-zoned parcels.

The petitioner was not present.

No Public Comments.

Motion

Approve the petitioner's request to rezone 11 Quacco Road from the R-A Zoning District to the B-N Zoning District.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Eula Parker

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

Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[13. ZONING MAP AMENDMENT 11901 MIDDLEGROUND ROAD - REZONE REQUEST FROM RSF-20 TO B-N - 21-000980-ZA](#)

- 📎 [AERIAL MAP 21-000890-ZA.pdf](#)
- 📎 [FLU MAP 21-000890-ZA.pdf](#)
- 📎 [VICINITY MAP 21-000890-ZA.pdf](#)
- 📎 [ZONING MAP 21-000890-ZA.pdf](#)
- 📎 [11801 Middleground Rd - Google Maps street view.pdf](#)
- 📎 [Middleground Rd - Google Maps street view 2.pdf](#)
- 📎 [11901 Middleground Site Plan.pdf](#)
- 📎 [Staff Report 11901 Middleground Rd 1.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner is requesting to rezone .78 acres (33,825 sq. ft.) of property at the southwest corner of the intersection of Middleground Road and Dutchtown Road from a RSF-20 (Single Family Residential) zoning classification to a B-N (Neighborhood Business) zoning classification.

The subject property is a residentially-zoned parcel in the Wilshire Estates neighborhood developed with a 1,764 sq ft single-family home located on Middleground Road, a road classified as a minor arterial per Appendix A-1 of the Savannah Zoning Ordinance. The property has approximately 188 feet of frontage on Middleground Road and 164 feet of frontage on Dutchtown Road. Other than the zoning update of 2019, there have been no recent rezonings in the immediate vicinity.

Per the City's current Comprehensive Plan, the subject property's future land use category is labeled as Residential General. This future land use category is defined as an area with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings at densities greater than 10 units per gross acre. Since the adoption of the current Comprehensive Plan, the development pattern of the immediate area has transformed. The widening of Middleground Road decades ago has created the conditions that have made the road more fitting for commercial and institutional uses rather than residential uses. The subject property is the only single-family residence on the portion of Middleground Road between Dutchtown Road and Abercorn Street. The two abutting properties to the south were former single-family residences that have been converted into office use. Although the rezoning proposal is inconsistent with the future land use of the current Comprehensive Plan, the existing development pattern and land use surrounding the subject property supports the proposed zoning.

Mr. Doug Morgan, agent for the petitioner, stated he was available for any questions.

Public Comments:

Mr. James Murphy, stated he wanted to know what type of business is proposed to go on that site.

Mr. Ntemo, stated the applicant has proposed to develop a convenience store / gas station at this

location.

Motion

Approve the petitioner's request to rezone 11901 Middleground Road from a RSF-20 to a B-N zoning district.

Vote Results (Approved)

Motion: Ruel Joyner

Second: Wayne Noha

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Ruel Joyner	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

X. Presentations

[14. Update on the Comprehensive Plan Process](#)

Ms. Jackie Jackson, Director of Advance Planning & Special Projects, gave an update on the Comprehensive process, including the following:

- What is the Comp Plan
- Plan Elements
- Themes
- Plan Implementation
- Project Timeline
- Meetings and Pop-up Events
- Public Engagement
- Public Survey
- Examples of What We Heard
- Next Steps
- Subcommittee Participation from the MPC Board

The following Board Members volunteered to be on the Comp Plan Subcommittee:

Mr. Malik Watkins

Mr. Travis Coles

Mr. Dwayne Stephens

Ms. Loreen Boles

Mr. Rule Joyner???????

[15. Discussion of Ordinance Updates - Chatham County](#)

Mr. Marcus Lotson, Director of Development Services, gave an overview of a few Proposed County Ordinance Amendments.

Section 2 Definitions.

The definition section includes a number of outdated terms that are no longer applicable to uses in the County Ordinance. Some definitions contradict others and there is a need to add new definitions for uses that were not contemplated when the section was written.

- Accessory Building
- Congregate Care Facility
- Family Adult Day Care Facility
- Animal Boarding / Animal Services
- Boarding / Rooming House
- Adult Entertainment Establishment
- Height of Building

Section 3-6.1 Location of Accessory Buildings on Residential Lots.

- Definition of Accessory
- Adjacency to principal structure
- Maximum square footage and height
- Building materials

Section 3-12 Visual Buffers and Screening.

- Buffer based on use type
- Max buffer required is 40 feet between Manufacturing and Residential
- Sliding scale to expand buffers based on proposed use as well as square footage, intensity, height

XI. Other Business

Recess to Executive Session - motion required

XII. Executive Session

The Planning Commission may adjourn to Executive Session for the purposes that may include litigation, personnel, or any other matter allowed by the Georgia Open Meetings Act.

Motion to recess to Executive Session.

XIII. Adjournment

16. Adjourn

There being no further business to present before the Board, the March 16, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 2:40 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.