



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
June 14, 2022 ~ 1:30 PM
Minutes

JUNE 14, 2022 REGULAR MPC MEETING

Members Present: Joseph Welch, Chairman
Karen Jarrett, Vice-Chairperson
Travis Coles, Secretary
Shedrick Coleman
Elizabeth Epstein
Joseph Ervin
Jay Melder
Jeff Notrica
Dwayne Stephens
Tom Woiwode

Members Absent: Laureen Boles
Lee Smith
Wayne Noha
Malik Watkins, Treasurer

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Melissa Paul-Leto, Senior Planner
Sally Helm, 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](#)

Motion

Approval of the Agenda

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

Joseph Ervin - Aye

W. Lee Smith - Not Present

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. June 14, 2022 Personnel Committee Meeting, 10:30 A.M., Jerry Surrency Conference Room, 112 East State Street.](#)

[3. June 14, 2022 Finance Committee Meeting, 11:00 A.M., Jerry Surrency Conference Room, 112 East State Street.](#)

[4. July 5, 2022 Regular MPC Meeting, 1:30 P.M., Planning Commission, Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

[5. SPECIAL USE | 2110 West Gwinnett St | File no. 21-006747-ZA](#)

Motion	
Item Postponed to the Planning Commission Meeting on Tuesday, July 26, 2022.	
Vote Results (Approved)	
Motion: Travis Coles	
Second: Dwayne Stephens	
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present

Jay Melder - Aye

[6. REZONING MAP AMENDMENT | 5659 Ogeechee Rd | File No. Z-1221-000211](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, July 5, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[7. REZONING MAP AMENDMENT | Dillon Street | Rezone from RSF-4 to RSF-6 | 22-001625-ZA](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, July 5, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present

Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[8. REZONING MAP AMENDMENT | Streetcar Historic District Boundary Amendment | Bridget Lidy for The Mayor and Aldermen of the City of Savannah | 22-002103-ZA](#)

Motion

Item Postponed to the Planning Commission Meeting on Tuesday, July 5, 2022.

Vote Results (Approved)

Motion: Travis Coles
Second: Dwayne Stephens

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[9. REZONING MAP AMENDMENT | 6089 Ogeechee Road Street | 22-002358-ZA](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, July 5, 2022.

Vote Results (Approved)

Motion: Travis Coles
Second: Dwayne Stephens

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[10. REZONING MAP AMENDMENT | 925 and 1301 East President Street as well as a portion of Tybee Depot | 22-002294-ZA](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, July 5, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Not Present
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- 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

11. Approval of the May 24, 2022 Briefing and Regular Meeting Minutes.

[5-24-2022 MPC BRIEFING MINUTES.pdf](#)

[05.24.2022 Meeting minutes.pdf](#)

Motion

Approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

12. Authorize Executive Director to Execute Contract with Consultant for the Dynamic Flood Modeling Tools (FMT) for Optimized CORE MPO Planning of Transportation Infrastructure Systems Study

[48400-415-IGDPL2201757SAVANNAH_CHATHAM_METRO_final.pdf](#)

[MPC Consultant Contract FE.pdf](#)

Motion

Authorize Executive Director to Execute Contract with Consultant for the Dynamic Flood Modeling Tools (FMT) for Optimized CORE MPO Planning of Transportation Infrastructure Systems Study

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye

Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

VIII. Old Business

IX. Regular Business

[13. MASTER PLAN AMENDMENT | 5500 Abercorn Street | 22-002363](#)

📎 [Staff report - 2363.pdf](#)

📎 [Shopping Center Master Plan.pdf](#)

Mr. Marcus Lotson, Director of Development Services, said the petitioner is requesting to amend a previously approved Master Plan for property located at 5500 Abercorn Street known as the Twelve Oaks Shopping Center. The intent of the amendment is to provide signage guidelines specific to the development. Sign guidelines were not included in the original approval and signs have been governed by the base sign standards in the zoning ordinance, and the private lease agreements between the tenants and the owner. The current version of the Master Plan was approved in 1993 with the addition of approximately 50,000 square feet of commercial space, which includes the Publix grocery store and a smaller adjacent tenant space. Subsequently, a portion of the former development was demolished to accommodate additional parking.

The petitioner is proposing to include sign standards as an addendum to its existing Master Plan. This addendum will codify the sign standards for the site and reference the current zoning ordinance. It will address existing signs as well as proposed signs. There is an existing pylon sign along Abercorn Street with a number of the tenants located on that sign. Each tenant space within that development is permitted to have fascia or building signage. The end unit tenants are the northern and southern unit buildings. The southern building currently has two building signs on the Abercorn facing facade. Currently, the northern tenant space is not occupied. The petitioner is intending to have that space occupied. The applicant is proposing having one additional sign face on the northern building. The petitioner wants the building sign to be viewed from Abercorn Street for the tenant space that only has built-in frontage internal to the shopping center. The addendum, as proposed would allow no more than two building signs on each Abercorn Street facing building facade for a total of four signs. Currently three signs are permitted.

Recommendation is for approval of the petitioner's request to rezone the subject property from R-I-P-C (Residential Medium Density) and I-H (CO) (Heavy Industrial, Annexed) base district zoning classifications to a B-B (Bayfront-Business) base district zoning classification with the "unusual and extraordinary" provision of Sec. 8-3031(D)(1)(a) that requires a zoning master plan. This approval includes the following conditions:

1. The zoning master plan establishes the development standards, parking standards and sign standards for the subject property.
2. Subsequent amendments to the zoning master plan, including an approved specific development plan, will not require review by the Mayor and Aldermen unless recommended by the Planning Commission.

Mr. Harold Yellin, Petitioner, said when Publix came to the center it created two buildings. It created a north building and a south building. The South building to the right, the wall that faces Abercorn is 84ft wide. That has two signs on it. The wall we would like to put another sign, is the north face. North face is 151ft wide.

Consistent with staff recommendation, we do agree that one additional sign would not impair the purpose of the sign regulations. We do agree the second sign, once put up, will not be variable, and we will not be coming back asking for a third or fourth etc. We are just matching the two walls on the south building and the north building.

Ms. Artis Wood, Chair of Scenic Chatham, member of the public, said the update of zoning was passed in 2019. One thing we wanted to talk about at that time was signage. The thought then was this was a "big" subject so we better move that to another time. I look forward to the time when we can have a dialog about signage. Are we talking about putting up more signs on Abercorn or just the two on the facades?

Mr. Joseph Welch, Chairman, said just the two on the facade, not on the street.

Ms. Wood said she is ok with that.

Motion

Approval of the amendment to the Master Plan for the Twelve Oaks shopping center to include an addendum for signage with condition.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[14. MASTER PLAN AMENDMENT | Jim Benton Court | 22-002348](#)

[📎 Staff Report .pdf](#)

[📎 Aerial.pdf](#)

[📎 Street View.pdf](#)

[📎 Aerial 2.pdf](#)

[📎 Context Aerial.pdf](#)

[📎 EXHIBIT.pdf](#)

Mr. Marcus Lotson, Director of Development Services, said the petitioner is requesting MPC approval of an amendment to the Godley Station Master Plan (Godley Station North), a planned community within a PD (Planned Development) zoning district. The specific properties are on the east side of Benton

Boulevard abutting Jim Benton Court. The petitioner is proposing to change the land use designation from Commercial to Light Industrial.

The purpose of the requested land use designation amendment is to allow light industrial use on the subject property. The development site is a six (6) lot commercial subdivision on a one street cul-de-sac surrounded by wetlands. Two of the six lots abut Benton Boulevard and would maintain the commercial designation. One of these fronting lots is developed with an auto collision repair center. The four rear lots, away from Benton Boulevard, are the lots that are proposed to be amended to allow light industrial use. These lots generally range in size between 1.1 and 1.7 acres of buildable area. The lot size and configuration suggest that under redevelopment, the scale of any light industrial use will be similar to the existing heavy commercial use on site. This lot size will typically accommodate flex warehouse space, service-related mechanical businesses, and contractors. The subject properties are somewhat limited in terms of being viable for traditional retail, due to the lack of visibility from the intersecting streets. The rear portion of this property is obscured by the surrounding wetlands and trees and will also be obscured by the commercial development abutting Benton Boulevard.

Sometimes, all of the properties within an approved Master Plan are developed in a relatively short period of time and the approved uses remain unchanged. However, because of various factors in marketing trends, needs, and economic constraints, changes to Master Plans are often necessary. Such changes are not unusual as Master Plans are typically not static. The proposed Amended Master Plan will not allow uses that are incompatible with the surrounding area or that are likely to have negative impacts. It appears, based on how long the parcels have remained undeveloped, the likelihood for commercial uses at this location is not strong. Based on the previously stated findings, the proposed Amended Master Plan, if approved, would not likely be detrimental to the properties within the immediate area or the larger community.

Staff recommends approval of the proposed Amended Master Plan for the properties at 105, 106, 109 & 100 Benton Boulevard.

Mr. Harold Yellin, Petitioner, said we agree 100% with staff recommendation for approval. This petition does follow a pattern that we are seeing time and time again which permits commercial activity on the major street but also permits some flexibility for the back lots. The property is next to Jimmy Deloach. Warehousing is a likely use but we are not talking about the same kind of warehouses that you see on Jimmy Deloach. Our acreage is way too small. Once built, this site is virtually surrounded by buffers. Not just on-site, but off-site.

Mr. Jay Melder, City Manager, asked what is known about the traffic impact on the zoning request?

Mr. Yellin said candidly, we have not done a traffic analysis nor do we usually do a TIA on a 5 acre tract. I have been before this Board and City Council, on Jimmy Deloach, there is a 100 acre tract over there. There is another one that is 60-70 acres. Typically for 5 acres, there will be an impact regardless of what we put there. There will be an impact because we would like to develop in the back but in terms of it being significant, the answer is, there will not be a significant traffic impact, the acreage is just too small. We will be behind two commercial lots on the street. Everything else, for 270 degrees, will be wetlands and unusable.

Ms. Karen Jarrett, Vice Chairperson, said while 5 acres may not be a huge impact, 5 acres and 5 acres and 10 acres add up. Is this an area that the MPO is looking at at all to look at circulation and truck traffic. The other issue with this particular site is, the potential for trucks to block Benton Blvd. which is one of the main accesses for the neighborhood to the south. If there was an accident, how would that impact the residents to the south?

Mr. Yellin said we are within shouting distance of the intersection of Jimmy Deloach and Benton Blvd. If there were to be any significant truck traffic, it goes north. It will not go south. If there are accidents it affects everybody, not just here. Directly across the street is a large pond, not residential. Everything about this property suggests that it should not be anything other than residential with something in the back. This property has been actively marketed for over 25 years. There has been no other interest.

Motion

Approval of the proposed Amended Master Plan for the properties at 105, 106, 109 & 110 Benton Boulevard.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

X. Presentations

XI. Other Business

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

[15. Adjourn](#)

There being no further business to present before the Board, the June 14, 2022 Regular Metropolitan Planning Commission Meeting adjourned.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/sh

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.