



Chatham County - Savannah Metropolitan Planning Commission

Minutes

MARCH 21, 2023 MPC MEETING

Members Present: Travis Coles, Vice Chair
Tom Woiwode
Michael Kaigler
Wayne Noha
Karen Jarrett
Jeff Notrica
Laureen Boles
Joseph Ervin

Members Absent: Joseph Welch
Malik Watkins
Elizabeth Epstein
Dwayne Stephens
Jay Melder
Shedrick Coleman

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Melissa Paul-Leto, Senior Planner
Sally Helm, Administrative Assistant

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[1. March 21, 2023 Personnel Committee Meeting, 11:00 am, Jerry Surrency Conference Room, 112 East State Street](#)

[📎 March 2023 Personnel Committee Agenda.doc](#)

[2. March 21, 2023 Finance Committee Meeting, 11:30 pm; Jerry Surrency Conference Room, 112 East State Street](#)

[📎 March 2023 Finance Committee Agenda .doc](#)

[3. March 21, 2023 Regular MPC Meeting, 1:30pm, Planning Commission, Arthur Mendonsa Hearing Room, 112 East State Street](#)

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

[4. REZONING MAP AMENDMENT | 22-004383-ZA | Albion Street | Special Use Permit for Place of Worship](#)

Motion

This petition is continued to the April 11, 2023 MPC meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[5. ZONING TEXT AMENDMENT | Accessory Dwelling Units | 22-005883](#)

Motion

Item was removed from the final agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[6. MAP AMENDMENT | 343 Buckhalter Road | Rezone from R-A-CO to I-L | 23-000304-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye

Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[7. SPECIAL USE | 312 East Anderson Street | A special use request for on-site consumption of alcohol | File No. 23-000867-ZBA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[8. MAP AMENDMENT | 312 East Anderson Street | Rezone from TN-1 to TC-2 | 23-001036-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[9. SPECIAL USE PERMIT | 2602 Whitaker St | 23-000865-ZA | Restaurant w/ Alcohol Sales](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- 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[10. Approval of the February 7, 2023 Meeting Minutes](#)

📎 [02.07.2023 Meeting Minutes.pdf](#)

Motion

Approval of the February 7, 2023 meeting minutes.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[11. Approval of the February 28, 2023 Meeting Minutes](#)

[02.28.2023 Meeting Minutes.pdf](#)

Motion

Approval of the February 28, 2023 meeting minutes

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

VIII. Old Business

IX. Regular Business

[12. MAP AMENDMENT | West 42nd Street - PIN# 20073 31009 | Rezone from TN-2 to TC-1 | 23-001036-ZA](#)

[COMBINED MAPS.pdf](#)

[2022 10 12_414 W 42ND ST_HPC SUBMISSION r.pdf](#)

[SITE PLAN WITH THE OTHER APARTMENT BUILDINGS RELATED TO THE PROJECT.png](#)

[Application.pdf](#)

[site visit.3.9.2023.pdf](#)

[2613 Montgomery - Access and Utility Easement Agreement.docx](#)

[Staff Report.pdf](#)

Ms. Melissa Leto, Senior Planner, said the petitioner is requesting to rezone the subject parcel from TN-2 (Traditional Neighborhood-2) to the Traditional Commercial-1 designation (TC-1) with the intent of developing the property and the adjacent parcel, 414 W. 42nd Street as an apartment building on the north side of W. 42nd Street between Montgomery Street and Martin Luther King Boulevard. The proposed three-story apartment building would include eleven (11) units with associated parking located to the rear of the building. Access to the proposed apartment building would be through an access easement facing Montgomery Street.

The subject property is currently zoned TN-2 (Traditional Neighborhood-2), while the adjacent parcel, 414 W. 42nd Street is zoned TC-1 (Traditional Commercial-1). The applicant is requesting the TC-1 (Traditional Commercial-1) zoning district. The subject site currently has an abandoned building that was used as a vehicle repair shop. The adjacent parcel, 414 W. 42nd Street, also has an abandoned building that was once used as a vehicle repair shop. The applicant intends to demolish both non-contributing buildings. The subject parcel has a rear yard that abuts the 409 W. 41st Street parcel. North and south of the subject property are single- and two-family residential neighborhoods, constructed primarily in the 1980s. Adjacent to the entrance of the subject property on the west side are existing single family residential properties, constructed primarily in the early 1900's. The east side adjacent property located on the corner of W. 42nd Montgomery Street is an abandoned retail first floor with upper residential. Across the street at 411 W. 42nd Street, two three-story apartment buildings were recently approved by

the Historic Preservation Commission. The proposed apartment building for the rezoning will share the pool amenities located within the two buildings being constructed on the corner of Montgomery Street and W. 42nd Street.

The property would be accessed via an access easement with an entrance from Montgomery Street to the rear of the proposed apartment building. The apartment traffic would have one ingress and egress through the access easement onto Montgomery Street. Transit is available on Montgomery Street, and several transit stops are in the vicinity of the subject property. On-street parking is typical in the Tn-2 and TC-1 designations. The proposed zoning will allow a development pattern that would be similar to the property across the street as both proposals would be apartment buildings. The other properties in the immediate vicinity are generally one and two-family residential uses with some restaurants. The Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The multifamily zoning designation proposed by the applicant is consistent with the Future Land Use Map. The property has reasonable use under the current zoning. The proposed apartment building will include the adjacent parcel, 414 W. 42nd Street which is currently zoned TC-1 designation. In order to construct the eleven (11) unit apartment building with associated parking, it would require both parcels to be in the TC-1 designation due to the development standards allowing for more density. The property could be developed as a single family residential. However, the apartment building use is permitted in both the TN-2 and the TC-1 zoning districts. Since the applicant is proposing to combine the properties, a split zoning would be abnormal.

The introduction of approximately 11 dwelling units in the form of a three-story apartment building is compatible with the surrounding land uses. Across the street on the corner of Montgomery Street and W. 42nd Street is an approved development including two three-story mixed-use buildings. The same developer is requesting to rezone this subject parcel and the adjacent parcel, 414 W. 42nd Street, to construct a three-story apartment building without commercial on the first floor and would share pool amenities with the other two buildings. The proposed zoning would allow residential housing inventory to be created, which has been identified as a need in the City of Savannah. The current Comprehensive Plan designation conforms with the existing zoning.

Mr. Josh Yellin, Agent for Petitioner, said we did have a neighborhood meeting for this property in September of last year. At the time it was brought to the neighborhood association as part of a larger development which encompasses the property directly across the street which has been approved for two larger three-story multifamily apartment buildings. It was after that meeting when we realized this site was in fact, split zoned between the TC-1 and TN-2 and that we would need to come back for rezoning of the middle parcel on the block. The sites previous use was a non-conforming use, an auto body repair shop. It is both non-conforming and non-contributing. It has been that commercial use in the middle of a mixed-use block for some time. We do agree with staff recommendation that was for approval of the property but on the condition that we do not put any commercial uses in the middle of the block. Our intent always, was to have this be solely residential. We are in full agreement with the condition to eliminate the commercial uses here. We are also in full agreement that the site should be recombined prior to any development. One thing we would like to point out, because this is a bit of a unique project, we thought we were good to go and then pulled it back for the rezoning, plans have already been preliminarily submitted to HPC for the COA for review. We want to make clear; those plans were not three stories across the board, it was actually delineated so that it was two stories adjacent to the residences stepping up to three stories as we got closer to Montgomery Street. There was careful consideration and careful planning to ensure this residential use fits in with the residences immediately adjacent to it. We are thankful for staff's recommendation for approval and respectfully request you recommend approval of the same.

Ms. Lauren Boles, Board member, asked, what were the results of the community meeting? Was there any opposition or approvals of the project?

Mr. Yellin said they were favorable. The neighborhood association actually came in support for the larger building. They actually wanted to see more density and an even larger building than we came back with. It was very much favorable for this project.

Motion

Approval of the rezoning request with conditions.

The subject parcel – PIN# 20073 31009, 414 W. 42nd Street, and parcel PIN# 20073 31004 shall be recombined.

All non-residential uses shall be eliminated from this zoning request.

Vote Results (Approved)

Motion: Wayne Noha

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

[13. REZONING MAP AMENDMENT | Ogeechee Road | Rezone from BC to R3 and BC | File no. Z-0223-000360](#)

[Hillpointe.pdf](#)

[Staff Report .pdf](#)

[Application- Ogeechee Rd.pdf](#)

Mr. Marcus Lotson, Director of Development Services, said the petitioner Harold Yellin for Hillpointe LLC, is proposing to rezone a 45-acre tract of land from P-B-C (Planned-Community Business) to R-3 (Multifamily Residential) and B-C (Community Business). The subject property is located on the north side of Ogeechee Road, approximately 1,000 feet east of Canebrake Road in Unincorporated Chatham County. The tract is approximately 45 acres in size and is bounded by Highway 204 on the north side. It is undeveloped and, based on the mature trees and available aerial imagery, appears to have never been developed with an active use. The petitioner is requesting to rezone the subject properties to the R-3 and B-C classification for the purpose of creating a mixed-use residential apartment community and a commercial outparcel. The proposal includes rezoning the majority of the lot and maintaining the commercial zoning adjacent to Ogeechee Road. Commercial and residential development in the Ogeechee Road corridor has increased in recent years as the western portion of Chatham County continues to grow. This is due, in part, to the availability of large tracts of land and the overall growth of the area. The subject property is currently zoned commercial, which would allow uses such as grocery stores, hotels, restaurants, auto dealers and retail, all of which could be developed on the property. Based on the current zoning, the property has significant development capacity. The proposed change would ensure that the majority of development on the parcel would be residential.

With the current zoning, some significant development could already take place on this property for an intensity standpoint, which would include grocery stores, hotels, restaurants, auto dealers, and retail. Although there are some issues that we want to address through the Development Plan Review, the proposed zoning is very different than the current zoning from an intensity standpoint. The proposed outparcel is at the lower left of the site, there is an entry point at that location. The applicant is also proposing, because of the lack of multiple entry points for this property to construct a fire house, on site, to be operated by Chatham Emergency Services. The large number of units and the size of the property would typically require multiple access points for emergency services. This, in conversation with Chatham Emergency Services, was a solution to that issue. One of the things discussed earlier was the emergency access to this site. There will be discussion from the petitioner about what that will mean for

the area between the proposed firehouse and the access point onto Highway 17.

Staff recommends approval of the request to rezone the identified property from P-B-C to R-3 and B-C with the following condition:

- An internal vehicular access point between the multifamily development and the commercial development shall be provided along the northern property line of the commercial parcel.
- Emergency access shall be reviewed and approved by Chatham Emergency Services prior to final development plan approval.

Mr. Harold Yellin, agent for Hillpoint LLC, said this is a rezoning from what is currently a B-C for the entire site, to R-3 with a density of 10. Chatham county as you know, their ordinance goes up to 40 units per acre for multifamily. We agree with Mr. Lotson, 10 is a very low number. In fact, you will see single family residential between 6 and 8. We are at 9.02 units per acre for this site. The ordinance tells you to round up, we are really 9 but showing 10. Mr. Lotson also mentioned that in the current condition, there are a host of uses that could go there. This zoning classification is actually more intensive in addition to motels, we could have cocktail lounges, night clubs, and package stores. We think these uses are not compatible with an elementary school and a junior high school next door. We are fully aware of the challenges of the site. The other thing that makes this petition unique, I have never stood before a group before to tell you that we are not only just donating land, but we are building a fire station on this site in recognition of the uniqueness of the property. I have a copy of the letter from the office of Commissioner of Safety and Fire, Greg Lantel, recommending approval of the request based upon the equivalent measure of providing a fire station. We have a similar letter from Mark Revenue, Deputy Commissioner of Safety and Fire. There is another letter from Conrad Kerns, Chief Executive Officer of Chatham Emergency Services, where he strongly supports the Hillpoint Project development. The opportunity for CES to have a new fire station built and titled over to CES, having fire apparatus in this location will greatly reduce emergency response time to this sector of the county.

Mr. Michael Kaigler, County Manager, said as discussed earlier, with the fire station on site and with the challenges that we foresee getting out onto Ogeechee road for emergency vehicles, I think it is the consensus of this board that consideration be given to the turn radius for a fire truck coming out of the station and additional ROW for a potential median lane, center out lane for emergency vehicles just in case there is traffic back up there.

Mr. Yellin said we agree with you. Normally we provide a concept plan, in the event that you turn down the rezoning, we do not want to get too far ahead of ourselves. If the rezoning is done, we will come back with a General and Specific Plan. We will be working with Chatham Emergency Services to make sure their trucks can get in and out.

Mr. Wayne Noha, Board Member, asked, is the commercial spot in the front, is that a different parcel or is this all one parcel? We talked about not having access to Highway 17, is this one parcel or two?

Mr. Lotson said, right now, the entire property is a single parcel. They will be required to subdivide this create the commercial parcel. Those things are not allowed in the same zoning classification. In our review of the subdivision, one of the requirements will be that a non-access easement is drawn on the subdivision along the commercial property adjacent to Highway 17. That would prohibit additional curb cuts on highway 17 on commercial property.

Ms. Melanie Wilson, Executive Director, said, in order to ensure that happens, you may want to make a note that the subdivision of this property must be connected to the internal access roads going in and out of the property. Mr. Yellin might have another solution.

Chase Rosen, Member of the public, said I agree with that is being proposed here. I think this is a great opportunity for a more walkable development having a commercial use next to somewhat dense residential and next to two schools. This is great. Staff recommended the vehicle access on that northern property line for that commercial property, I would like to see something in place to ensure that there is better pedestrian access as well. I think with the plan to have all of the community amenities right next door, that would help promote business with whatever commercial property is there as well as making the commercial property a better amenity to the residents in the community. I would also like to see direct access to the schools if at all possible. I do not know if that discussion has taken place but that would be more appealing for families to move in to such a community as well as being much safer for children who

could walk directly to the school's property rather than having to walk around onto the highway or have to get in a vehicle and go around. Access toward the adjacent neighborhood, would be nice. Promoting walkability here is something that should be amenable to all parties. It would be a bit of relief from the traffic concerns that are there. It would also help with emergency services in terms of having better options to move in between neighborhoods, between properties.

Mr. Yellin said we would love to access through Canebrake but we have been told the residents do not want us to access in that direction. Between now and the time that we come back with the General Plan, we will be in touch with the School Board. We will love to do something collaborately with them we just are not prepared to do that at this time. This is just the zoning. Both points are well taken.

Motion

Recommendation

Approval of the request to rezone the identified property from P-B-C to R-3 and B-C with the following condition:

An internal vehicular access point between the multifamily development and the commercial development shall be provided along the northern property line of the commercial parcel upon subdivision of the commercial property from the residential.

Emergency access shall be reviewed and approved by Chatham Emergency Services prior to final development plan approval.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Michael Kaigler	- Aye

X. Presentations

XI. Other Business

XII. Executive Session

XIII. Adjournment

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.