



# Chatham County - Savannah Metropolitan Planning Commission

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Minutes

## May 2, 2023 MPC MEETING

**Members Present:** Dwayne Stephens, Chairman  
Tom Woiwode  
Michael Kaigler  
Wayne Noha  
Karen Jarrett  
Travis Coles  
Jeff Notrica  
Laureen Boles  
Joseph Welch  
Jay Melder  
Joseph Ervin

**Members Absent:** Shedrick Coleman  
Malik Watkins  
Elizabeth Epstein

**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

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

[1. ZONING MAP AMENDMENT | 23-001408 -ZA | 810 E. Broad St.; 613-623 E. Gwinnett St.; 610-614 E. Bolton St. | Rezone from TC-2 to D-X](#)

[2. MAP AMENDMENT | Six \(6\) parcels on DeRenne Avenue | Rezone from RSF-6 to OI-E | 23-000304-ZA](#)

[3. ZONING MAP AMENDMENT | 1111 Bradley Boulevard | Z-0423-000373 | Rezone from R-A to B-N](#)

### 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 Items Requested to be Withdrawn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

## VIII. Old Business

### 4. MAP AMENDMENT | Wild Heron Road | Rezone from A-1 to RMF-1 and RSF-4 With Conditions| 22-002692-ZA

- 🔗 [Staff Report 040223.pdf](#)
- 🔗 [Revised Plan 22-397 Fawcett Tract Color Masterplan\\_50's\\_4.25.23\\_with Conditions.pdf](#)
- 🔗 [Written Neighborhood Correspondence.pdf](#)
- 🔗 [Sign Update.pdf](#)
- 🔗 [TIAS Fawcett Tract 90 TH 309 SF Aug 29 2022 \(6\).pdf](#)
- 🔗 [Development Standards .pdf](#)
- 🔗 [Original 22-397 FAWCETT TRACT CONCEPT PLAN.pdf](#)
- 🔗 [County DoE Comments Jan 23.pdf](#)
- 🔗 [Typical Street Sections.pdf](#)
- 🔗 [Context Aerial.pdf](#)
- 🔗 [Maps Combined.pdf](#)
- 🔗 [Letter of Opposition from Melanie Jones Regarding Wild Heron Rd.pdf](#)

### 5. ZONING TEXT AMENDMENT | Accessory Dwelling Units| 22-005883

- 🔗 [Staff Report 050223.pdf](#)
- 🔗 [ADU Survey .pdf](#)
- 🔗 [ADU Council Workshop.pdf](#)
- 🔗 [Savannah Transit Stops.pdf](#)
- 🔗 [May 2 MPC agenda item 5 letter of support.pdf](#)

### 6. Zoning Map Amendment Fountain Road Z-0622-000286

- 🔗 [Maps.pdf](#)
- 🔗 [Street Views.pdf](#)
- 🔗 [Fountain Rd.pdf](#)
- 🔗 [Staff Report 050223.pdf](#)

## IX. Regular Business

### 7. SPECIAL USE PERMIT | 2602 Whitaker St | 23-000865-ZA | Restaurant w/ Alcohol Sales

- 🔗 [Staff Report 050223.pdf](#)
- 🔗 [Jinx - Whitaker - Letters of Support - Additional 107.pdf](#)
- 🔗 [Whitaker - Letters of Support.pdf](#)
- 🔗 [2602 Whitaker Plans.pdf](#)

- 🔗 [Maps.pdf](#)
- 🔗 [Jinx.Letter.MPC.pdf](#)
- 🔗 [Jinx letter to MPC from nearby homeowner.pdf](#)

8. MAP AMENDMENT | 309, 311, 313, 315, 323, 325, 331, 335, and 343 Buckhalter Road | Rezone from RA-CO to I-L | 23-000304-ZA

- 🔗 [Application.pdf](#)
- 🔗 [combined.maps.pdf](#)
- 🔗 [Signed annex 52.860 acres off Buckhalter rd.pdf](#)
- 🔗 [Ordinance.pdf](#)
- 🔗 [Sound Wall Agreement.pdf](#)
- 🔗 [I-L.pdf](#)
- 🔗 [Existing R-A List of Uses.pdf](#)
- 🔗 [Dev Standards-R-A.pdf](#)
- 🔗 [Letter of Support for Aproval #2.pdf](#)
- 🔗 [Letter of Support for the Approval #1.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [FW\\_ Buckhalter Road Rezoning.pdf](#)
- 🔗 [FW\\_ May 2nd Map Amendment vote.pdf](#)

9. Zoning Text Amendment | Sec 3.2 Public Notice Procedures | 23-001583

- 🔗 [GA House Bill 1405.pdf](#)
- 🔗 [Ordinance Section with amendments.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [Staff Report - 22-001583-ZA.pdf](#)

**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.***