



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
June 25, 2019 ~ 1:30 PM
Minutes

June 25, 2019 REGULAR MPC MEETING

Members Present: Joseph B. Ervin, Chairman
Ellis Cook, Vice-Chairman
Thomas Branch
Travis H. Coles
Karen Jarrett
Lacy Manigault
Tanya Milton
Wayne Noha
Lee Smith
Linder S. Suthers
Joe Welch
Tom Woiwode

Members Not Present: Roberto Hernandez
Eula Parker

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Matthew Lonnerstater, Development Services Planner
Marcel Williams, Development Services Planner
Leah Michalak, Director of Historic Preservation
Alyson Smith, Preservation Planner
Ryan Jarles, Preservation Planner
Jessica Hagan, Administrative Assistant

Advisory Staff Present: Gregori Anderson, Director of Building Safety and Regulatory Services

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

Approval of the agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. July 16, 2019 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

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

[3. GENERAL DEVELOPMENT PLAN | Green Island Road | P-190417-00043-1](#)

[📎 Green Island Road; MPC File No. P-190417000043-1.pdf](#)

Motion

Peitioner requested the item be continued until the July 16, 2019 MPC agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[4. WIRELESS TELECOMMUNICATIONS FACILITY MASTER PLAN: Approval of Plan to Install Small-Cell System | AT&T Mobility and ANSCO & Associates | PR-000113-2019](#)

Motion

Item is continued until the July 16, 2019 MPC meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[5. REZONING MAP AMENDMENT | 104-114 DeRenne Avenue | R-6 \(One-Family Residential\) to B-N \(Neighborhood Business\) | File no. 19-002401-ZA](#)

Motion

Item is continued until the July 16, 2019 MPC meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- 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

6. Approval of June 4, 2019 Briefing and Regular Meeting Minutes

[06.04.19 MEETING MINUTES.pdf](#)

[06-04-19 MPC BRIEFING MINUTES.pdf](#)

Minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

7. Approve the "Deposit Account Resolution and Authorization for Business Entities" to update the check signers for the MPC bank account.

Motion

Recommend APPROVAL to update the check signers for the MPC bank account..

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

Ellis Cook	- Aye
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Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[8. NEW CONSTRUCTION CARRIAGE HOUSE : VICTORIAN DISTRICT | 515 East Anderson Street | Petitioner: Brian and Jennifer MacGregor | File No. 19-002850-COA](#)

- [19-002850-COA Drawings](#)
- [Pictures and Sanborn Maps.pdf](#)
- [19-002850-COA Recommendation.pdf](#)

Motion

Approve the demolition of a non-contributing garage and new construction of a two-story carriage house, including the side yard setback adjustments as requested, at 515 East Anderson Street because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Travis Coles

Second: Lacy Manigault

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

VIII. Old Business

IX. Regular Business

[9. REZONING MAP AMENDMENT | 0 Fort Argyle Rd. | PDR-SM \(Planned Development Reclamation - Surface Mining\) to R-A \(Residential-Agriculture\) | Keith Rankin | Z-190514-00054-1](#)

- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - Pictometry.pdf](#)
- ☞ [Exhibit C - 1987 Rezoning Documents.pdf](#)
- ☞ [Exhibit D - R-A Use Table.pdf](#)
- ☞ [Application 00059.pdf](#)
- ☞ [Staff Report-Z-190514-00054-1.pdf](#)

Mr. Matthew Lonnerstater, Development Services Planner, stated the petitioner is requesting to rezone property at 0 Fort Argyle Rd. (PIN 1-1049-01-009) in unincorporated Chatham County from PDR-SM (Planned Development Reclamation - Surface Mining) to R-A (Residential-Agriculture).

The subject property consists of one parcel, approximately 62.5 gross acres in area, on the west side of Fort Argyle Rd. at its intersection with Uncle Sheds Rd. The subject parcel is split-zoned, with the western-most 15-acres zoned R-A (Residential-Agriculture) and the eastern 47.5 acres zoned PDR-SM (Planned Development Reclamation - Surface Mining). This request is to rezone the eastern 47.5 acres to R-A; if approved, the entire 62.5-acre site will maintain an R-A zoning designation.

The subject parcel has direct frontage along Fort Argyle Road (Hwy. 204), a paved arterial. Uncle Sheds Road, a private un-paved road, traverses the property. Based on aerial photographs and information from the Chatham County Board of Assessors, the property is unimproved. The subject parcel has a slightly undulating topography and features four ponds, byproducts from a previous borrow pit operation on the site.

The proposed rezoning is consistent with adjacent PDR-SM and R-A zoned properties and is consistent with the low-density, rural character of the area. Prior to 1987, the subject parcel maintained an R-A zoning designation. The proposed rezoning would revert the former surface-mine back to its original R-A designation. The subject parcel satisfies the minimum dimensional requirements for R-A lots, as contained in Section 4-6.1 (*Development Standards for Dwellings*).

Public Comments:
No public comments

Motion

MPC staff recommends approval of the petitioner's request to rezone the 47.5-acre portion of the subject parcel from a PDR-SM zoning classification to an R-A zoning classification.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye

Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[10. TEXT AMENDMENT | Petitioner: City of Savannah | Section 8-3030, \(16\) Large-Scale Development | File No. 19-003042-ZA](#)

- 📎 [Staff Report-19-003042-ZA.pdf](#)
- 📎 [APPLICATION 19-003042-ZA - TEXT AMENDMENT.pdf](#)
- 📎 [6-25-19 Proposed Ordinance.pdf](#)

Mrs. Leah G. Michalak, Director of Historic Preservation, stated the City of Savannah submitted a petition to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener’s error relating to the Factors Walk Character Area as it applies to Large Scale Development.

In July 2018, City Council adopted several amendments to Section 8-3030 Historic District ordinance. One of the major changes was that new construction within the Factors Walk Character Area would no longer be exempt from the Large Scale Development or Commercial Standards and the following language was removed from Section (18) Character Areas:

vi. New construction on Factors Walk is exempt from commercial and large scale development standards.

However, it was inadvertently left in Section (16) Large-Scale Development which still states:

New construction on Factors Walk and monumental buildings shall be exempt from Large-Scale Development standards.

The proposed text amendment is as follows:

New construction Monumental Buildings shall be exempt from Large-Scale Development standards.

A staff review of the ordinance found this error. Staff then contacted the original stakeholder group that provided input regarding the July 2018 amendments to notify them of the error. A meeting with this group found that the consensus was that this proposed amendment is consistent with the intent of the changes made in 2018. If this language is not amended, the resulting large-scale new construction is likely to be incompatible with historic buildings within the Factors Walk Character Area.

Public Comments:
No public comment

Motion

Approval to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener’s error relating to the Factors Walk Character Area as it applies to Large Scale Development.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[11. NORWOOD STABLES | PRELIMINARY PLAN | Major Subdivision | 2304 Norwood Avenue | File Number P-171201-00123-1](#)

- 📎 [Maps.pdf](#)
- 📎 [Letter and Revised Plan Submitted by Petitioner.pdf](#)
- 📎 [Opinion from Zoning Administrator RE Norwood Stables.pdf](#)
- 📎 [Norwood Stables Subdivision SDP.pdf](#)
- 📎 [06-25-19 - Staff Report P-171201-00123-1 - Norwood Stables - Preliminary Plan.pdf](#)
- 📎 [Petition_Norwood Stable Development LoS Final 6-19-19.pdf](#)
- 📎 [Previously-Approved Plan.pdf](#)

Mr. Matthew Lonnerstater, Development Services Planner, stated the petitioner is requesting MPC approval of a Preliminary Plan for a 33-lot Major Subdivision located on the northwest side of Norwood Avenue, approximately 120-feet southwest of Burke Avenue. The subject property is split zoned. A portion is located within the R-1/EO (Single Family Residential 5 units per net acre) zoning district and the remainder is located in the R-2/EO (Two-Family Residential 5 units per net acre).

A previous Preliminary Plan was approved by the Metropolitan Planning Commission on August 28, 2018. The previous plan consisted of 32 proposed single family detached lots to be developed on a 7.22-acre tract of land. All proposed lots had a minimum lot width of not less than 60 feet and no variances were requested.

The purposes of the proposed Amended Preliminary Plan are to increase the total number of lots from 32 to 33; and, to revise the layout of the proposed street from a through street with access on both Norwood Avenue and Lansing Avenue to a street ending in a cul-de-sac with access on Norwood Avenue only.

All lots are vacant and will vary in size from 6,487 square feet to 8,170 square feet. Twenty-nine of the proposed 33 lots will have a lot width of 55 feet and the remaining four lots will have a width of 60 feet or greater. In addition to the proposed residential lots, the proposed subdivision will also have 1.237 acres of Common Area/Green Space, including 0.781 acres of pervious right-of-way.

The minimum required lot width for a lot located in R-1/EO and R-2/EO zoning districts is 60 feet with a lot area of not less than 6,000 square feet. However, the Chatham County Zoning Regulations, Section 4-12 c. (2) (ii) Environmental Overlay District, provides that proposed residential subdivisions having an average lot size of one half acre or less and containing a minimum of 25 percent green space or open space may reduce the required lot width or lot depth by up to 10 percent provided that the lot area is not reduced more than 10 percent of the required lot area and the density does not reduce the density standard. For purposes of this section, open space shall be limited to common area ponds or lagoons or pervious right-of-way.

The proposed subdivision, as submitted, contains two common areas (storm water detention ponds) with a combined area of 19,851 square feet. The impervious portion of the proposed road right-of-way is 34,020 square feet. The total open space/green space is 53,871 square feet, which is 1.237 acres. The subject site is 7.22 acres in size, which would require 1.805 acres dedicated as open space/green space to achieve the 25 percent requirement. Based on this finding, an additional 0.568 acres is needed to achieve 25 percent green space.

The petitioner contends that the proposed subdivision will contain the required 25 percent common area and/or greenspace to allow the 10 percent reduction of the proposed lots. Staff does not agree with the petitioner. The provisions of the Chatham County Zoning Regulations, Section 4-12 c. (2) (ii) Environmental Overlay District, are very clear that open space (greenspace) for the purposes of this section, shall be limited to common area, ponds or lagoons, and pervious right-of-way. The Chatham County Zoning Administrator has stated by email that his interpretation of this section is consistent with that of the MPC staff. Based on this finding, a maximum of only 22.8 percent of the 7.22-acre site can be established as open space (green space). Staff further contends the only way to achieve the minimum required 25 percent common area/greenspace would be to reduce the lot width and lot depth on most of the proposed lots, which is not permitted.

In addition to the 29 substandard lots, the proposed subdivision would also create five double frontage lots (Lots 16 through 20) which is not permitted in accordance with the Chatham County Subdivision Regulations Section 602.01 d.

Mr. Robert McCorkle, petitioner, stated with the existing plan today we have 32 lots with 55 total units consisting mostly of duplexes, which the neighbors weren't too happy with. Since the last approval, the petitioner has been speaking with the neighbors trying to address their concerns; one solution is to convert all these to single family residences. The revised plan has 33 single family lots, reducing the number of units from 55 to 33. The road will become a public road instead of private. With the reduced plan, we meet all lot coverage requirements for Chatham County; we also meet all the minimum lot area. The two variances requested are common for this area. In the Environmental Overlay District, it states that greenspace shall be limited to common area, ponds or lagoons, and pervious right-of-way in order to allow the 10 percent reduction of the proposed lots. We have proposed to add buffers in the back of the property, in addition to the already proposed tree lawn along the road, but these buffers will not count toward the greenspace. There are several neighborhoods surrounding us that have the same thing that we are requesting.

Ms. Karen Jarrett, Board Member, asked why isn't there an exit on Lansing instead of Norwood?

Mr. Jay Maupin, engineer for the project, stated for safety reasons, people would speed through the neighborhood to access other streets.

Ms. Jarrett, asked about road material and if Chatham County has agreed to make the road public.

Mr. Maupin, stated the road will be a traditional road made to Chatham County standards and Chatham County is waiting approval of these variances before approving that.

Mr. Tommy Branch, Board Member, asked if the request is denied, how many lots would you lose?

Mr. McCorkle, stated to meet the requirement it would have to be two lots.

Public Comments:

Michelle Leary, spoke in support. She stated that she would rather have no houses go on that property but she supports this plan instead of the original approved plan.

Charlie Milmine, asked the Board to not approve this and allow the petitioner to rework the plan. The percentage is important to keep.

Robert Marshall, spoke in support. He stated he is pleased with the new plan because they would like to keep the density down.

Emmett Copeland, spoke in support and agrees this plan is better suited for the neighborhood.

Jennifer Allen, stated she wouldn't want any trees added to her back yard. There is a major issues with trash dumping on this lot. She also has concerns with the noise of the construction.

Motion

The MPC staff recommends Denial of the proposed Preliminary Plan based on the findings that the proposed subdivision does not contain the required 25 percent common area/green space necessary to permit the reduction of the required lot width or lot area up to 10 percent and the creation of lots 16 through 20 as double frontage lots which is not permitted.

Vote Results (Rejected)

Motion: Ellis Cook

Second: Tommy Branch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Nay
Linder Suthers	- Nay
Tom Woiwode	- Nay
Travis Coles	- Aye
Joseph Welch	- Nay
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Nay
Karen Jarrett	- Aye
Wayne Noha	- Nay

Motion

Motion made to approve the 5-foot lot width variance from the required 60 feet for all lots and deny the variance for the double frontage lots 16 through 20.

Vote Results (Rejected)

Motion: Tommy Branch

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Nay
W. Lee Smith	- Nay
Linder Suthers	- Nay
Tom Woiwode	- Nay
Travis Coles	- Nay
Joseph Welch	- Nay
Tommy Branch	- Aye
Lacy Manigault	- Nay
Tanya Milton	- Nay
Karen Jarrett	- Nay
Wayne Noha	- Nay

Motion

Motion made to continue until the next MPC meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Linder Suthers

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[12. DEMOLITION OF A CONTRIBUTING BUILDING: CUYLER-BROWNVILLE HISTORIC DISTRICT | 726 West Victory Drive | Petitioner: City of Savannah Code Compliance Department | File No. 19-002821-COA](#)

- 🔗 [726 W Victory Drive Court Order.pdf](#)
- 🔗 [726 W. Victory Dr. Building Observation Stamped and Signed.pdf](#)
- 🔗 [Email correspondence with City of Savannah.pdf](#)
- 🔗 [HSF Email.pdf](#)
- 🔗 [HSF Letter.pdf](#)
- 🔗 [Public notice](#)
- 🔗 [19-002821-COA Recommendation.pdf](#)
- 🔗 [726 West Victory Drive photograph.pdf](#)
- 🔗 [Historic Preservation 726 Victory Dr.docx_.pdf](#)

Mr. Ryan Jarles, Preservation Planner, stated the applicant is requesting approval for the demolition of a contributing building in the Cuyler-Brownsville Historic District located at 726 West Victory Drive. The City's Inspection Worksheet states that there is wall rot as well as front roof rot and collapse. The Inspector states that he recommends demolition. The building's demolition was ordered in Recorder's Court on June 2, 2014.

The order for demolition made by the Recorder's Court of Chatham County was ordered in the name of the defendant and property owner Jesus Castillo (Mayor and Alderman of the City of Savannah v. Jesus Castillo). It appears The City of Savannah has no legal standing to apply for the demolition based on this court order because the defendant named on the legal document is the property owner Jesus Castillo.

The court ordered demolition does not vest ownership of the property to the City of Savannah. The applicant (The City of Savannah) will need to go to The Recorder's Court of Chatham County to retain a new order either vesting ownership of the property to the City of Savannah or go through the process of having the property deemed as a blighted property and the authority be given to the City for its demolition.

The following standards from the Cuyler-Brownville Ordinance (Sec. 8-3029) of the City of Savannah Zoning Ordinance apply:

Demolition and relocation of structures. *In accordance with the purpose of this district, the VCO and the MPC, where requested, shall review all requests for the demolition of contributing structures or the relocation of structures into, within, and out of Cuyler-Brownville.*

Criteria for review. *Along with the application, the applicant shall present evidence, which shall be considered in the application review.*

Evidence to be considered.

Have there been bona fide attempts to sell, lease or donate the structure?

Is the structure creating an undue economic hardship since it cannot provide a reasonable economic return based on its value?

Have feasible alternative uses for the structure, that are compatible with preservation guidelines listed herein, been identified?

Is there any other evidence that supports the demolition or relocation of the structure?

Has the structure been altered to such a degree that its historic and architectural character cannot be recaptured through rehabilitation?

Is the physical integrity of the structure compromised to such a degree that it is no longer salvageable and/or represents a hazardous or unsafe condition as determined by the City Director of Inspections?

Supporting documentation of evidence presented. The applicant shall provide documentation to substantiate the demolition or relocation of the structure. Supporting information may include, but shall not be limited to:

An engineering report prepared by a State of Georgia licensed engineer regarding the physical integrity of the structure;

An appraisal report prepared by a State of Georgia certified real estate appraiser regarding the current and future market value of the property upon which the structure is located;

An economic feasibility study regarding the rehabilitation and reuse of the structure;

*Any recent financial history of the property, including expenses and revenue; and
Any other supporting evidence the applicant chooses to submit.*

The information was not provided with the application or the Court's June 2, 2014 order.

Mr. Ellis Cook, Board Member, asked if the City has been trying to find the property owner but can't locate him.

Ms. Cynthia Knight, City of Savannah, petitioner, stated yes. The City has performed an extensive search for the property owner but we haven't been able to find anything on the owner or any heirs. Notices were sent out to every address we could find and also a notice in the paper. We haven't received any response back. The City has been taking care of the property.

Ms. Karen Jarrett, Board Member, asked if any of the supporting documents for a demolition of a contributing structure in the Cuyler-Brownville Historic District have been submitted.

Ms. Knight, stated yes the documents have been submitted.

Mr. Welch, Board Member, asked if the taxes have been paid on the property.

Ms. Knight, stated they are a few years behind.

Mr. Tommy Branch, Board Member, stated he saw in the information packet provided that the property owner was deceased.

Ms. Knight, stated that only one heir was located. He was the person to stand in on the court order but we haven't gotten any response from him since.

Ms. Leah Michalak, Historic Preservation Director, stated they have not received any of the supporting documents required for the demolition.

Mr. Ryan Arvay, Historic Savannah Foundation, stated Historic Savannah Foundation objects to demolishing this building. We have inspected it, and found it to retain certain significant historic features, and to be sound enough to successfully rehabilitate. Since finding out Mr. Armando Castillo is deceased, the only way to pursue this is by initiating the Judicial In Rem process through the county. Judicial In Rem will force it to go to the county tax sale, and subsequently clear the title, effectively allowing us to purchase it. This process can take 3-5 months to complete. Historic Savannah Foundation is willing to clean up the property, secure it and even take down the falling porch roof. With the Judicial In Rem process the redemption period is only 60 days.

Ms. Tanya Milton, Board Member, stated she still has concerns for the property owners.

Mr. Arvay, stated the property owners have 60 days after the sale to buy the property back, if they wish.

Motion

Staff recommends a continuance for the demolition of the contributing building located at 726 West Victory Drive; because the applicant is not vested as the owner of the property on the court order provided.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

Motion

Motion made to amend the original motion to add the continuance for 6 months. The item will be on the January 14, 2020 MPC agenda.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye

W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[13. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | Habersham and East 37th Street | Petitioner: Ward Architecture + Preservation | File No. 19-000854-COA](#)

🔗 [37TH AND HABERSHAM MPC DRAWING SET 05.28.19 revisions.pdf](#)

🔗 [Context Maps.pdf](#)

🔗 [Parapet Context Map.pdf](#)

🔗 [Specifications.pdf](#)

🔗 [Staff Recommendation.pdf](#)

Ms. Alyson Smith, Preservation Planner, stated the applicant is requesting approval for new construction of three, three-story buildings at the corner of 37th and Habersham Streets. Two of the buildings (A&B) are identical to one another and will feature residential units. The third building, (closest to 37th Street), will have a slightly smaller footprint with a commercial space on the ground floor and residential units above. Buildings “A” & “B” will feature structured parking, and additional surface parking will be provided with access from Plant Street.

The primary material of the exterior is brick, which is proposed to be painted. Horizontal stucco banding with cast stone coping, and wood and metal canopies are proposed. Aluminum clad doors, casement and awning windows will also be incorporated. Signage will be submitted by the petitioner under a separate COA application.

One non-contributing building currently exists on the site and has been approved by staff for demolition.

Mr. Josh Ward, petitioner, stated he would address the conditions attached to the recommendation. In regards to reducing the height of the buildings, they will work with staff. We were already considering reducing it by two feet.

In regards to submitting the required site plan to Development Services for specific development site plan review: From my understanding the civil engineer submitted those plans already this week, they just have went through the process.

In regards to reduce existing curb cuts to 20 feet: if the City is ok with the 20 feet instead of the 25 feet we will reduce it.

In regards to the existing parking space at 37th Street, that is not on our property.

Motion

Approve the new construction of three, three-story buildings at the corner of 37th and Habersham Streets with the following conditions:

1. Reduce the height of the buildings by reducing the height of the third floors.
2. Submit the required site plan to Development Services for specific development site plan review and

ensure the parking standards are met. If changes to the site or design of the buildings are required upon site plan review, a COA application for an amendment will be required to be submitted and reviewed by staff.

3. Reduce existing curb cuts to 20 feet, add vehicular gates within the wall along Plant Street to create a consistent wall of continuity.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[14. MASTER PLAN | PINEHILLS OF NEW HAMPSTEAD | Residential Development | 3800 Highgate Boulevard | PUD NEW HAMPSTEAD Zoning District | File Number 19-003015-PLAN](#)

📎 [Maps.pdf](#)

📎 [Approved New Hampstead Master Plan M-090511-87204-2.pdf](#)

📎 [05-31-19 - Submittal 1 - Master Plan - Pinehills at New Hampstead\(hazlett.a@tandh.com\).pdf](#)

📎 [06-25-19 - Staff Report - 19-003015-PLAN - Pinehills at New Hampstead Master Plan - Tracts R-3 MF-3.pdf](#)

Mr. Marcel Williams, Development Services Planner, stated the petitioner is requesting approval of a Master Plan for a proposed residential development to be located at 3800 Highgate Boulevard (the northeast corner of Fort Argyle Road and Highgate Boulevard) within the PUD-New Hampstead (Planned Unit Development – New Hampstead) zoning district. No variances are requested.

The purposes of the Master Plan are: (1) to show the layout of all streets; (2) show the layout of all residential lots (single family detached and single family attached); (3) show the layout of all proposed utilities including water lines, sewer lines, and stormwater lines; (4) show the location of all proposed stormwater detention ponds; (5) show all common areas, including freshwater wetlands; (6) show the location of the proposed amenities area; and, (7) show the location of the proposed curb cut on Highgate Boulevard and Fort Argyle Road.

The proposed development will consist of 361 single-family detached lots and 167 attached and semi-detached single family lots for a total of 528 residential lots. All single-family detached lots will have a lot width of either 50 feet or 60 feet and will have a typical depth of 120 feet. All attached and semi-detached townhome lots will have a width of either 20 feet or 25 feet and will have a typical depth of 100 feet. The proposed lot widths and lot area for all proposed residential lots are permitted as a matter of right in the New Hampstead development.

The development will be constructed in nine phases. Seven of the nine phases will consist of single-family detached lots and the remaining two phases, phases 6 and 7, will consist of single family attached

and semi-detached lots. Phase 1 will consist of 63 lots; Phase 2 will consist of 39 lots; Phase 3 will consist of 45 lots; Phase 4 will consist of 52 lots; Phase 5 will consist of 58 lots; Phase 6 will consist of 110 lots; Phase 7 will consist of 57 lots; Phase 8 will consist of 40 lots; and, Phase 9 will consist of 64 lots. The overall density of the entire development will be 2.80 units per gross acre (including wetlands) and 2.87 units per gross acre based on uplands only. This is 28.25 percent less than the maximum permitted density of 4.0 units per gross acre for single family detached and 8.0 units per acre for residential townhomes.

Mr. Mike Hughes, Thomas & Hutton Engineering, stated he was in favor of staff's recommendation.

Ms. Karen Jarrett, Board Member, asked will the road shown that crosses the wetlands be constructed.

Mr. Hughes, stated yes it is part of what we planned.

Public Comments:

Mr. Andy Beasley, stated he has concerns about the drainage. He wants to make sure it will not affect his property.

Mr. Jerry Cadle, stated he has concerns of who will maintain the drainage ditch and also the plan shows a buffer in the drainage ditch. He asked that the buffer be on the development side of the property.

Motion

The MPC staff recommends approval of the proposed Master Plan subject to the following conditions:

1. Revise the proposed Master Plan to provide a 20-foot buffer along all delineated fresh water wetlands.
2. Approval by the City Review Departments.
3. Revise the townhouse lot total of Phase 7 from 54 to 57.
4. The Project Narrative and Development Standards note that all sidewalks located along both sides of all interior roads shall be 4 feet in width. However, the New Hampstead Master Plan development standards requires that all sidewalks be not less than 5 feet in width. This must be corrected in the Project Narrative and Development Standards.
5. Submit a signed letter of approval that the proposed Master Plan has been approved by the New Hampstead Residential Development Review Committee or the Master Developer, as required by the New Hampstead PUD. This will be a condition of approval of the proposed Master Plan.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye

Tommy Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

[15. REZONING MAP AMENDMENT | 50 Old River Road | R-A \(Residential - Agriculture\) to B-N \(Neighborhood Business\) | File no. Z-190507-00052-1](#)

- 📎 [Application 00052.pdf](#)
- 📎 [Maps_combined.pdf](#)
- 📎 [Staff Report Z-190507-00052-1.pdf](#)
- 📎 [7322-07 Application Narrative.pdf](#)

Mr. Marcel Williams, Development Services Planner, stated the petitioner is requesting to rezone an 8.55-acre parcel on the east side of Old River Road near its intersection with John Carter Road from the R-A (Residential - Agriculture) zoning classification to the B-N (Neighborhood Business) zoning classification.

The proposed rezoning consists of an extensive area totaling 7.97 acres, which has a varied planning context on different portions of the site. To the west closest to the intersection of two arterial roadways and adjacent to existing commercial uses, the B-N district is both consistent with prevailing land uses and the future land use map. The eastern portion of the site has a rural residential-agricultural character, however, and care must be taken to ensure the expansion of commercial use into these areas does not have adverse impacts on both existing and future residential development.

Among the uses permitted in the B-N district are a wide range of retail uses, package stores, self-storage facilities, auto parts stores and laboratories. Development standards require a 10-foot side-yard and 30-foot rear-yard buffer from adjacent residential uses, but do not specify a limitation on height or lot coverage. The combination of permitted uses and the large scale of the proposed rezoning creates the possibility for development that is incompatible with the rural-residential areas to the east and could set a precedent for additional commercial rezoning requests farther east along John Carter Road.

Much of the area to the south and east of the subject property is part of the New Hampstead PUD and more specifically, the proposed Pinehills residential development consisting of approximately 520 single-family homes.

The rezoning of the western portion of the property to B-N is consistent with the commercial – neighborhood future land use designation and, is likely appropriate. Given the presence of adjacent future residences and the availability of other nearby future commercial sites, however, the B-N zoning classification is not appropriate for the remainder of the subject property. Since the diagonal boundary of the future land use map is somewhat arbitrary, staff proposes the B-N zoning be restricted to the area indicated in the map. This region is bounded to the east by a line extended perpendicular in a southerly direction from a point defined by the furthest east concrete monument on the recombination plat dated June 6, 2008, and attached as part of the application submitted by the petitioner.

Mr. Robert McCorkle, petitioner, stated with all the new residential development coming in the area, the residents will need services. He showed the Board a few businesses that are already existing in the area to show the proposed zoning will fit the area. There is about a 150 foot stretch of road difference from what we requested to what staff recommends. That would create another lot line on the property that does not currently exist. The property owner of the lot next door is the same owner that will own this, so there is no need to create an additional lot.

Motion

Approve the petitioners request to rezone the property from a R-A to B-N.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

[16. Adjourn](#)

There being no further business to present before the Board, the June 25, 2019 Regular Metropolitan Planning Commission Meeting adjourned at 4:02 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/jh

XIII. Development Plans Submitted for Review

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

📎 [June 25th MPC Meeting Development Log.pdf](#)

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.