



Chatham County - Savannah Metropolitan Planning Commission

Chatham County Commission Chambers
January 14, 2020 ~ 1:30 PM
Minutes

January 14, 2020 Regular MPC Meeting

Members Present: Joseph Ervin, Chairman
Ellis Cook, Vice-Chairman
Karen Jarrett, Secretary
Joseph Welch, Treasurer
Thomas Branch
Travis H. Coles
Lacy Manigault
Tanya Milton
Wayne Noha
Eula Parker
Linder S. Suthers

Members Not Present: Pat Monahan
Lee Smith
Tom Woiwode

Staff Present Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Leah Michalak, Director of Historic Preservation
Ryan Jarles, Historic Preservation Planner
Candra Teshome, Development Services Planner
Mary Mitchell, Administrative Assistant

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

1. Approval of Agenda

Agenda was approved as submitted.

Motion

Approve agenda as submitted.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. February 4, 2020 Regular MPC Meeting, 1:30 P.M., County Commission Chambers, 124 Bull Street, 2nd Floor.](#)

Information Item(s) for Board Members

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

[📎 Development Plans Submitted for Review.pdf](#)

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

[4. REZONING MAP AMENDMENT | Covair Avenue | Rezone from RSF-6 to I-L | File No. 19-007065-ZA](#)

Motion

The petitioner has requested that this item be postponed to the February 4th Regular MPC Meeting.

Vote Results (Approved)

Motion: Linder Suthers

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

Wayne Noha - Aye

[5. REZONING MAP AMENDMENT | Diamond Causeway & Ferguson Avenue | Z-191113-00120-1](#)

Motion

The petitioner has requested that this item be postponed to the February 4th Regular MPC Meeting.

Vote Results (Approved)

Motion: Linder Suthers

Second: Travis Coles

- Ellis Cook - Aye
- Joseph Ervin - Aye
- Linder Suthers - Aye
- Travis Coles - Aye
- Joseph Welch - Aye
- Tommy Branch - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye
- Eula Parker - Aye
- Wayne Noha - Aye

[6. ZONING TEXT AMENDMENT | Eastern Wharf Planned Development | Sign Master Plan | File No. 19-006731](#)

Motion

The petitioner has requested that this item be postponed to the February 4th Regular MPC Meeting.

Vote Results (Approved)

Motion: Linder Suthers

Second: Travis Coles

- Ellis Cook - Aye
- Joseph Ervin - Aye
- Linder Suthers - Aye
- Travis Coles - Aye
- Joseph Welch - Aye
- Tommy Branch - Aye
- Lacy Manigault - Aye
- Tanya Milton - Aye
- Karen Jarrett - Aye
- Eula Parker - Aye
- Wayne Noha - Aye

[7. REZONING MAP AMENDMENT | 104 Penrose Boulevard | Rezone from R-1 / EO to R-A / EO | File No. 19-](#)

[006077](#)

Motion

The petitioner has requested that this item be postponed to the February 4th Regular MPC Meeting.

Vote Results (Approved)

Motion: Linder Suthers

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- 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

[8. Approval of the December 10, 2019 Briefing and Regular Meeting Minutes.](#)

[📎 12.10.19 MEETING MINUTES.pdf](#)

[📎 12-10-19 MPC BRIEFING MINUTES.pdf](#)

The December 10, 2019 briefing and regular meeting minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Lacy Manigault

Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye

Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

9. Authorization Resolution for Memorandum of Understanding with Chatham Area Transit

- 📎 [FY2020 5303MPC Board Memo for MOU.pdf](#)
- 📎 [5303 FY 2022 Resolution for MOU.pdf](#)
- 📎 [MOU for CAT Software Purchase 20204119.pdf](#)

Motion

Recommend the Planning Commission approve the Authorizing Resolution.

Vote Results (Approved)

Motion: Lacy Manigault
Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

VIII. Old Business

IX. Regular Business

10. MAP AMENDMENT | Petition of Bridget Lidy for The Mayor and Aldermen of the City of Savannah | 19-006958-ZA | Create Historic Carver Village / Flatman Village Conservation Overlay District

- 📎 [Application.pdf](#)
- 📎 [Proposed Boundary Map.pdf](#)
- 📎 [Combined Maps.pdf](#)
- 📎 [Staff Report-19-006958-ZA-MAP.pdf](#)

Ms. Leah Michalak, Director of Historic Preservation, stated The City of Savannah, on behalf of the Carver Village Neighborhood Association, has filed a petition to designate the area from the centerline of West Gwinnett Street to the centerline of Allen Avenue to the centerline of Blun Avenue to the centerline of Endly Street as the “Historic Carver Village – Flatman Village Overlay Conservation District.”

Carver Village is an established, historic neighborhood with a distinctive social and architectural history. Following the listing of Carver Village on the National Register of Historic Places in January 2019, the City of Savannah and the Carver Village Neighborhood Association now seek to protect the area from unnecessary demolition of historic buildings, as well as prohibit lot recombination by establishing the Conservation District. This would require that all demolitions of historic buildings be reviewed by the Historic Preservation Commission at a public hearing and public notice would be provided; it would also prohibit all lot recombinations. Established in 1948, Carver Village is a socially and architecturally significant neighborhood. The neighborhood was conceived and planned in 1947 as a “low cost negro housing development.” The Carver Village Exclusive Colored Housing Development was the first of its kind, providing low cost loans to African American home buyers and providing City-funded roads, drainage, and water and sewer services. The American Small House design for the buildings in Carver Village was determined by a design competition; Cletus W. Bergen, a prominent Savannah architect, was chosen to design the model house for the development.

The Carver Village neighborhood is an established, intact historic neighborhood with a high level of both historical significance and integrity. The proposed Conservation Overlay District will ensure that unnecessary lot recombinations and demolitions are avoided and that a public hearing is provided.

The adopted Tri-Centennial Comprehensive Plan Future Land Use Map will not be amended as a result of the proposed overlay. Both the base zoning districts and existing land use categories will remain unchanged for properties within the overlay. Although the base zoning district will not be changed for any property in the overlay, the corresponding text amendment, which establishes the overlay, states that in the event of any conflict between the base district and the overlay, the more restrictive standards shall apply.

Public Comments:

Several members of the public asked for clarity of the overlay boundary.

Ms. Essie Richards, spoke in favor of the petition.

Mr. Ryan Arvay with the Historic Savannah Foundation, stated they are in favor of the overlay district.

Mr. Dwayne Stephens, spoke in favor of the overlay district. He stated the overlay will help preserve the history of the neighborhood.

Motion

The MPC staff recommends approval of the Historic Carver Village / Flatman Village Overlay Conservation District as requested.

Vote Results (Approved)

Motion: Travis Coles
Second: Tanya Milton

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye

Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

11. TEXT AMENDMENT | Petition of Bridget Lidy for The Mayor and Aldermen of the City of Savannah | 19-006959-ZA | Create Historic Carver Village / Flatman Village Conservation Overlay District

- 📎 [Application.pdf](#)
- 📎 [Combined Maps.pdf](#)
- 📎 [Proposed Ordinance.pdf](#)
- 📎 [Proposed Boundary Map.pdf](#)
- 📎 [Staff Report-19-006959-ZA-TEXT.pdf](#)

This item goes with the previous Map Amendment.

Motion

The MPC staff recommends approval of the zoning text amendment to Article 7, Section 7.15 Conservation Overlay District to add the Historic Carver Village / Flatman Village District as requested.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

12. REZONING MAP AMENDMENT | 2818 BEE ROAD | REZONE FROM B-N/B-C TO TC-1 | 19-006556-ZA

- 📎 [Application.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit C - Photos of Subject Site and Surrounding Area.pdf](#)
- 📎 [Exhibit B - Olympus + Victory Manor Area Plan Existing Conditions.pdf](#)
- 📎 [Staff Report-19-006556-ZA-MAP.pdf](#)

Ms. Candra Teshome, Development Services Planner, stated the petitioner requests approval to rezone one (1) split-zoned parcel bounded by Bee Road, Kerry Street, Williams Street and E Victory Drive identified as PIN 20084 05016, also known as 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district.

The subject site is one (1) of only three (3) parcels classified residential along this section of Bee Road. Approval of the requested zoning classification would allow a wider range of residential uses by right. The current zoning classifications, B-N and B-C, allow upper-story residential only, by right. The adjacent parcel to the north of the subject site is zoned B-C (Community Business), which allows for more intense commercial uses. The subject parcel is identified on the Future Land Use Map as *Commercial Suburban*, rendering the requested TC-1 zoning designation incompatible. Despite this, the TC-1 zoning district is compatible with the area and block face. TC-1 districts allow mixed-use development with an emphasis on pedestrianism and the provision of neighborhood-level commercial uses. The subject area has maintained its development pattern since the mid-20th century providing appropriately-scaled commercial uses in walking distance of established neighborhoods and civic uses, such as Daffin Park.

In addition, the Olympus + Victory Manor Area Development Response Study found that this specific block face would benefit from a reclassification to the *Traditional Commercial* land-use designation on the Future Land Use Map, which would permit the requested TC-1 zoning classification. The study also suggests permitting, "a mix of residential uses with limited commercial uses adjacent to Kerry Street and the rezoning of parcels south of Victory Drive to the "Tradition" NewZo districts (e.g., TR, TN, and TC), where applicable, to ensure appropriate uses at a neighborhood-scale" (*Olympus + Victory Manor Area Plan, Goals, Land Use, page 21*).

TC-1 development standards are urban in nature, establishing uniform setbacks, density and height requirements and allowing for a range of residential uses and neighborhood-scale services. B-N and B-C development standards are more lenient for example, providing warehouse-level ground floor area allowances (50,000 square feet max). The historic development pattern in the area of Bee Road and East Victory Drive has been that of mixed-use, neighborhood-scale development. Consequently, the TC-1 zoning classification is appropriate for the subject site.

Mr. Joesph Ervin, Chairman, asked Mr. Jay Maupin, agent for the petitioner, what day was the public notice sign posted on the property?

Mr. Maupin, replied December 29, 2019. It was posted the day Beth Barnes made it available for me to pick up.

Mr. Ervin, stated he could proceed.

Mr. Maupin, proceeded that he agreed with staff's recommendation and will answer any questions the Board might have.

Ms. Tanya Milton, Board Member, asked what is planned to be built on this site?

Mr. Maupin, stated residential use.

No Public Comment

Motion

Staff recommends approval of the request to rezone 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district, because the requested zoning classification is appropriate and compatible with the surrounding area and the historic development pattern. In addition, the Olympus + Victory Manor Area Development Response Study found that this specific block face would benefit from a reclassification to the Traditional Commercial land-use designation on the Future Land Use Map. The rezoning would support the goal of establishing a healthy mix

of traditional residential and neighborhood commercial uses and there is no evidence that the rezoning would adversely impact adjacent properties or the public health.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[13. DEMOLITION OF A CONTRIBUTING BUILDING: MID-CITY/STREETCAR HISTORIC DISTRICT | 312 East 38th Street | Petitioner: Brinker Long | File No. 19-005761-COA](#)

- 📎 [19-005761-COA Recommendation.pdf](#)
- 📎 [312 East 38th Street Contributing Structures Map with arrow.pdf](#)
- 📎 [312 East 38th Street lights.pdf](#)
- 📎 [Application - 312 East 38th Street 19-005761-COA.pdf](#)
- 📎 [COA Checklist.pdf](#)
- 📎 [submittal packet 19-005761-COA.pdf](#)
- 📎 [Andree Patterson Letter.pdf](#)
- 📎 [\(2020-01-13\) 312 E. 38th Street_Letter of Opinion \(1\).pdf](#)

Mr. Ryan Jarles, Historic Preservation Planner, stated the applicant is requesting approval for the demolition of a contributing building located at 312 East 38th Street. The property is labelled within the Mid-City Historic District Contributing Resources Map as 2215 Habersham Street, having been added to the map as a contributing building in 2005.

The historic building was built in 1900 and is a rated structure within the Mid-City Local Historic District. 312 East 38th Street is located on the northwestern corner of East 38th Street and Habersham Street. The property was purchased by the current owner on June 21, 2018 as referenced in the applicant provided appraisal report.

There are two conditions in which the MPC can approve a request for demolition of a contributing building. The first condition is if there is a threat to public health or safety. In the case of public health or safety, it is typical for the City Engineer to approve an emergency demolition permit and the COA is applied for after-the-fact. This criterion is not applicable to this particular building, as there is no immediate threat to public health or safety.

The structural inspection of the structure performed on January 11, 2019 reports that the structure is “on the edge of collapse” and the engineer recommended immediate demolition. However, the report did not

provide a clear and detailed report on the conditions for the structure. A more detailed report is needed.

The second condition to which the MPC can approve a request for demolition of a contributing building is to avoid exceptional practical difficulty or undue hardship. Within the submittal, the property owner states that the property is non-income producing as well as not being listed as his primary residence; however, staff found the lights within the property to be on at all hours of the night and day which can be seen within the photographs provided indicating that the structure is inhabited to some capacity. Property values within the immediate context vary, but the appraiser provided several properties of comparable size within the vicinity as being valued between \$62,000 to \$156,500. No information was provided indicating that the owner sought relief by placing the property for sale. The appraisal provided with the submittal was created solely with the intent that the structure will be demolished, and a fair market value of the structure's existing condition was not provided; a fair market appraisal of the structure as it currently stands is required to be submitted with the application. There are also significant state and federal tax incentives available for rehabilitation for which this building would likely qualify, and for which the applicant stated did not exist. Demolition is a means of last resort. While the building has been neglected and is certainly in need of rehabilitation, the overall historic integrity of the building appears intact. Staff does not find that the rehabilitation or sale of the property would deprive the petitioner of a positive economic use or return on the property or would cause exceptional practical difficulty or undue hardship.

If the Planning Commission should find that the contributing building meets the criteria for demolition, the owner must receive a COA for new construction from preservation staff prior to receiving a demolition permit and staff recommends the building be documented per the "MPC Policy for Documenting Buildings Prior to Demolition."

Mr. Noble Boykin, property owner, requested a continuance until the February 4, 2020 MPC meeting.

Motion

Motion to continue to the February 4, 2020 MPC meeting.

Vote Results (Approved)

Motion: Travis Coles
Second: Wayne Noha

Ellis Cook	- Aye
Joseph Ervin	- Aye
Linder Suthers	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

[14. Adjourn](#)

There being no further business to present before the Board, the January 14, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 2:25 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/jh

XIII. Development Plans Submitted for Review

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.