



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
June 30, 2020 ~ 1:30 PM
Minutes

June 30, 2020 Regular MPC Meeting, 1:30 P.M.

Members Present: Joseph Ervin, Chairman
Karen Jarrett, Secretary
Joseph Welch, Treasurer
Travis H. Coles
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Linder S. Suthers
Tom Woiwode

Members Not Present: Ellis Cook, Vice-Chairman
Thomas Branch
Lacy Manigault
Pat Monahan

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Christy Adams, Director of Administrative Services
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff: Bridget Lidy, Director of Planning and Urban Design

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

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

Second: Linder Suthers

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. July 21, 2020 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

Information Item(s) for Board Members

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

[📎 June 24, 2020 Development Review Log.pdf](#)

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

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

Motion

The petitioner has requested that this item be postponed to the July 21st Regular Planning Commission Meeting.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

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

Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. SPECIAL EXCEPTION REQUEST | 2819 & 2829-2837 Bull Street | Maximum Building Footprint](#)

Motion

The petitioner has requested that this item be postponed to the July 21st Regular Planning Commission Meeting.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[6. SUBDIVISION | 343 Buckhalter Road | Rockingham Farms | 20-001961-SUBP](#)

Motion

Staff has requested that this item be postponed to the July 21st Regular Planning Commission Meeting.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

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

[7. Approval of the June 9, 2020 Briefing and Regular Meeting Minutes.](#)

- 📎 [06.09.20 MEETING MINUTES.pdf](#)
- 📎 [6-9-2020 MPC BRIEFING MINUTES.pdf](#)

The minutes from the June 9, 2020 meeting were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

- | | |
|----------------|---------------|
| Joseph Ervin | - Aye |
| W. Lee Smith | - Aye |
| Linder Suthers | - Aye |
| Tom Woiwode | - Aye |
| Travis Coles | - Aye |
| Joseph Welch | - Not Present |
| Tanya Milton | - Aye |
| Karen Jarrett | - Aye |
| Eula Parker | - Aye |
| Wayne Noha | - Aye |

VIII. Old Business

IX. Regular Business

[8. SPECIAL USE APPROVAL REQUEST | 2400 Bull Street | Bar, Tavern, Craft Distillery, Microbrewery](#)

- 📎 [2400 Bull Street View.pdf](#)
- 📎 [40th Street West.pdf](#)
- 📎 [East View.pdf](#)
- 📎 [Staff Report-2539-ZA-Special Use.pdf](#)
- 📎 [Submittal Packet Revision - 2400 Bull Street 20-000478-COA.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to be permitted to establish any of the following uses found in Article 5 Principal Use Table: *Microbrewery; Wine Specialty Shop; Bar / Tavern; Retail Consumption Dealer; Craft Distillery; Winery, Meadery, Cidery*. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the uses be approved by Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3.

The subject property is located at 2400 Bull Street on the southeast corner of Bull Street and E. 40th Street. The property is developed with a single story commercial building of approximately 17,000 square feet in size. The building had operated as a grocery store since the 1980's and is currently vacant. The petitioner is in the process of renovating the buildings exterior and reconfiguring the interior to accommodate smaller individual retail spaces. The request for the proposed special uses, if approved by the Mayor and Aldermen, would allow businesses classified as such to be established at this location. The property is within the boundaries of the Streetcar Historic District (formerly Mid-City) which is a mixed-use neighborhood. The neighborhood development pattern in the area includes single and multifamily residential uses, neighborhood services and retail, as well as civic and institutional uses.

The special use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in section 3.10.8 are the standards for considering a special use. In review of the standards, it appears that the subject property and proposed uses, in large part, meet the requirements.

The Bull Street frontage between Victory Drive and Anderson Street is developed primarily with nonresidential uses. However, residential uses exist along the intersecting east / west streets. Because of the nearby residential uses on 40th Street, consideration has to be given to the potential impacts of the proposed uses on these residences. Subsection C of the review criteria considers among other impacts, noise, traffic and hours of operation. Based on the proposed uses, these factors could certainly become an issue for nearby residential properties.

Ms. Karen Jarrett, Board Member, asked if staff heard anything from surrounding property owners.

Mr. Lotson, stated yes he heard from two residents along East 40th Street and they were opposed to the uses.

Mr. Josh Yellin, agent for the petitioner, stated there is a COA for this building so It can be divided up and transferred into a neighborhood-oriented development. The request today is that a former grocery store that had its own alcohol license is an appropriate location for smaller, more neighborhood-oriented alcohol related uses. This request will still need to be heard by City Council and every tenant will have to apply for an alcohol license. This will be a food-oriented public market space with small local tenants.

Ms. Linder Suthers, Board Member, asked Mr. Yellin if he agreed with the conditions stated with the approval.

Mr. Yellin, stated yes.

Ms. Tanya Milton, Board Member, asked if the parking lot would be used as part of the development.

Mr. Yellin, stated currently the proposal is to have that as the parking lot.

Ms. Jarrett, expressed her concern with pedestrian traffic in this area.

No Public Comments

Motion

Staff recommends approval with the following conditions:

Conditions:

1. Any outdoor eating or drinking area operate only Sunday - Thursday 8 a.m. -10 p.m. and Friday - Saturday 8 a.m. to 12 midnight.
2. The existing parking lot north of 40th Street identified as PIN(s) 20065 39015; -39013; -39012; -39011 be maintained as parking for the property at 2400 Bull Street. Should the parking become unavailable, an equivalent number of off-street spaces will be required to be provided to maintain the special use permit.

Vote Results (Approved)

Motion: Tanya Milton

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[9. AMENDED GENERAL DEVELOPMENT PLAN | 703 Louisville Road | 18-006368](#)

[Approved General Development Plan.pdf](#)

[Staff Report Amended GDP 18-006368-PLAN.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the request is to amend a General Development Plan approved in conjunction with the rezoning of property at 703 Louisville Road. In January 2019, the Mayor and Aldermen approved the rezoning of the subject property pursuant to a multifamily residential development and the improvement of the adjacent canal right of way. The petitioner is requesting to amend the parking count to include additional off street parking, and the unit count to revise the bedroom mix. The intent is to eliminate 3 bedroom units and concentrate on studio, one and two bedroom units. A list of what is approved and proposed is below:

Approved Mix Unit
Studio: 51
One Bedroom: 76
Two Bedroom: 102
Three Bedroom: 26
Total: 255

Proposed Mix Unit
Studio: 42
One Bedroom: 137
Two Bedroom: 111
Three Bedroom: 0
Total: 290

Parking Approved

Required: 255
Provided: 357

Parking Proposed
Required: 290
Provided: 370

The proposed changes to the unit mix and overall number of units does not create a material change in the previously approved plan. Because no external changes to the mass, scale or height of the building are proposed, these amended standards will not have any additional impact on neighboring properties or the area at large. Since the developer can now provide more off street parking than under the current plan, surplus spaces will be available.

Ms. Karen Jarrett, Board Members, asked if they would be able to accommodate the additional 13 parking spaces under the building.

Mr. Robert Demoura, agent for the petitioner, stated yes.

No Public Comments

Motion

Staff recommends approval of the Amended General Development Plan for 703 Louisville Road.

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[10. SUBDIVISION | 760 Old River Road | Savannah Manufacturing | 20-002402-SUBP](#)

[📎 sketch.pdf](#)

[📎 Staff- 06-30-20 - 20-002402-SUBP - Savannah Manufacturing-Four Lakes Blvd. - Major SD.pdf](#)

[📎 06-30-20 - 20-002402-SUBP - Final Plat - Savannah Manufacturing-Four Lakes Blvd - 4-Lot Major SD.pdf](#)

[📎 SAVANNAH MANUFACTURING CENTER MASTER PLAN.pdf](#)

[📎 Aerial and Zoning - Sav. Manufacturing.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a Final Plat for a proposed Major Subdivision located on the east side of Old River Road, approximately 3,730 feet north of John Carter Road within an I-L (Light-Industrial) zoning district.

The purposes of the proposed subdivision is to divide a 631.5-acre parcel of land to create a public road right-of-way and three additional parcels to establish a proposed industrial development. The individual

parcels to be developed as an industrial building site will be established at a later date in conjunction with future subdivisions of the parent parcel.

The subject parcel is currently owned by the Savannah Development Authority (SDA). A construction bond for the proposed road, water, and sanitary sewer will be issued by SEDA. Also, the construction plans for the proposed road and utilities were prepared by Thomas and Hutton Engineering Company and approved by the City of Savannah. The construction plans for each future parcel, including a drainage plan, will be required prior to approval of the proposed development.

Ms. Karen Jarrett, Board Member, stated she has concerns about the traffic. The road being used has 120' right of way but it's going into Old River Road, which looks to be a two lane road. How are you going to accommodate the traffic?

Mr. Jason Chambliss, engineer on the project, stated there was a traffic study completed some time ago and there are plans on improving Old River Road. To be clear, the SEDA project this is related to is just the back half of the road. There was another project platted earlier that addressed the connection to Old River Road. Our purview was only to the back part, so anything done on the front would have been another engineer.

Ms. Jarrett, asked how are they going to make sure the drainage system for each parcel works cohesively and not affect the residents in the area.

Mr. Chambliss, stated there are two projects going on currently. The Road project for the right of way and the grading project. Where the parcels around were upgraded. As part of that project, a drainage study was completed for the entire parcel including the adjacent parcels. That study, concluded that the post-development flow from the site should not exceed the pre-development flow. Its all been planned comprehensively for all of the parcels.

Public Comments

Ms. Sanderlin, stated she would like the drainage issues addressed. Since the land has been cleared they have been having issues.

Jesse Dillon, SEDA, stated she would like Mr. Chambliss to address any comments regarding the Master Plan and drainage issues regarding the Sanderlins.

Mr. Chambliss, stated they are aware of Ms. Sanderlin's issues and are making sure the construction operation is following the plan. We will follow up with Ms. Sanderlin on her concerns.

Mr. Wayne Noha, Board Member, asked Ms. Dillon if she was committing SEDA to make sure these residents around this property will be taken care of and not having any increased flooding due to this project.

Ms. Dillon, stated we have been working with the residents and will continue to do so to make sure the drainage is operating as designed.

Mr. Lee Smith, Board Member, stated that the County has drainage concerns and there hasn't been any study done outside of the annex area of Savannah for discharge of stormwater. If there is a Master Plan for transportation or for drainage, that has not been accepted or reviewed by the County because it hasn't been asked. That's part of the conditions the County is demanding. We want to prevent anything negative.

Mr. Lee Smith, Board Member and County Manager, made a motion to add conditions from the County.

Motion

The MPC staff recommends approval of the proposed Major Subdivision and Final Plat subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner on the Final Plat.

Submit a copy of the approved Lighting Plan to the MPC staff.

Show the address of each lot on the Final Plat as follows:

Parent Parcel - 760 Old River Road

Lift Station A - 177-LS Four Lakes Parkway

Lift Station B - 458-LS Four Lakes Parkway

Storage Tank Parcel - 427-WTNK Four Lakes Parkway

Revise the Final Plat to show the required buffer along the appropriate portions of the perimeter of the subject site. The required buffer shall be a vegetative buffer (including the area containing a recently installed mound) and shall be of such density as to achieve not less than 70 percent opacity within three growing seasons.

Approval by the Chatham County Health Department, the City Engineer, and the Mayor and Aldermen.

Special Conditions: To be included as part of the conditional approval of the proposed Major Subdivision and Final Plat:

1. The project developer and subsequent pad owner developers are required to obtain permission from Chatham County Engineering to issues that may affect road or other transportation in the unincorporated area.
2. The project developer and subsequent pad developers of sites are required to obtain approval of the MPC, City of Savannah and Chatham County Engineering concerning storm water run-off or discharge.
3. A note be added to the subdivision that County approval be required for matters that affect transportation systems within the unincorporated County and stormwater discharge off the site which may impact property in

the unincorporated County.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

11. Adjourn

There being no further business to present before the Board, the June 30, 2020 Regular Metropolitan Planning Commission Regular Meeting adjourned at 2:26 p.m.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/jh

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.