



Chatham County - Savannah Metropolitan Planning Commission

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

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

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

Members Not Present: Lacy Manigault
Pat Monahan
Lee Smith
Linder S. Suthers

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: Ellis Cook	
Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IV. Notices, Proclamations and Acknowledgements

Information Item(s) for Board Members

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

[August 26, 2020 Development Review Log.pdf](#)

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

[3. ZONING MAP AMENDMENT | 24 Weiner Drive | Rezone from RSF-6 to BN | 20-003093-ZA](#)

Motion

The petitioner has requested that this item be postponed to the September 22nd Planning Commission Meeting.

Vote Results (Approved)

Motion: Karen Jarrett	
Second: Travis Coles	
Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[4. ZONING MAP AMENDMENT | 135 Hampstead Avenue | Rezone from RMF-2 -30 to PD \(Planned Development\)](#)

Motion

Petitioner requested this item be continued until the September 22 MPC meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Aye
Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[5. ZONING MAP AMENDMENT | 8427-8518 Whitfield Avenue | Rezone from R-1 & R-2 to PUD-M](#)

Motion

The petitioner has requested that this item be postponed to the September 22nd Planning Commission Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Aye
Tanya Milton	- Not Present
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

VIII. Old Business

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

- ☞ [Aerial and Zoning - Rockingham Farms.pdf](#)
- ☞ [Rockingham Farms Annexation Zoning.pdf](#)
- ☞ [Neighborhood Correspondence.pdf](#)
- ☞ [Opposition Letter.pdf](#)
- ☞ [Letter from Property Owner 331 Buckhalter.pdf](#)
- ☞ [Veterans Parkway Project Letter MPC.pdf](#)
- ☞ [Zane Brock Letter.pdf](#)
- ☞ [Letter 2 MPC meeting 8-11-20.pdf](#)
- ☞ [Vicki Mitchell Letter.pdf](#)
- ☞ [MPC City of Savannah 002.pdf](#)
- ☞ [08-24-20 - Final Plat - ROCKINGHAM SUBD.pdf](#)
- ☞ [09-01-20 - Staff Report - 20-001961-SUBP - Rockingham Farms SD.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of a Final Plat for a proposed industrial subdivision located on both sides of Veterans Parkway, the east side Buckhalter Road, and the west side of Garrard Avenue within a M-CO (Manufacturing-Annexed by City of Savannah) zoning district.

The purposes of the proposed subdivision are to divide the area of three existing parcels with a combined area of 1,035.28 acres, in order to create seven parcels, and a public road right-of-way to accommodate a proposed industrial development.

The subject site was annexed into the City of Savannah on June 25, 2020. All of the surrounding properties are located within unincorporated Chatham County. Because of this, all potential impacts to the adjacent properties will be made known by Chatham County and, hopefully, will be addressed in conjunction with the City of Savannah.

The proposed subdivision will consist of 8 large tracts and two proposed, road rights-of-way. The proposed tracts will be developed with large scale distribution warehouses. All proposed tracts are undeveloped and will vary in size from 39.78 acres to 448.75 acres. The proposed rights-of-way will collectively contain 14.735 acres. Of the 14.735 acres of rights-of-way, 1.518 acres will be dedicated as additional right-of-way for Veterans Parkway and the remaining 13.217 acres will be established as new public roads to serve the industrial development.

Tracts 1 and 11-B will have frontage and access on a proposed, yet-to-be-named public road (Road A) with a 150-foot right-of-way. Tracts 3, 5, 6, and 7 will have frontage and access on a proposed, yet-to-be-named public road (Road B) with a 125-foot right-of-way. Tract 4 will have frontage and access on Road A and Road B. Tract 2 will be provided ingress/egress by a proposed 100-foot access and utility easement, extending from Road A through Tract 1 for a distance of approximately 1,975 feet to the eastern lot line of Tract 2. Tract 2 will also have frontage along Buckhalter Road, an existing paved public road with an 80-foot right-of-way. However, access on Buckhalter Road, with the exception of emergency vehicles and City maintenance vehicles, shall be restricted. Also, all tracts with the exception of Tracts 2 and 3, will have frontage along Veterans Parkway, an existing limited access public road with a varied (not less than 200 feet) right-of-way. However, direct access onto Veterans Parkway will be restricted.

The proposed, yet-to-be-named public road will intersect with Veterans Parkway. Access onto Veterans

Parkway will be restricted to a diamond shaped interchange that will be constructed prior to accessing Veterans Parkway. However, vehicles used in conjunction with the construction of the interchange will be allowed access, in accordance with a staging area approved by the County Engineer and/or City Engineer.

The existing stormwater generated on the subject site currently drains directly or indirectly into the existing wetlands and Salt Creek. All proposed lots will be required to submit a drainage plan for review and approval as a condition of site plan approval. Also, the City Stormwater engineer will require a drainage plan for the construction of the proposed road and the fill dirt to be brought on-site for the road and the individual parcels. A Drainage Plan must be approved by the City Stormwater Engineer as a condition for approval of the Final Plat.

Mr. Steve Hall, agent for the petitioner, stated they are requesting the approval of the subdivision plat. Most of the issues discussed prior are not applicable to the subdivision plat. We submitted a plat that meets all the requirements and are not asking for any variances, so we ask for the Board's approval on this plat.

Mr. Phillip McCorkle, agent for the petitioner, stated they agree with staff's recommendation including all of the conditions.

Public Comments:

Mr. Chat Howard, asked about a line coming off of Buckhalter Road extension and heading to the new road and would like to know what that is.

Mr. Lotson, replied that's a utility access easement that extends from the right-of-way to Tract 2.

Mr. Bill Kovach, just wanted to clarify that the school will still be able to use Buckhalter Road as access to the Montessori school.

Mr. Lotson, stated that the school has access to use that road if needed.

Mr. Zane Brock, asked about the 20 foot setback on the subdivision plat.

Mr. McCorkle, replied that the 20 foot setback is the minimal requirement in the subdivision ordinance. The buffer requirement and development standards are greater than 20 feet. So, no possible way a building can be built 20 feet away from the property line. On the General Development Plan, we will meet more than what is required in the Ordinance.

Motion

Approval of the proposed Major Subdivision and Final Plat. This recommendation applies only to the proposed subdivision of land. Any future development shall be subject to all applicable land development ordinances, policies, and procedures. The following conditions apply to the Final Plat

Revise general note 14 to read as follows:

";Access to and from the Industrial Park development on Buckhalter Road will be restricted with the exception of emergency vehicles and City maintenance vehicles. Provided however, traffic to and from the adjacent property (PIN 10942 01006) presently occupied by the Coastal Empire Montessori school shall be allowed access on Buckhalter Road through the panhandle portion of Tract 2.";

Provide the following notes on the Final Plat:

";Vehicles used in conjunction with the construction of the proposed interchange will be allowed access on

Veterans Parkway in accordance with a staging area approved by the County Engineer and/or City Engineer.";

Approval of the construction drawings, including a Drainage Plan, by the City Engineer. In absence of this, a bond shall be posted with the City of Savannah to cover 100 percent of the cost of construction of the infrastructure, as determined by the City Engineer, to the City of Savannah.

Revise the Final Plat to show the name of the proposed road as approved by the MPC staff. It is recommended that the name of the road on both sides of Veterans Parkway be the same with the addition of East and West.

Also, show the address of all lots based on the proposed development of the entire industrial development. It is recommended that sequential addressing provide adequate spacing to accommodate unforeseen development in the future.

Revise the Final Plat to show either a temporary or permanent turnaround at the western terminus of Road B.

Approval of an Environmental Site Assessment by the City Engineer.

Approval by all City review departments including the City Engineer, the Chatham County Health Department, and the City of Savannah Mayor and Aldermen.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

IX. Regular Business

[7. GENERAL DEVELOPMENT PLAN | 7 East DeRenne Avenue | 20-002106-PLAN](#)

[📎 09-01-20 - Gen Dev Plan - 20-002106-PLAN - Parkers at White Bluff Road.pdf](#)

[📎 Project Site.pdf](#)

[📎 09-01-20 - 20-002106-PLAN - Parkers at White Bluff - Gen Dev Plan.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting approval of

a General Development Plan – Variance Request for a commercial development located on the east side of White Bluff Road, between East DeRenne Avenue and East 73rd Street within a B-C (Community Business) zoning district.

The purpose of the submittal is to seek approval of a variance to permit the creation of three double frontage lots. The proposed General Development Plan will consist of the three lots, necessitating the variance.

The petitioner is proposing to construct a fast food restaurant, a convenience store with fuel stations, and a coffee shop. The fast food restaurant will be located on a 1.273-acre site (Lot 1) and will be 4,973 square feet in size. The convenience store will be located on a 1.360-acre site (Lot 2) and will be 4,920 square feet in size. The coffee shop will be located on a 0.697-acres site (Lot 3) and will be 2,500 square feet in size.

All proposed lots will have frontage along East DeRenne Avenue and East 73rd Street. Lot 3 will also have frontage along a 20-foot wide unnamed, paved private drive that extends from East DeRenne Avenue to East 73rd Street.

Access on East DeRenne Avenue will be restricted to one right-in right-out curb cut. Access on East 73rd Street will be restricted to two bi-directional curb cuts. Access on the 20-foot wide unnamed, private drive will be restricted to one bi-directional curb cut.

The petitioner is requesting approval of a variance to create three double frontage lots fronting on East DeRenne Avenue and East 73rd Street. The City of Savannah Subdivision Regulations, Section 8-2023 (a) (4) prohibits the creation of double frontage lots. However, the Metropolitan Planning Commission shall be authorized to vary such requirements, provided, however, that in so doing the intent and purposes of this Ordinance are not violated.

The petitioner contends that the development of the subject site, including the requested variance to create three double frontage lots, is justified based on the following reasons:

- It is not feasible to develop each lot with access restricted to one lot only. This contention is partially because East DeRenne Avenue is a major arterial roadway and access will be limited to right-in and right-out curb cuts.
- One of the existing lots currently has access on both East DeRenne Avenue and East 73rd Street. This has not resulted in a traffic problem in the past.
- The subject site has a depth of approximately 300 feet between East DeRenne Avenue and East 73rd Street. Because of the shallow depth, it is unlikely that multiple lots could be reasonably developed without the creation of double frontage lots.
- The provision restricting double frontage lots would seem to be more applicable to residential subdivisions. There are numerous commercial lots and developments throughout the City with access on double frontage lots.

Staff finds that providing access on more than one road would result in better ingress/egress and better distribute the traffic to help avoid problems, created by the anticipated traffic that will be generated by the proposed development. Based on these findings, the requested variance(s) are justified.

Mr. Daniel Ben-Yisrael, Parker's Kitchen Real Estate Development Manager, stated they ask the Board to approve the plan and they agree with staff's recommendation.

Public Comments:

Ms. Ardis Wood, stated she hopes as the design continues for the signage that Mr. Parker and the developers will be at the forefront of changing and beautifying DeRenne.

Motion

Approval of a variance to create three double frontage lots based on the conditions identified in the staff report subject to the following condition:

Approval by the City of Savannah review departments including the City Traffic Engineer and the City Engineer.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

[8. TEXT AMENDMENT | Sections 8.7.4 and 11.5 | 20-003831-ZA](#)

[Staf Report 003831.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the City of Savannah is proposing to amend the Savannah Zoning Ordinance relative to accessory dwelling units to address architectural compatibility and owner occupancy requirements. In addition, requiring nonconforming lots of record to comply with the subdivision plat approval process for any proposed change to such lots.

In the Savannah Zoning Ordinance, Accessory Dwelling Units (ADU's) are defined as "a structure used as an individual residential unit located on the same lot as the principal dwelling."

Section 8.7.4 states that One (1) [accessory dwelling unit](#) shall be permitted as an [accessory use](#) to a [principal dwelling](#) located in the A-1, RSF-, RTF-, RMF-1, TR-, TN-, TC-, D- and PD districts. Such [use](#) is not required to be included in the gross residential [density](#) calculations. Manufactured homes, [recreational vehicles](#) and travel trailers shall not be used as accessory dwelling units, except that manufactured homes may be used as an accessory dwelling unit in the A-1 and [Manufactured Home Overlay](#) districts. For such use, the following shall apply:

- a. **Location** The unit may be attached to or detached from the principal dwelling. When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling. Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet. Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard

setback requirement shall be at least three (3) feet. Within zoning districts that have no rear-yard setback requirement for the principal structure there shall be no rear-yard setback requirement for an accessory dwelling. Any portion of an accessory dwelling unit over 25 feet in height shall be located at least 20 feet from a rear property line that does not abut a [lane](#).

b. **[Lot Area](#)**

For A-1, RSF-, RTF, RMF-1 and TR- districts, the minimum lot size for such use shall be at least 200% of the minimum lot area required by the zoning district. This standard shall not be variable.

c. **[Building Coverage](#)**

Accessory dwelling units shall be included in the calculations for maximum building coverage permitted in the zoning district.

d. **[Building Size](#)** The footprint of the accessory dwelling unit shall be a maximum of 40% of the habitable floor area of the principal dwelling. In the A-1, RSF-E, RSF-30 and RSF-20 districts, the maximum footprint shall be 40% of the habitable floor area of the principal dwelling or 1,000 square feet, whichever is less. The unit shall contain a minimum of 400 square feet of heated area. The unit shall contain no more than one (1) bedroom.

e. **[Architectural Style](#)**

Such use shall be designed in a similar architectural style as the principal dwelling. If the site is located within an overlay district, the standards of the overlay district shall apply.

f. **[Parking and Access](#)** If parking is provided for the accessory dwelling, it shall be provided on the same lot on which the principal dwelling is located. Where there is no lane and parking is provided, the parking space shall be served by the same [driveway](#) as the principal dwelling.

g. **[Water and Wastewater Services, Electrical Meter](#)** An accessory dwelling may be required to connect to the water and sewer system of the principal dwelling. A shared electrical meter between the principal dwelling and the accessory dwelling unit may be required.

Subsection E, Architectural Style, does not address the height of accessory buildings. Nor does it address building materials, roof or window configuration. These factors are critical design components as it relates to establishing compatibility with the principal structure and cohesiveness with the neighborhood at large. The intent of the Ordinance section is to ensure that accessory dwellings are similar to but also subordinate to the principal dwelling. The proposed amendments to subsection E are as follows: Proposed language is in red.

a. **[Architectural Style](#)** Such use shall be designed **and constructed** in a similar architectural style as the principal dwelling **to include building materials as well as roof and window configurations**. If the site is located within an overlay district, the standards of the overlay district shall apply.

ii **The height of the principal dwelling shall not be exceeded by any accessory building. OR The height of the accessory building shall not exceed the height of the principal building in a residential district or where otherwise prohibited by this Ordinance.**

1. The current language in the Ordinance does not require that principal dwelling units on a lot in which an accessory dwelling unit is permitted be owner occupied. Due to issues related to enforcement, it is in the City's interest that properties granted an Accessory Dwelling Unit permit be owner occupied. Owner occupancy will allow issues related to the accessory dwelling unit to be addressed more efficiently. In order to ensure this going forward, the following language is proposed. Proposed language for new subsection F is in red.

[f. Owner Occupancy Required](#)

Prior to the issuance of a building permit for construction of an accessory dwelling, an applicant shall provide proof of homestead exemption status that establishes ownership and residence on the property unless building permits for both units are being applied for together. In such case, an affidavit must be submitted stating the property owner intends to reside on the property in either the

principal residence or the accessory dwelling unit. In addition, all applicants must submit proof of a signed affidavit, which has been recorded in the real property records of Chatham County, stating that the property will be used as the primary residence and will not be sold separately.

Section 11.5 Nonconforming Lots:

To protect against the circumvention of the Subdivision Plat Approval process, City staff recommends the addition of Section 11.5.5 and the following language: Proposed language is in red.

11.5.5 Additional Requirement

Any nonconforming lot as outlined in this section shall be required to comply with the approved subdivision plat approval process as outlined in the Subdivision Ordinance.

The intent of the language is to clarify that all lots in the City of Savannah must comply with the subdivision procedures and that the certification that a lot exists by a surveyor is not adequate to create a new lot of record.

No Public Comments

Motion

Approval of the request to amend the Ordinance as outlined. In addition, staff recommends that the definition of Accessory Dwelling Unit be amended throughout the Ordinance as follows:

Accessory Dwelling Unit: A structure used as an individual residential unit located on the same lot as the principal dwelling that is subordinate to the principal structure.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

9. ZONING MAP AMENDMENT 5820 OGEECHEE ROAD - REZONE REQUEST FROM R-A TO B-N - Z-0720-000051

📎 [Application.pdf](#)

📎 [AERIAL MAP Z-0720-000051.pdf](#)

📎 [VICINITY MAP Z-0720-000051.pdf](#)

📎 [ZONING MAP Z-0720-000051.pdf](#)

📎 [FLU MAP Z-0720-000051.pdf](#)

📎 [Zoning Report.pdf](#)

[2020 Aerial Map.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone 5820 Ogeechee Road from the R-A Zoning District to the B-N Zoning District.

5820 Ogeechee Road is a conforming 1.09-acre parcel, currently in the R-A Zoning District, and operates as a home-based business. The parcel is a remnant property due to the widening of Ogeechee Road, and has very odd lot dimensions. Owners of the property and business would like to make the property a full-time office for their painting company, which would be able to accommodate subcontractors and employees.

The R-A Zoning District allows for certain non-residential type uses that are compatible with the surrounding area and overall character of a rural-residential area. However, an “office use” is not compatible based upon review of existing ordinances. By rezoning the subject property to B-N, it would allow a multitude of uses that are distinctly incompatible with the surrounding area, that is also zoned R-A. The intensity of uses, as well as trips generated due to a change in zoning, could create road and access issues for the subject parcel. The intensity of uses could also be detrimental to future points of access to the adjacent parcels. Furthermore, the County Future Land Use Plan calls for this area to be Planned Residential and rezoning this property would be inconsistent and against said Plan. Finally, two accessory structures exist on the subject property that would be non-conforming, based on their location, should the property be rezoned to the B-N Zoning District. It is in direct opposition to the intent and regulations set forth by the Ordinance to create a non-conforming parcel and / or use. Should this parcel be rezoned and redeveloped, appropriate buffering would be needed to protect future development on the surrounding parcels.

Mr. Calvin Norris, agent for the petitioner, stated they are requesting this lot to be rezoned commercial due to several citations received from the County, due to having subcontractors coming to this location. So, to make sure we come into compliance, we need to be zoned commercial.

Ms. Karen Jarrett, Board Member, asked Mr. Norris if he talked with MPC staff to see if there was another alternative.

Mr. Norris, stated yes he has.

Ms. Jarrett, asked if he would be willing to continue discussing this with staff to try to come up with a resolution.

Mr. Norris, stated that is a option, but the end goal is to have the property rezoned.

No Public Comments

Motion

Motion to continue to the October 13, 2020 MPC meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Not Present
Tanya Milton	- Aye

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

10. ZONING MAP AMENDMENT 111 & 113 W. ANDERSON STREET - REZONE REQUEST FROM TN-1 TO TN-3 - 20-003648-ZA

- 📎 [Application.pdf](#)
- 📎 [AERIAL MAP 20-003648-ZA.pdf](#)
- 📎 [ZONING MAP 20-003648-ZA.pdf](#)
- 📎 [FLU MAP 20-003648-ZA.pdf](#)
- 📎 [Staff Report-20-003648-ZA-MAP.pdf](#)
- 📎 [Street View Map.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting to rezone the two subject parcels from TN-1 Zoning District to TN-3 Zoning District.

The subject properties located at 111 and 113 W. Anderson Street are in the TN-1 Zoning District, which is within the Metropolitan Neighborhood. The block along W. Anderson Street consists of three duplex homes, two single family homes, one multifamily home, one place of worship, a parking lot, and one commercial/residential building. The subject property most recently operated as a work studio. Prior to this, it was a foreclosed upon property owned by the bank.

111 and 113 W. Anderson Street are both .12 acre lots, with a combined total of .24 acres. Both 111 and 113 W. Anderson Street are conforming lots. The building, which sits upon both parcels, is roughly 1,500 square feet. It also has a paved parking lot that can accommodate up to ten vehicles, with additional parking available in the rear of the property.

The current regulations, as laid forth for the TN-1 Zoning District, allow non-residential type uses as they are a benefit to the surrounding properties and the neighborhood overall. Because of this intent, the ordinance calls for all non-residential uses within the TN-1 Zoning District to be located on corner-lots. The non-residential uses are those that are considered to be compatible with the residential character of the neighborhood. The fact that the property currently exists as a non-residential type use, is in contrast to the Ordinance requirements and vision for this neighborhood. A “animal use” is not in keeping with the intent of the Ordinance or the character of the neighborhood.

Changing the subject properties to the TN-3 Zoning District would be in contradiction to the Ordinance as set forth, as this area (especially mid-block) is intended to remain residential. However, the TN-3 Zoning District does not allow single family, two-family, or multi-family residential within the Zoning District. A change to the TN-3 Zoning District would change the character of the surrounding TN-1 Zoning District and would further prevent this parcel from ever returning to a residential use, as so intended by the Ordinance.

The TN-3 Zoning District also allows uses that would be incompatible with the surrounding residences of the block, such as a restaurant, catering establishment, repair-oriented services, psychic/palmist/medium/fortune teller, personal service shop, and business support services.

The merits of this request should be judged upon all allowable uses within the TN-3 Zoning District, and not just that of “animal services”. More intense uses that are allowed within the TN-3 Zoning District would contrast with the uses and highly residential character within the TN-1 and TN-2 Zoning Districts.

Ms. Barbara Zinn, petitioner, stated she believes this is the perfect location and property for a holistic veterinary office. There will be no boarding, surgeries or outside runs. Dr. Vans Kinsey mission statement is centralized around a small, convenient, personalized neighborhood practice focusing on preventive and wellness care. This is a unique and new type of veterinary services. This property has a 10 car parking lot

that serves as a buffer from the sidewalk, and the building is set back. Both of the neighbors on the sides wrote a letter in support and the Victorian Neighborhood Board voted this was a great idea for the neighborhood.

Mr. Tom Zinn, petitioner, stated we believe this is the ideal use for this property. He went through the staff report and elaborated on a few things in the report.

Mr. Joseph Ervin, Board Chairman, asked the petitioners if they would like staff to work with them to see if they could get this use under the current zoning.

Ms. Zinn, stated yes.

Public Comments:

Ms. Peggy Hegarey, stated that when voting for a rezoning, you're not voting for a person or company, you are voting for a permanent change in the land use. So, regardless of who might be under contract, someone else could move in and it could be entirely different. I consider this application to be a spot zoning request and a request like this damages the integrity and strength in the land use plan and zoning district. I feel like a vet clinic is not appropriate at this location, and I would like to see something that is permitted at this location.

Motion

Continue to the next MPC meeting on September 22, 2020.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye

X. Presentations

XI. Other Business

[11. Report from Nominating Committee](#)

Ms. Karen Jarrett, Board Member on the Nominating Committee, stated the slate of candidates.

Ellis Cook - Chairman
Joseph Welch - Vice-Chairman
Karen Jarrett - Secretary
Eula Parker - Treasurer

XII. Adjournment

12. Adjourn

There being no further business to present before the Board, the September 1, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 2:57 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.