



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
September 22, 2020 ~ 1:30 PM
Minutes

September 22, 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
Linder S. Suthers
Tom Woiwode

Members Not Present: Lacy Manigault
Pat Monahan
Lee Smith

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 minutes were approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Travis Coles

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

IV. Notices, Proclamations and Acknowledgements

[2. October 13, 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](#)

[📎 Septemebr 14, 2020 Development Review Log.pdf](#)

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

[4. 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 October 13th Planning Commission Meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Ellis Cook

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Tommy Branch	- Aye
Lacy Manigault	- Not Present

Tanya Milton	- Not Present
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Pat Monahan	- Not Present

[5. ZONING MAP AMENDMENT | 8427-8518 Whitfield Avenue | Rezone from R-1 & R-2 to R-3](#)

Motion

The petitioner has requested that this item be postponed to the October 13th Planning Commission Meeting.

Vote Results (Approved)

Motion: Karen Jarrett
Second: Ellis Cook

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

VI. Items Requested to be Withdrawn

[6. ZONING MAP AMENDMENT 111 & 113 W. ANDERSON STREET - REZONE REQUEST FROM TN-1 TO TN-3 - 20-003648-ZA](#)

Motion

The petitioner has requested that this item be withdrawn from the final agenda.

Vote Results (Approved)

Motion: Ellis Cook
Second: Travis Coles

Ellis Cook	- Aye
Joseph Ervin	- Aye
W. Lee Smith	- Not Present

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Pat Monahan	- Not Present

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 August 25, 2020 Briefing and Special Called Regular Meeting Minutes.](#)

[08.25.20 SPECIAL CALLED PLANNING MEETING.pdf](#)

[8-25-2020 MPC BRIEFING MINUTES.pdf](#)

The briefing and meeting minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Special Called Regular Meeting Minutes.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

Wayne Noha	- Aye
Pat Monahan	- Not Present

8. Approval of the September 1, 2020 Briefing and Regular Meeting Minutes.

[9-1-2020 MPC BRIEFING MINUTES.pdf](#)

[09.01.20 MEETING MINUTES.pdf](#)

The briefing and meeting minutes were approved as submitted.

Motion

Recommend approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

9. Authorize Executive Director to Execute FY 2021 FHWA PL Funding Contract for CORE MPO's Annual Formula Funding

[MPC Board memo PL Contract.pdf](#)

Approved as submitted.

Motion

Recommend APPROVAL of authorization for the Executive Director to execute the FY 2021 FHWA PL Funding Contract for CORE MPO's annual formula funding.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

[10. Authorize Executive Director to Execute FY 2021 FHWA PL Funding Contract for CORE MPO's SR 21 Access Management Study](#)

[MPC Board memo PL Contract SR 21 Access Mgt.pdf](#)

Approved as submitted.

Motion

Recommend APPROVAL of authorization for the Executive Director to execute the FY 2021 FHWA PL funding contract for discretionary funding in support of CORE MPO's SR 21 Access Management Study.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

11. Authorization for the Executive Director to execute the Coastal Incentive Grant between the Georgia Department of Natural Resources Coastal Resources Division and the Metropolitan Planning Commission.

Approved as submitted.

Motion

Recommend APPROVAL of authorization for the Executive Director to execute the Coastal Incentive Grant.

Vote Results (Approved)

Motion: Ellis Cook

Second: Travis Coles

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

VIII. Old Business

IX. Regular Business

12. ZONING MAP AMENDMENT | 135 Hampstead Avenue | Rezone from RMF-2 -30 to PD (Planned Development)

- 📎 [AERIAL MAP 20-003326-ZA.pdf](#)
- 📎 [TAX MAP 20-003326-ZA.pdf](#)
- 📎 [VICINITY MAP 20-003326-ZA.pdf](#)
- 📎 [Application.pdf](#)
- 📎 [Project DeRenne Exhibit.pdf](#)
- 📎 [Letter of Opposition.pdf](#)
- 📎 [Savannah Summit Resident Letter - Rehab and Rezoning 20200729.pdf](#)
- 📎 [Proposed General Master Plan.pdf](#)
- 📎 [Staff Report-20-00326-ZA.pdf](#)
- 📎 [Savannah Summit Neighborhood Community Forum Letter 20200826.pdf](#)
- 📎 [Streetview.pdf](#)

📎 [Poplar Place Neighborhood Opposition Letter.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone 4.91 acres at 135 Hampstead Avenue from an RMF-2-30 (Multifamily Residential – 30 units per acre) zoning classification to a PD (Planned Development) zoning classification.

The subject property is developed with a 12-story multifamily residential building constructed in 1985, per the office of the Chatham County Tax Assessor. The building includes 138 dwelling units and is operated as a rent-assisted low income housing development under the Housing Choice Voucher Program of the Federal Housing and Urban Development Department, administered locally by the Housing Authority of Savannah. It was rezoned in 2001 from PUD-M (Planned Unit Development – Multifamily) to P-RM-35 (Planned Multifamily Residential – 35 units per acre). The purpose of the 2001 rezoning was to establish a density for the property, which was not established during a previous rezoning in 1976. With the recent adoption of the Savannah Zoning Ordinance, the property was identified as RMF-2-30, the current zoning, a conforming designation relative to density. The development, however, is nonconforming in terms of height and parking. The applicant purchased the property earlier this year from the former owner, Ambling Management Company, and has taken over on-site management of the facility.

Article 6 of the Savannah Zoning Ordinance includes the Planned Development District. The purpose of the Planned Development District is to “allow projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes, and the Mayor and Aldermen desire, to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area. In return for greater flexibility in site design requirements, planned developments are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources; incorporate creative design in the layout of buildings, open space and vehicular and pedestrian circulation; assure compatibility with surrounding land uses and area character; and, provide greater efficiency in the layout and provision of roads, utilities and other infrastructure that would not otherwise be possible within a base zoning district.”

Planned developments require a two-step approval process, a General Master Plan, and a Final Master Plan. The purpose of the General Master Plan is to “convey the overall concept for the entire development and guide and coordinate any phased development. General Master Plans shall include drawings and documentation illustrating the general layout of proposed uses, identify development conditions, and document impacts that the proposed development will have on public facilities and services.” Should a rezoning and General Master Plan be approved by the Mayor and Aldermen, a Final Master Plan must then be submitted to the MPC.

The purpose of the Final Master Plan is to “provide additional details regarding dimensions, building and structure locations, roads, utilities, parks, open spaces and other infrastructures, enhancements to public services, and principal site development features.”

The petitioner is requesting a Planned Development zoning classification for the purpose of making the existing development conforming from a regulatory standpoint, and to make it possible to develop a second phase in a manner that would have different development standards than a typical multifamily development. The Planned Development district is designed to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area. The PD district encourages innovative land planning and design concepts and is not intended to be used as a means of circumventing adopted land development regulations for routine developments.

Mixed use developments are strongly encouraged, and per Section 6.1.8(c) a single use residential development is not permitted unless there are at least three (3) housing types. Although the General Master Plan is not specific to housing types, it appears that the only proposed land use, based on dwelling units and development standards, is multifamily residential. The General Master Plan, in staff’s opinion, does not yet exhibit the characteristics needed to recommend that it be forwarded to the Mayor and Aldermen for consideration. In addition, the proposed subdivision and expansion of the existing facility increases nonconformity, and the proposed height appears to be driven by the desire to achieve a particular unit count.

The petitioner is proposing two phases to the redevelopment of the subject property.

Phase 1: A subdivision to create a 1.91-acre parcel and a 3-acre parcel (phase two). Interior renovations to the existing structure, a 1,500 square foot ground floor addition and the reconfiguration of the vehicular drop – off area. This reconfiguration would result in the loss of 4 of the 85 off-street parking spaces for Parcel 1, as identified on the attached Master Plan.

Phase 2: The development of a maximum of 285 additional senior affordable housing units. The petitioner is proposing a maximum building height of 8 stories, a maximum residential density of 95 dwelling units per acre and a parking ratio of one-half space per unit, which would require a maximum of 143 off street parking spaces for Phase Two. The petitioner is proposing that building and parking setbacks be identified for multifamily use in the Savannah Zoning Ordinance.

Mr. Josh Yellin, agent for the petitioner, stated that priority number one is to renovate all 138 units that already exist on-site. Part of this rezoning is contingent upon getting proper approval from the Georgia Department of Community Affairs. They regulate the funding for affordable housing on-site. One of the requirements is having zoning and permitting and making sure all entitlements are in place before that funding can occur. A 12-story building in the City of Savannah cannot be built under today's Zoning Ordinance. This is a non-conforming building. In order to make this site conforming, we thought it would be best to rezone the property to the Planned District. The rezoning to the Planned District would accomplish two goals. It would make the existing building conforming and allow us to submit our application for funding for the renovations and it would also open up the possibility of additional affordable housing on the vacant portion of this site. We are here today for phase one with the General Master Plan that shows the outline of the overall development standards. Prior to any building, we must come back before MPC and City Council for final Master Plan approval. It will be at that point we would have overall unit count, layout, site plan and renderings. We would like to hear all comments, but we are requesting to continue this item until the next MPC meeting.

Mr. Brandon Kearse, stated, for the existing building, the mission is to keep that affordable for the maximum term allowed by the Low-Income Housing Tax Credit program and HUD project-based rental assistance program. We are working with HUD and the Georgia Department of Community Affairs to secure eight million dollars of funding for full renovation of this building. That would lock in affordability at this building for the next 30 years.

Public Comments:

Dr. Patricia Harris, stated she is representing Popular Place residents. We have spoken with the owner and attorneys and we are not pleased with the meeting that was scheduled in August at 8:30 in the morning. We finally received a meeting on September 1st. We have voiced our options. We do not want anymore housing. We have had many problems from the previous owners, as well as the residents of The Summit.

Mr. Dana Braun, stated he wanted to correct an error in the staff report on the record. The Housing Authority of Savannah does not administer the Housing Choice voucher program for The Summit. That would be administered by HUD or Statewide. The Housing Authority is working with Mr. Kearse for the financing of the renovations.

Motion

Continued to the October 13, 2020 MPC meeting.

Vote Results (Approved)

Motion: Tanya Milton

Second: Tom Woiwode

Ellis Cook	- Aye
Joseph Ervin	- Not Present
W. Lee Smith	- Not Present

Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Pat Monahan	- Not Present

13. SPECIAL USE REQUEST - 2305 AUGUSTA AVENUE - SHELTER / TRANSITIONAL CENTER

- 📎 [Maps.pdf](#)
- 📎 [Building Exhibit.pdf](#)
- 📎 [Staff Report-0512-ZA-Special Use.pdf](#)
- 📎 [WSCO Letter for Salvation Army Property.pdf](#)
- 📎 [West Savannah Residents and Concern Citizens Submittal.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 establish the following uses found in Article 5 Principal Use Table:

- Shelter emergency
- Shelter, transitional

The petitioner is the Salvation Army Center of Hope and the request is pursuant to the planned location of a new community shelter at the 12.18-acre site. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the uses be approved, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.

The subject property is located at 2305 Augusta Avenue and consists of two undeveloped parcels north of Old West Lathrop Avenue and west of the Interstate 516 on-ramp. The site is located within the West Savannah community. The petitioner had originally made application in January of 2020, but requested that the application be withheld. A meeting was held between the petitioner and members of the nearby neighborhood association to apprise them of the proposed request.

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 location is fairly isolated from nearby residences, and the development pattern in the immediate vicinity consists primarily of commercial and institutional uses. While the proposed use is substantial in terms of scale, it is not the kind of use that creates significant intensity from a land use perspective, as might happen with other uses permitted by right in the zoning district.

Mr. Phillip McCorkle, agent for the petitioner, stated they believe this property is perfect for the Salvation Army to build a shelter to use for emergency and transitional uses. This area is mostly

industrial and business. They are not in close approximately to any neighborhoods. I received a letter of support from Mr. Tyrone Ware, President of the Woodville Community. On the City of Savannah's website, it shows this property being in the Woodville Community. I have also met with several West Savannah residents and there was no opposition from West Savannah Association.

Mr. Larry Haskell, agent with Salvation Army, stated the current structure on Montgomery Street is at the end of its life. This property provides us the opportunity to expand and to treat people with dignity in a facility that gives them the opportunity to expand. Our outdoor space right now on Montgomery Street is the parking lot. The people that come to us need the spiritual care and centering. These 12 acres can provide that opportunity for people to connect outside of the programs. We would seek to serve about 185 people at this site. We will be able to keep the population separated and provide the highest degree of service.

Public Comments:

Mr. Ramsey Khalidi, stated his property is adjacent to this site and he is in full support of this project.

Mr. Ned Williams, stated he is in opposition and his concerns are the era of the Weeping Times and the historical value of that area.

Ms. Earline Davis, stated The Housing Authority of Savannah was approached by the Salvation Army looking for a new location because they have outgrown their current location. Once they approached us, we submitted a letter to HUD requesting permission for The Housing Authority to enter a contract with the Salvation Army. HUD approved our application because people who will be served at this facility would meet the requirements eligibility for public housing. When we submitted our application to HUD, we took a look at the number of people that could benefit from such a facility. Currently, there are over 4700 homeless people in Savannah. I have heard people say we do not want more poor people or transitional housing here, we want to build wealth. I submit to you that the plan that is before you will allow those people who can benefit from the education, housing, job training skills to give them the opportunity to have a plan with supported services that will allow them to move from transitional to more permanent housing. The Housing Authority Board is 100 percent on board.

Ms. Ervenia Bowers, stated she submitted a petition on behalf of the West Savannah residents. She stated none of the petitioners are against Salvation Army and what it stands for, but this is not a plan for our community. In 2005, West Savannah residents started Charrette Planning workshops with hope for development to implement better housing, parks and businesses. This project was never discussed. We became aware from the public notice that was posted on the property. At this time, we do not want this proposed project in our neighborhood because we are working on the Charrette plan for the residents.

Mr. Ellis Cook, Vice-Chairman, stated there are 96 signatures on the petition submitted by Ms. Bowers.

Alderwoman Berretta Lanier, stated she is requesting a postponement for 30 days. The reason is, for the last 15 years, I have been working with people from our community to help improve it.

Mr. McCorkle, stated he met with Alderwoman Lanier and two other council members back in February and I have not been asked to discuss anything with Alderwoman Lanier since. This is the best place I can imagine for this development. This is not next to any neighborhood. We need to move forward and I ask this not be postponed.

Motion

Continued to the November 10th MPC Meeting.

Vote Results (Approved)

Motion: Tanya Milton

Second: Karen Jarrett

Ellis Cook

- Aye

Joseph Ervin	- Not Present
W. Lee Smith	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Nay
Tommy Branch	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye
Wayne Noha	- Nay
Pat Monahan	- Not Present

[14. AMENDED GENERAL DEVELOPMENT PLAN | 9136 OLD MONTGOMERY CROSSROADS | SP-0820-000057](#)

📎 [Staff Report 000057.pdf](#)

📎 [16-702 Memory Care Concept Plan 2020.06.23-Parking Mod.pdf](#)

📎 [16-702 Memory Care Rendering.pdf](#)

📎 [Existing Facility.pdf](#)

📎 [AERIAL MAP.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting to rezone 18.25 acres of land from a P-R-3-11* (Planned Multifamily Residential 11 Units Per Acre) zoning classification to a PUD-M (Planned Unit Development) zoning classification, applying the Planned District provisions of Section 4-6.54 of the Chatham County Zoning Ordinance.

The subject property is located on the east side of Old Montgomery Road, bordering the Harry S. Truman Parkway further east. It is currently zoned P-R-3-11* which resulted from action by the Chatham County Commission in 2017, when they rezoned the property, applying the Planned District provisions of section 4-6.54, of the Chatham County Ordinance. These provisions allow a property to be rezoned in conjunction with a site plan, which constitutes the approved use of the property.

Since the rezoning, the property has been developed as approved by Chatham County. The development consists of a congregate care facility which provides elder residency in the form of independent living, assisted living and memory care. The development is consistent with the approved plan.

In 2019, pursuant to a different petition for a congregate care facility, the Chatham County Zoning Administrator made a determination that senior citizen congregate care, as a use, would be allowed only in the PUD-M zoning district. The subject property, being zoned P-R-3-11*, is therefore legally nonconforming (grandfathered) based on this interpretation.

The site plan specific zoning insured that the property was developed as approved by the County Commission. Although the development is complete, it is still necessary to uphold the previous approval. The proposed PUD-M is not significantly different from the existing P-R-3-11, but would allow the development to be conforming relative to zoning. This is an important issue from a financial standpoint for commercial property. The 2019 determination by the Zoning Administrator is the impetus for the rezoning request. It is an effort to have the property conform to the Ordinance.

Regarding the site and the previously-approved plan, staff finds that it is necessary to maintain the validity of the approved plan and the provisions under which the zoning was adopted. Although no site changes

are currently being proposed, if changes are proposed in the future, they should have the same level of review as the original plan.

Mr. Josh Yellin, agent for the petitioner, stated this building is dedicated and designed to provide for people with memory care issues. This is why the building is one story with no stairwells and also internal courtyards. Any changes to the plan must come back before the MPC Board and County Commission for approval.

No Public Comments

Motion

Approve the Amended General Development Plan.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Tanya Milton

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

[15. ARTICLE L. NEW HAMPSTEAD PLANNED DEVELOPMENT TEXT AMENDMENT | MULTI-FAMILY DEFINITION | 20-004023-ZA](#)

📎 [Exhibit A.pdf](#)

📎 [Exhibit B.pdf](#)

📎 [Staf Report 004023.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is proposing to amend the New Hampstead Planned Development text, relative to the definition of multifamily dwelling and separation standards for a proposed housing type.

New Hampstead is a Planned Development (PD) located in the western portion of Chatham County, within the corporate limits of the City of Savannah. A Planned Development is a master planning document created by action of the governing body and the standards that are adopted apply only to the properties within the boundaries of the planned area. Therefore, any changes are required to be adopted by the governing body and do not affect other properties which are regulated by the general zoning ordinance.

The New Hampstead Master Plan and Zoning Map were approved by the Metropolitan Planning

Commission and the Mayor and Aldermen in 2005. A number of parcels have been developed and others are currently under development within the PD. The New Hampstead Planned Development is an ordinance, but it only governs the properties in the planned area.

The proposed amendments are intended to allow a new housing type currently not permitted within the regulations of the New Hampstead Planned Development. The housing type is a detached multifamily product, designed as individual dwelling units on a single parcel of land. The intent of the housing type is to provide a "for rent" product in which the owner / developer is responsible for maintenance, security, common areas and amenities as is typically found in a standard multi-family development. The current definition for multi-family requires that units be attached. The proposed change would permit them to be detached. If adopted, the change would only apply to properties designated for multi-family use within the boundaries of the New Hampstead Planned Development.

Section 8-3336(33)

"Dwelling, Multi-Family. A building with multiple dwelling units. Units may have either private or shared access. Units may be arranged in a variety of configurations including back to back, side to side, vertical or any combination thereof."

Master plans should be flexible enough to address market demands and changing economies. The proposed housing type was not a common type when the New Hampstead PD was adopted. There were no restrictions on known housing types when the PD was adopted. It allows single family detached, single family attached (townhomes), multi-family and mixed use residential. The current proposed type was simply not contemplated at the time. If approved, the proposed amendments would not be a significant change to the previously approved land use plan and, therefore, would not be detrimental to the properties within the New Hampstead development, or to properties within the general vicinity.

Mr. Rob Brannen, agent for the petitioner, stated the amendment that was done last year, we converted some multi-family into a nature conservation easement on the property and we added three small multi-family tracts. The parcel we are mainly interested in now is a 47 acre parcel on Fort Argyle Road. This is a product we have seen out there before, so we think it will be good for the neighborhood and development. We do have master covenants and they will be subject to intense design review process by the master developer.

No Public Comments

Motion

Approve the request to amend the New Hampstead Planned Development.

Vote Results (Approved)

Motion: Linder Suthers

Second: Tanya Milton

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

Eula Parker	- Aye
Wayne Noha	- Aye
Pat Monahan	- Not Present

[16. SPECIAL USE APPROVAL REQUEST | 2605 Whitaker Street | Restaurant w/ Alcohol Sales](#)

[📎 Maps.pdf](#)

[📎 Context Aerial.pdf](#)

[📎 Staff Report-4025-ZA-Special Use \(2\).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 establish a restaurant with alcohol sales. 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 of the Savannah Zoning Ordinance.

The subject property is located at 2605 Whitaker Street, on the west side of Whitaker between West Victory Drive and W. 43rd Street. The parcel is 2,600 square feet in size and is developed with a commercial building, approximately 2,150 square feet in size. Previous uses have included vehicle repair, office, and retail. The property is within the TC-1 zoning district. Per Section 8.7.24 (b) (ii), the proposed use requires Special Use approval when located in the TC-1 zoning district.

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 use meet the requirements.

This portion of Whitaker Street is developed primarily with nonresidential uses. These include an event venue, retail stores and service shops. Nearby blocks include other eating and drinking establishments, as well as multifamily residential. In addition, the existing building is purpose - built for commercial and has operated in that capacity for many years.

Mr. Dana Braun, agent for the petitioner, stated his client owns Victory North, the event venue, and also this property. He acquired it about a year ago, and is converting it into a restaurant. It's going to be a very small restaurant, it will seat 29 people. It will be open in the morning for breakfast with pastries and a Latin-type menu. They will also serve lunch and dinner. It will stay open a little later if there is a event going on next door. He has a parking plan to use some of his other adjacent properties for parking, and he has an agreement with B & B paint store to use their parking lot after 5:00 p.m. The President and Vice-President of the Thomas Square Neighborhood Association emailed these plans to the members and, if anyone had any questions or objections, it stated to contact me. I have not received any questions or concerns.

No Public Comments

Motion

Approve the special use as requested.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

Ellis Cook - Aye

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

X. Presentations

XI. Other Business

17. Election of Officers for 2020 - 2021

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

Motion	
In favor of the slate	
Vote Results (Approved)	
Motion:	
Second:	
Ellis Cook	- Aye
Joseph Ervin	- Not Present
W. Lee Smith	- Not Present
Linder Suthers	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Tommy Branch	- Aye
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Karen Jarrett	- Aye
Eula Parker	- Aye

Wayne Noha	- Aye
Pat Monahan	- Not Present

[18. November 3, 2020 MPC Meeting Date Change](#)

Move the November 3, 2020 MPC meeting to November 10, 2020.

Motion

Move the meeting to November 10, 2020

Vote Results (Not Started)

Motion: Wayne Noha

Second: Joseph Welch

XII. Adjournment

[19. Adjourn](#)

There being no further business to present before the Board, the September 22, 2020 Regular Metropolitan Planning Commission Meeting adjourned at 4:04 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.