



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
April 6, 2021 ~ 1:30 PM
Minutes

April 6, 2021 Regular MPC Meeting, 1:30 P.M.

Members Present: Joseph Welch, Vice-Chairman
Karen Jarrett, Secretary
Eula Parker, Treasurer
Laureen Boles
Michael Brown
Travis H. Coles
Elizabeth Epstein
Joseph Ervin
Wayne Noha
Lee Smith
Dwayne Stephens
Malik Watkins
Tom Woiwode

Members Not Present: Ruel Joyner

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Jordan Holloway, Development Services Planner
Kiakala Ntemo, Urban Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

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: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. April 27, 2021 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](#)

[4-6-21 MPC Case Log.pdf](#)

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

[4. ZONING MAP AMENDMENT | ACL Boulevard | Rezone request from RSF-6 to OI-E | File No. 21-001244-ZA](#)

Motion

The petitioner has requested that this item be Postponed to the May 18, 2021 Regular MPC Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye

Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

VI. Items Requested to be Withdrawn

[5. REZONING MAP AMENDMENT | Godley Road | Rezone from OI - E \(Office Institutional - Extended to I-H \(Heavy Industrial\)\) | File No. 21-000863](#)

Motion

The petitioner has requested that this item be Withdrawn from the April 6, 2021 Final Agenda.

Vote Results (Approved)

Motion: Wayne Noha
Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[6. AMENDED GENERAL DEVELOPMENT PLAN | 4704 Ogeechee Road | 21-000432](#)

Motion

The petitioner has requested that this item be Withdrawn from the April 6, 2021 Final Agenda.

Vote Results (Approved)

Motion: Wayne Noha
Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[7. Zoning Map Amendment Ogeechee Road - 21-001285-ZA](#)

Motion

The petitioner has requested that this item be Withdrawn from the April 6, 2021 Final Agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

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 March 16, 2021 Briefing and Regular Meeting Minutes.](#)

📎 [03.16.2021 Meeting Minutes.pdf](#)

📎 [03-16-2021 MPC BRIEFING MINUTES.pdf](#)

The March 16, 2021 briefing and regular meeting minutes were approved as submitted.

Motion

Recommend approval of the March 16, 2021 Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: W. Lee Smith

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

VIII. Old Business

IX. Regular Business

[9. Special Use Permit - 17 West 41st Street - 21-000500-ZA](#)

- 📎 [FLU MAP 21-000500-ZA.pdf](#)
- 📎 [AERIAL MAP 21-000500-ZA.pdf](#)
- 📎 [VICINITY MAP 21-000500-ZA.pdf](#)
- 📎 [ZONING MAP 21-000500-ZA.pdf](#)
- 📎 [Application.pdf](#)
- 📎 [Business Description.pdf](#)
- 📎 [Street View.pdf](#)
- 📎 [Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting a special use permit for alcohol sales at an existing business located at 17 West 41st Street. The property is 0.09 acres and located on the southeast corner of West 41st Street and Whitaker Street.

The subject property is located at 1313 Habersham Street, on the northwest corner of Habersham Street and Anderson Street. The property is developed with a single-story commercial building of approximately 4,134 square feet in size. The building had operated as a coffee shop and is currently vacant. The petitioner is in the process of renovating the building's exterior, having received a COA from the Historic Preservation Commission with conditions. The request for the proposed special use, if approved by the Mayor and Aldermen, would allow a restaurant with alcohol sales to be established at this location.

The property is within the boundaries of the Victorian Historic District, which is a mixed-use neighborhood. The neighborhood development pattern in the area includes single and multifamily residential uses, neighborhood services and retail.

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.

Ms. Marguerite Seckman, petitioner, stated she believes they have established great relationships with all the businesses in the neighborhood. We are friends with all of our surrounding neighbors and have spoken with them about our goal for our store and what we are trying to do with it. Everyone is on the same page and supportive of our goals as a retail shop turning into a restaurant.

No Public Comments

Motion

Approve the petitioner's request for a Special Use Permit for alcohol consumption on premises at 17 West 41st Street.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

Joseph Ervin	- Aye
W. Lee Smith	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

[10. Special Use Permit - 2418 DeSoto Avenue - 21-000499-ZA](#)

📎 [FLU MAP 21-000499-ZA.pdf](#)

📎 [AERIAL MAP 21-000499-ZA.pdf](#)

📎 [VICINITY MAP 21-000499-ZA.pdf](#)

📎 [ZONING MAP 21-000499-ZA.pdf](#)

📎 [Business Description.pdf](#)

📎 [Application.pdf](#)

📎 [Street View.pdf](#)

[Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, 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 request for a Special Use pursuant to a retail consumption dealer is step one in the City's process to issue an alcohol license. Once a Special Use is approved, there is a separate process for an alcohol license where the City Council will determine which type of alcohol license is appropriate to issue.

The subject property is located at 2418 Desoto Avenue, between W 41st Street and W 42nd Street, in the Starland Neighborhood. The parcel is developed as a unit within a mixed-use development that fronts along Bull Street and Desoto Avenue. 2418 Desoto Avenue consists of a ground floor coffee shop, operating as "Superbloom", with no residential or retail above the location. It has operated previously as a retail space. 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 the Metropolitan District (Starland Neighborhood) is developed with a mix of uses and has seen significant investment within the past five years. The uses include retail, restaurants, residential, office, studio/gallery, brewery, and food truck court. While residential uses exist in close proximity, they coexist as part of a mixed-use development pattern within the neighborhood and mixed-use buildings at the subject property. The closest stand-alone residential use is approximately 200 feet away to the southwest of the subject parcel; however, Two-Tide's brewery is located directly across the street from said residential use. It is also important to note that Starland Yard is located within the same block structure as the subject parcel, but is within closer proximity to stand-alone residential uses in the neighborhood.

Ms. Marguerite Seckman, petitioner, stated she believes they have established great relationships with all the businesses in the neighborhood. We are friends with all of our surrounding neighbors and have spoken with them about our goal for our store and what we are trying to do with it. Everyone is on the same page and supportive of our goals.

No Public Comments

Motion

Approve the petitioner's request for a Special Use Permit for alcohol consumption on premises at 2418 Desoto Avenue.

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Brown

Joseph Ervin - Aye

W. Lee Smith - Aye

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch - Abstain

Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Eula Parker	- Aye
Wayne Noha	- Aye
Michael Brown	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

X. Presentations

XI. Other Business

Recess to Executive Session - motion required

XII. Executive Session

The Planning Commission may adjourn to Executive Session for the purposes that may include litigation, personnel, or any other matter allowed by the Georgia Open Meetings Act.

Motion to recess to Executive Session.

XIII. Adjournment

11. Adjourn

There being no further business to present before the Board, the April 6, 2021 Regular Metropolitan Planning Commission Meeting adjourned at 2:02 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.