



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
March 1, 2022 ~ 1:30 PM
Minutes

MARCH 1, 2022 REGULAR MPC MEETING, 1:30 P.M.

Members Present: Joseph Welch, Chairman
Karen Jarrett, Vice-Chair
Travis H. Coles, Secretary
Malik Watkins, Treasurer
Laureen Boles
Shedrick Coleman
Elizabeth Epstein
Joseph Ervin
Jay Melder
Wayne Noha
Jeff Notrica
Dwayne Stephens
Tom Woiwode

Members Absent: Lee Smith

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Melissa Paul-Leto, Planner
Nirav Gandhi, Planner
Leah Michalak, Director of Historic Preservation
Sally Helm, 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](#)

Motion

Approval of Agenda

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin - Aye

W. Lee Smith - Not Present

Tom Woiwode - Aye

Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. March 22, 2022 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org or Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

[3. SPECIAL USE APPROVAL REQUEST | 2110 West Gwinnett Street | File no. 21-006747-ZA](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, March 22, 2022.

Vote Results (Approved)

Motion: Travis Coles
Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[4. REZONING REQUEST | 5659 Ogeechee Rd | File No. Z-1221-000211](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, March 22, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[5. AMENDED MASTER PLAN | Veterans Parkway and Buckhalter Road | 22-000455](#)

Motion

Item Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, March 22, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye

Jay Melder - Aye

VI. Items Requested to be Withdrawn

[6. TEXT AMENDMENT | Victorian Historic District, Section 7.9 | File No. 22-000389-ZA **MOVED TO MARCH 23, 2022 HISTORIC PRESERVATION COMMISSION AGENDA PER SECTION 3.16.7**](#)

- [2022 Proposed Victorian Map.pdf](#)
- [2022 Proposed Victorian Map Supplement.pdf](#)
- [2022 Victorian Proposed 10 Buildings of Exceptional Importance.pdf](#)
- [City of Savannah Ordinance Sec 3.2 Public Notice.pdf](#)
- [City of Savannah Ordinance Sec 3.16 Amendments to Contributing Resources Map.pdf](#)
- [Public Comment.pdf](#)

Ms. Leah Michalak, Director of Historic Preservation Department, said it was discovered by City staff, this process for amending a contributing resources map actually goes before the Historic Preservation Commission as opposed to the Planning Commission.

Motion

Item moved to March 23, 2022 Historic Preservation Commission Agenda per Section 3.16.7

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

- | | |
|-------------------|---------------|
| Joseph Ervin | - Aye |
| W. Lee Smith | - Not Present |
| Tom Woiwode | - Aye |
| Travis Coles | - Aye |
| Joseph Welch | - Aye |
| Shedrick Coleman | - Aye |
| Karen Jarrett | - Aye |
| Dwayne Stephens | - Aye |
| Wayne Noha | - Aye |
| Jeff Notrica | - Aye |
| Laureen Boles | - Aye |
| Elizabeth Epstein | - Aye |
| Malik Watkins | - Aye |
| Jay Melder | - 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

7. Approval of the February 8, 2022 Briefing and Regular Meeting Minutes.

📎 [2-8-2022 MPC BRIEFING MINUTES.pdf](#)

📎 [02.08.2022 Meeting Minutes.pdf](#)

Motion

Approval of the Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

VIII. Old Business

IX. Regular Business

8. REZONING MAP AMENDMENT | 4801 Meding Street | Rezone from C-P to RMF- 2 | 22-000531

📎 [Maps Meding Street.pdf](#)

📎 [Application, File no. 22-000531-ZA.pdf](#)

📎 [Fairground, Tatemville, & Feiler Park Vitality Plan .pdf](#)

📎 [Fairground Photos.pdf](#)

📎 [Wilson Brown MPC Review of the Fairgrounds RFP Submittals 12112020 \(002\).pdf](#)

📎 [Area to be rezoned.pdf](#)

📎 [Staff Report 0531.pdf](#)

Mr. Marcus Lotson, Director of Development Services, said the petitioner is proposing to rezone a 3.85-acre portion of a 66.5-acre tract of land on the west side of Meding Street between W. 62nd and W. 63rd. Streets. The rezoning request only applies to the 3.85-acre portion. The proposed rezoning would change the zoning of the 3.85-acre portion from C-P (Conservation Park) to RMF-2 (Multifamily Residential). The zoning of the remainder of the parcel would be unchanged. The property is currently zoned C,P (Conservation Park).

The subject property was purchased by the City of Savannah in 2016. Prior to the City's ownership, the property was owned by the Savannah Exchange Club who purchased it in 1952 from a private estate. The Exchange Club used the property primarily to host the Coastal Empire Fair.

In June of 2020, the City of Savannah issued a Request for Proposal (RFP) for the purpose of redeveloping the Fairgrounds property. The intent of the RFP was to receive a plan that would address the strategic priorities of the City.

We are here today to consider only the rezoning of the 3.85 portion of the property. The petitioner is requesting this zoning as a part of an overall plan, but only today, requesting a portion be rezoned. The balance of the property will be brought back to the Planning Commission, in the future in conjunction with a proposed plan development that is in the process of being developed.

The uses in the RMF-2 zoning district, of the residential uses, currently permitted; single family detached and attached, two family townhouses, stacked townhouses, and 3-4 family apartments. Staff did not find any potential uses that would be an issue for the neighborhood. The purpose of the City's RFP that was issued in June of 2020, was to receive a plan that would address the strategic priorities of the City. MPC's staff did a technical review and analysis of those RFP's. Staff provided a number of recommendations associated with that review.

The overall redevelopment of the fairground's property is one of the most significant City driven projects in recent history. The portion of the property identified for rezoning would allow phase one, a multifamily senior living project, to commence in the planning stages. The balance of the property will be required to go through a separate zoning process in the future. The RMF district has standards that are suburban in nature. These include, among others, access to a collector or arterial street, required off street parking at one (1) space per unit, and a maximum height of 50 feet.

The subject property is surrounded by single family neighborhoods, which are developed almost exclusively with one-story structures. Lot sizes are typically 6,000 -7,000 square feet, with homes ranging from 1,200 – 1,500 square feet. These factors suggest that there should be some transition between the existing residential and any portion of the subject property that may be incompatible from a development standard standpoint. In the RMF districts, density is established at the time of rezoning. The applicant did not include a specific density. However, in discussion with the applicant about the overall project, a density of 25 units per acre would be consistent with the current conceptual plan, allowing a unit count not to exceed 100 residential dwellings.

Relative to height, although a maximum of 50 feet is permitted by the district, staff recommends there be a step back in height from Meding Street in order to provide a transition from the existing residential. No buildings abutting Melding Street should exceed two stories and no buildings on site should exceed three stories, up to 45 feet. Concept plans shared to-date suggest that some combination of these housing types is likely to be developed within the larger fairground redevelopment.

In review of the nonresidential uses, there do not appear to be any uses that might negatively impact neighboring properties. However, the Planning Commission can recommend the elimination of any of the uses in conjunction with a zoning recommendation.

The proposed rezoning of the identified portion of the larger tract of land is being requested to accommodate the timeline set forth by the applicant to keep the overall project on schedule. It is likely that a subsequent rezoning of the overall site will occur to allow the full redevelopment of the fairgrounds. However, it is necessary to ensure that any development associated with the current rezoning proposal be compatible with the neighborhood, and consistent with requirements of the Ordinance, without depending on future phases of development to meet standards.

Staff recommends **approval with conditions** to rezone a 3.85- acre portion of the subject property from C-P to RMF-2-25. Recommended conditions are as follows:

1. The Comprehensive Plan Future Land Use Map designation be amended from Parks Recreation to Planned Development.
2. The number of residential dwelling units in the RMF zoned property shall not exceed 100.

3. Multifamily residential development on the RMF zoned property be restricted to senior (55+) housing.
4. Required parking for multifamily residential housing in the RMF zoned property be provided off-street.
5. Building height for multifamily residential housing in the RMF zoned property shall not exceed two stories if abutting Meding Street or three stories (up to 45 feet) elsewhere on the RMF zoned property.
6. Surveyed boundaries (metes and bounds) of the portion of the property to be rezoned be established prior to ordinance adoption.

Mr. Joseph Ervin, Board member, asked if the retail consumption, dealer alcohol, is that something we as a Commission can remove if we choose to?

Mr. Lotson said yes you can, it is a Special Use under the RMF-2 zoning classification.

Mr. Shedrick Coleman, Board member, said it's my understanding that this rezoning timeframe is based on the application for historic credits that is tied to this redevelopment towards senior housing. Is that correct?

Mr. Lotson said the timing is critical to get the project going. The application for those credits need's to take place prior to the time at which the remainder of the plan development would be ready to be presented for consideration.

Ms. Bridget Lidy, Director of Planning and Urban Design, City of Savannah, said we are very excited to be carving out approximately three acres of a larger parcel to move forward with developing senior housing in this area. We are supportive of MPC's recommendations. If there are any uses the commission would like to remove, we are open to looking at that. This is an exciting project, Single Family Housing, Multi Family Housing, Production Studio, and recreation for the residents. It is our intent, as Mr. Lotson mentioned, to come back to the Planning Commission with a formal plan development.

Mr. David Jones, Managing Partner & Team Lead P3 Development Group, said approximately six weeks ago, we had the opportunity to present to the Commission our plan. The City Council voted unanimously for the plan, the community backed us. We are addressing the community need and creating economic development. In that presentation, we mentioned we will be working with the City on completing the necessary agreements. We plan to have that completed in the next 30 days. Simultaneously we said we will be working with MPC to carve out what we are considering phase one of the project. Phase one prioritizes the demand of the community's most vulnerable people, the senior citizens. In addition, to the two previous open houses and the two in person and virtual kickoff meetings, we have ample time now to put a phased master plan together. We are creating a calendar that will be posted on the project website.

Mr. William Gross, WH Gross Construction, said there is a waiting list of approximately 1000 senior citizens. They are calling every day, the list is continuing to grow. People want to know, what does affordable housing really mean? It is for people that make about 60% of area made income or less. Our rents start at approximately \$515 per month. Most go from \$515 to about \$715 per month. Those are for 1 and 2 bedroom. What we proposed to do is, three and four story buildings. (not 5 story buildings) We are working closely with Healthy Savannah, as well as Kingdom Life Ministries to make a difference in the community. Some of the things we will offer on this site are, wellness classes, cooking classes, exercise and activities, fresh market, and food trucks. We will have a workforce apprenticeship. We already have letters of intent with local minority business owners here in Savannah.

One of the things we will be doing is putting up ALLURA, which is a Land Use restricted covenant on the property that mandates that it will be for senior citizens for the life expectancy of the building.

Mr. Jay Melder, City Manager, said this is a very important part of this project. This is key to the affordable housing goals in the City and it's key to the timing to make sure we are able to put in an application for these tax credits. I urge the Commission to take a positive vote today. There are things we will still look at with the MPC, regarding setbacks and units per acre. The City agrees with keeping a 2 story height.

Mr. Shedrick Coleman, Board member, said he wants to make sure the steps that have been outlined are clearly relayed to the community and the MPC understands what is going on. It is historically shown that public meetings are always held on these projects but holding them at a time that allows real participation from the community is a very problematic issue. We want to make sure, as a Commission, that the community is heard and a schedule that allows a diverse group of the community to participate.

Ms. Karen Jarrett, Vice Chair, said there are some drainage issues in the area, flood plain issues etc. This particular housing project is not in a flood plain is it?

Ms. Lidy said no.

PUBLIC COMMENTS

Pastor Samuel Williams said he would like consideration of inclusiveness for our senior citizens be made. This being the first phase of the development, those that live in the community and have worked all their lives, and will be displaced, give them priority. We support this project, we just ask for support of our elderly, the ones who really need affordable housing in their latter years.

Mr. Thurman Tillman said he is excited P3 is making a real economic impact for MBE's, WBE's, and DBE's by including them in the planning process for this development; instead of putting everything in place and then looking for minority workers, only to make a checkmark to say we've done this. I am very excited about the opportunity for involvement in the planning process. The DBE goal is 80%, the local participation is 95%. Affordable housing is extremely important and necessary in our community. Agreements need to be signed and planning needs to continue beyond senior housing, involving those in the community who will be impacted the most. One area of concentration for Adjacent Solutions, is employment of those who are considered hard-to-employ. We want to make sure that people who are hired have a livable wage. Once we finish this phase and move past the senior housing in this area, we can then begin the training for those in the community who are interested in construction, long before construction begins.

Ms. Sherri Harris said she is a product of that neighborhood. It seems like I have come full circle, watching P3 get ready to do this project and being a part of it, working for AS private security. I am happy this is happening.

Mr. Charles Roberson, Pastor at Kingdom Life Christian Fellowship, said he is excited about the faith based partnership of this project and what is happening with this development. Being a life-long resident of Savannah, this project represents to me hope, innovation, and new opportunities. This community needs hope. It is exciting to know that 95% of this team is going to be local people benefiting from this project. Almost everyday, we in the faith based community are involved in helping seniors with transportation, food, clothing and housing. This is an opportunity to do something important for them.

Garrison Jackson, Owner of Anything Logistics, said what we are looking to bring to the team is opportunities for the local community. I know we are talking about senior housing, they may not be truck drivers, but they probably have nieces and nephews who are interested. We want to be able to train up young men and women, help them support the local community, and show them how to be business owners. We are looking forward to this project.

Dr. Bernita Rivers-Small, President/CEO Life Skills Empowerment Center Inc., said I am here as a senior citizen speaking on behalf of many of my class members, my neighbors, and all sitting here today. With many of the changes the City has made, we have displaced many of our seniors. When this opportunity presented itself, we support this one hundred percent. If it can place one hundred seniors in safe, suitable, and affordable housing, this Council and City have met the goal.

Ivy Nesbitt & Donellia Chives, Ivy League Maintenance Services, said we are a local business in

Savannah. We are very excited about this project. We have enjoyed every aspect. This project has been very transparent and involving us in every stage. 80% minority participation, this is historic. What my first contract did for me and a lot of my friends, it changed my life. It not only allowed me to put my grandkids in private school, it allowed my to broaden my resume. It opened doors for a lot of people. We have reached out to many of the tradesmen in the Tatumville community. We were able to do this since we were included in this project at the beginning, not hearing about it after the fact. We are grateful to be included from the beginning. This is going to change so many lives, creating a healthy community.

Ms. April James, Owner of AS Private Security, said we are a local, woman owned, DBE firm who has been offering security in the Savannah area since 2016. I am from the community where this project is being proposed. We are grateful that the City recognizes our seniors need affordable housing. My grandfather lives on Whitaker Street. He was an original owner, in his mid 70's and lives on his own. He gets fines from the City all the time because his house needs to be brought up to code. He refuses to leave his home because he owns the home. He is too proud to let me help him. He is trying to do some of the work on his own and is in poor health. He is trying to fix what he can because he cannot afford to live anywhere else.

When the new community is built, we plan to keep them safe, my firm will be providing security. We try to teach the youth a trade, to try and help give back to the community and keep the young kids off the street. This opportunity helps the seniors to be able to live out their days watching this community grow.

Dr. Patricia Harris, President of 5th District Coalition, said we have worked more than 6 years on this project. Not specifically with P3, but working with the City in discussions, planning, and praying. Thank you to the 5th District leaders for giving so much of their time ensuring that this particular piece of property, they have some input in. We have fought for a lot of things but nothing this big. Thank you to everyone who is working together on this project to make it happen. There are four schools in this area, I taught at one of them for 25yrs in the same classroom and retired as one of the principles of Alfred Eli Beach High school.

Our first request was that we have senior housing on that piece of property. We did not want 8 stories, we did not want 15 stories. We wanted 2 stories, we want our housing to look just like that neighborhood already looks. We do not want to change or deface that neighborhood. Thank you MPC for listening to us. We will be actively engaged on what goes on at the Fairgrounds.

Ms. Queen Reeves said she lives in the 5th District. I am part of the Summerside Neighborhood Association. The rezoning today is for less than 4 acres. Is the rezoning just for the senior living and how many units are you looking at putting on this area? How many of the actual homes and how many actual apartment complexes are they planning on putting on this less than 4 acres of land? The three story buildings are a concern for that neighborhood.

Mr. Lotson said the proposed zoning allows multi family housing. The maximum number of units allowed is 100 apartment units on the 3.85 acres. There won't be single homes in the portion being considered today. The larger portion of the property, there may be when it comes back to the MPC for consideration. We are proposing any buildings that abut Meding Street, be no higher than two stories. We are also proposing that other buildings within the property be no higher than three stories.

Mr. Jones said we have never proposed anything 5-8 stories. We have always been conscientious of the shadows that will be cast across the streets and into the neighborhoods. We have been working with MPC and the City regarding this.

Ms. Genea Robertson, said I am a product of the 5th District, I grew up in Tatumville, Liberty City. I am here today because my mother is 78 years old. She works 7 days a week in order to live in decent housing. I stand as a concerned citizen, a daughter that would like to see her mother live in a decent place that she can afford and not have to work her later days, 7 days per week. This is a step forward for our community, our seniors who are the most vulnerable.

Ms. Betty Jones, President of Fowler Park Neighborhood Association, said we are looking forward to being a part of the development. We wanted the City to buy this property and develop it for our seniors and young people. We are excited about being an active part of this project.

Ms. Lauren Boles, Board member, asked if anyone has demonstrated to the community what the two

story on Meding, with a three story on the setback looks like and are they still in opposition?

Ms. Melanie Wilson, Executive Director MPC, said as part of this process, we are hoping the developer will work with MPC on the project to be able to give the community some ideas of what the different heights look like. We feel it is very important to be able to have different meetings to show the community what things could look like or how it could be developed. Our desire as staff, is not to exceed 45ft, the zoning district would support 50ft. We felt by having it at 45ft, it gave the designers something that looks nice but still fits within the community and not be on the side that has smaller units.

Mr. J. Craig Gordon, Local Development, Partner P3 Savannah Team, said there is a big need for seniors affordable and quality housing. I have a little pause as the only person on the development team from the City, that lives in the district, and has lived there for over 40 yrs. I question the intent of some of this local, goodwill, and accessibility. I have not talked to the P3 lead in over 3 weeks and I have his cell phone. I have questions about how local partners have been treated from start to being 18-24 months in, including the design team that has not been paid.

Mr. Jay Melder, City Manager, said the point of this Commission is regarding the City's petition on the zoning, not any DBE participation or any partnership of any future developer that might have something on the side.

Ms. Karen Jarrett, Vice Chair, asked if there would be a Charrette?

Mr. Jones said yes, there will be multiple opportunities. We are putting together a schedule of all of the community involvement events. We want the communities involvement. The dates of the Charrette's will be posted on the website for everyone to see and be able to participate.

Mr. Dwayne Stephens, Board member, said he would like to urge the petitioner to not only go about this from a website standpoint, but have another means of communicating dates and times for the Charrette's. This is an underserved and aging community. The accessibility and understanding of how to navigate that space to know exactly what is going on is limited for that community. The community that is directly impacted, may or may not, have the knowledge and or background to get a clear comprehension on exactly what it is.

Mr. Jones said we are planning on having public notices, not just on the website, but posted on different facilities, as well as through the community leaders. Again, our intentions are to reach everyone. Regarding the percentages that were mentioned earlier, those percentages were not correct. The joint venture group is made up of three parties. P3 Partners, we are 50%. The other 50% is subdivided between Statewide Health Care, and RG Media, represented here by Robert Gould, that is the other 25%.

Motion

Approval with conditions to rezone the identified portion of the subject property from C-P to RMF-2-25.
Recommended conditions are as follows:

The Comprehensive Plan Future Land Use Map designation be amended from Parks Recreation to Planned Development.

The number of residential dwelling units in the RMF zoned property shall not exceed 100.

Multifamily residential development on the RMF zoned property be restricted to senior (55+) housing.

Required parking for multifamily residential housing in the RMF zoned property be provided off-street.

Building height for multifamily residential housing in the RMF zoned property shall not exceed two stories if

abutting Meding Street or three stories (up to 45 feet) elsewhere on the RMF zoned property.

Surveyed boundaries (metes and bounds) of the portion of the property to be rezoned be established prior to ordinance adoption.

No Alcohol sales allowed within this development.

Vote Results (Approved)

Motion: Wayne Noha

Second: Travis Coles

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Not Present
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

[9. REZONING MAP AMENDMENT | Williams Street, PIN# 20084 05003, located on the west side of Williams Street between Victory Drive and Kerry Street | Rezone from B-N to TC-1 | File No. 22-000444-ZA](#)

[COMBINED MAPS.pdf](#)

[Application, File no. 22-000444-ZA.pdf](#)

[Staff Report.pdf](#)

Ms. Melissa Leto, Planner, said the petitioner, is requesting a rezoning of a parcel from a B-N (Neighborhood - Business) district to a TC-1 (Traditional Commercial - 1) district. The property, 0.26 acres, is located on the west side of Williams Street between Victory Drive and Kerry Street. The property identification number is 20084 05003.

The subject parcel abuts 2818 Bee Road and is owned by the same property owner. The 2818 Bee Road parcel was approved at City Council in 2020, to be rezoned from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district. The property is currently under construction for a townhome development.

The petitioner would like to rezone the vacant piece of property behind 2818 Bee Road facing Williams Street from the B-N (Neighborhood Business) district to the TC-1 (Traditional Commercial District) zoning district.

There are ten (10) parcels with frontage along the west side of Williams Street, on the same block face as the subject site. Of these, there are six (6) (including the subject site) parcels classified as B-N (Neighborhood Business), and four (4) parcels that are classified as B-C (Community Business). There are six (6) parcels with frontage along the east side of Williams Street, across the street from the subject

site. Of these, four (4) are classified as RSF-6 (Residential Single-family-6), and two (2) are classified as B-C (Community Business).

Approval of the requested zoning classification would allow a wider range of residential uses by right. The current zoning classifications, B-N, allows upper-story residential only, by right.

The adjacent parcel to the north of the subject site is zoned B-C (Community Business), which allows for more intense commercial uses. The subject parcel is identified on the Future Land Use Map as *Commercial Suburban*, rendering the requested TC-1 zoning designation incompatible. Despite this, the TC-1 zoning district *is* compatible with the area and block face. TC-1 districts allow mixed-use development with an emphasis on pedestrianism and the provision of neighborhood-level commercial uses. The subject area has maintained its development pattern since the mid-20th century, providing appropriately scaled commercial uses in walking distance of established neighborhoods and civic uses, such as Daffin Park.

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

TC-1 development standards are urban in nature, establishing uniform setbacks, density and height requirements and allowing for a range of residential uses and neighborhood-scale services. The historic development pattern on Williams Street and East Victory Drive has been that of mixed-use, neighborhood-scale development. Consequently, the TC-1 zoning classification is appropriate for the subject site. The Planning Commission recommends approval of the request to rezone the subject property from B-N to TC-1.

Ms. Ellen Harris, Ethos Preservation, said this petition is to rezone this parcel TC-1, same as the parcel to the west that was rezoned in 2020. Currently under construction and facing Daffin Park, there are five townhomes on the Bee Rd. parcel. It is the owner's intention, at this point, to have three townhomes on the smaller parcel facing Williams Street. In order to allow for that, the property does need to be rezoned to allow for townhomes.

Ms. Karen Jarrett, Vice Chair, asked if a TC-2 would work as well? The TC-1 seems to have some less than desirable uses.

Ms. Harris said as long as the TC-2 continues to allow townhomes, there should be no concerns from the property owner.

Mr. Marcus Lotson, Director of Development Services, said the TC-2 would work from the standpoint of what Ms. Harris is representing as their intention for this property. We have not reviewed TC-2 as a zoning district in terms of making a recommendation for this site to the Planning Commission. I would recommend being careful changing this based on the petitioner's intent for the property. If the Board agrees, let staff review TC-2 between now and the City Council meeting and we can address concerns, if there are any, with the City Manager before this goes to Council.

Mr. Shedrick Coleman, Board member, said on top of just the simple fact of the property being zoned and the use, there are other stipulations that determine whether a piece of property is appropriate for that use.

Motion

Approval of the request to rezone the subject property from B-N to TC-1.

Vote Results (Approved)

Motion: Joseph Ervin	
Second: Travis Coles	
Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Not Present

[10. REZONING REQUEST | 618 East Montgomery Xrds | File No. 22-000445-ZA](#)

📎 [VICINITY MAP 22-000445-ZA.pdf](#)

📎 [ZONING MAP 22-000445-ZA.pdf](#)

📎 [AERIAL MAP 22-000445-ZA.pdf](#)

📎 [Street View.pdf](#)

📎 [Staff Report.pdf](#)

📎 [Zoning Map.pdf](#)

📎 [Photos.pdf](#)

Mr. Nirav Gandhi, Planner, said the petitioner is requesting to rezone approximately 0.22 acres of land at 618 E Montgomery Xrds. from RSF-6 (Residential Single Family) to OI-T (Office-Institutional Transition). The subject property abuts a large commercial development to its east, consisting of a strip mall and other commercial uses. The section of Montgomery Xrds between Waters Avenue and Weiner Dr is a transitional area, moving from the residential uses to the west to the commercial uses to the east on Waters Ave. There is a church on the south side of Montgomery Xrds, as well as two homes that have been converted into a plant nursery and insurance agency and a snow cone shop. Four other residential lots zoned OI-T are located to the west along the north and south of Montgomery Xrds.

The subject property is in a transitional area between heavy commercial use and single-family residential use, making the proposed OI-T zoning an acceptable district. The current building, which was formerly a residence, could adequately support the kinds of small commercial establishments that are permitted in OI-T such as massage clinic, art studio, or office space. There are two existing parking pads, one in the front and one in the back, so there is already sufficient parking spaces for the proposed commercial zoning. The Planning Commission recommends approval of the request to rezone the subject property from RSF-6 to OI-T.

Mr. Harold Yellin, petitioner, said they agree with staffs report. The OI-T zoning district is relatively new. It has very limited uses. We specifically asked for this zoning district because of the pattern you see on the street. There are other OI-T's up and down Montgomery Crossroads. The one that is to the west of this, was rezoned by the MPC and City Council less than one year ago. Typically OI districts are appropriate for two areas, where there is increased auto traffic and where a property has been subject to

a road widening. Both are true here. Montgomery Crossroads has more vehicles per day according to GDOT, than virtually any other City Street with the exception of Abercorn and White Bluff between Eisenhower and Derenne. The front door of this house is close to a five lane road. That is very heavily trafficed.

Motion

Approval of the request to rezone from RSF-6 to OI-T.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Malik Watkins	- Aye
Jay Melder	- Aye

X. Presentations

XI. Other Business

XII. Adjournment

11. Adjourn

There being no further business to present before the Board, the March 1, 2022 Regular Metropolitan Planning Commission Meeting adjourned.

Respectfully submitted,

Melanie Wilson
Executive Director

MW/sh

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.