



## Chatham County - Savannah Metropolitan Planning Commission

July 9, 2024 at 1:30 pm  
Minutes

### July 9, 2024 MPC MEETING

Members Present: Karen Jarrett - In person  
Travis Cole - In person  
Amanda Wilson - In person  
Tom Woiwode - In person  
Jeff Notrica - In person  
Traci Amick - In person  
Joseph Welch - In person  
Michael Kaigler - In person  
Stephen Plunk - In person  
Coren Ross - In Person

Members Absent Laureen Boles  
Jay Melder  
Dwayne Stephens  
Joseph Ervin

Staff Present: Melanie Wilson, Executive Director  
Edward Morrow, Director of Development Services/Current Planning  
Brad Clement, Senior Planner, Development Services  
Sally Helm, Administrative Assistant II, Development Services/Current Planning

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

#### IV. Notices, Proclamations and Acknowledgements

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

[1. Comprehensive Plan Future Land Use Map Amendment| 2514 Whitaker St | 24-003249-ZA](#)

[2514 WHITAKER ST\\_24-003249-ZA\\_FLUM APPLICATION.pdf](#)

#### Motion

Item removed from final agenda.

#### Vote Results ( Approved )

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin

- Not Present

Tom Woiwode

- Aye

Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

## 2. Map Amendment request to rezone from TN-2 to TC-1 | 2514 Whitaker St | 24-003248-ZA

📎 [2514 WHITAKER ST\\_24-003248-ZA\\_REZONING APPLICATION.pdf](#)

### **Motion**

Item removed from the agenda.

### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- 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 Items Requested to be Withdrawn**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

3. [Major Subdivision | Oakwood at New Hampstead Phase 2 A | 3401 Highgate Blvd | File No. 24-003398-SUBP](#)

- 🔗 [APPLICATION.pdf](#)
- 🔗 [SUBMITTAL\\_1\\_24-003398-SUBP\\_OAKWOOD 2A.pdf](#)
- 🔗 [24-003398-SUBP-Oakwood Phase 2A-Staff Report.pdf](#)

Motion

Approval of the proposed major subdivision subject to the following conditions:

Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.

Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Vote Results ( Approved )

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

4. [Major Subdivision | Edgewater Phase 1 C at New Hampstead | Amethyst Dr. | File No. 24-003178-SUBP](#)

- 🔗 [APPLICATION \(1\).pdf](#)
- 🔗 [SUBMITTAL\\_1\\_24-003178-SUBP\\_EDGEWATER PHASE 1C NEW HAMPSTEAD.pdf](#)
- 🔗 [24-003178-SUBP-Edgewater-Phase-1C-Staff Report.pdf](#)

Motion

Approval of the proposed major subdivision subject to the following conditions:

Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.

Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[5. Major Subdivision | Brookline Phase 4 | 109 Fenway St. | File No. 24-003102-SUBP](#)

🔗 [APPLICATION.pdf](#)

🔗 [SUBMIALL\\_1\\_24-003102-SUBP\\_ BROOKLINE PHASE 4.pdf](#)

🔗 [24-003102-subp-Brookline-phase-4-staff-report.pdf](#)

**Motion**

Approval of the proposed Major Subdivision subject to the following conditions:

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

Approval by the Chatham County Health Department and the City review departments including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[6. Major Subdivision | Tract N Phase 3, The Highlands at Godley Station | Highlands Blvd | 24-003069-SUBP](#)

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL\\_1\\_24-003069-SUBP\\_TRACT N PHASE 3 THE HIGHLANDS AT GODLEY STATION.pdf](#)

🔗 [24-003069-SUBP-Tract N, Phase 3 The Highlands at Godley Station-Staff Report.pdf](#)

**Motion**

Approval of the proposed major subdivision subject to the following conditions:

Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.

Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present

Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[7. Major Subdivision | Tract N Phase 4, The highlands at Godley Station | Highlands Blvd| File No. 24-003070-SUBP](#)

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL\\_1\\_24-003070-SUBP\\_TRACT N PHASE 4 THE HIGHLANDS AT GODLEY STATION \(2\).pdf](#)

🔗 [Staff Report 24-003069-SUBP-Brookline-Phase-4-Tract-N.pdf](#)

**Motion**

Approval of the proposed major subdivision subject to the following conditions:

1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[8. GDP Approval with Variance | 1201 Abercorn Street | 24-003637-ZA](#)

🔗 [Memorandum re Approved GDP.pdf](#)

🔗 [1201 ABERCORN ST\\_24-003637-ZA\\_APPLICATION \(VARIANCE FOR DEVELOPMENT PLAN REVISED 7.1.24\).pdf](#)

🔗 [SUBMITTAL\\_1\\_RECOMBINATION 1201 ABERCORN STREET \(002\).pdf](#)

🔗 [SUBMITTAL 1\\_1201 ABERCORN STREET\\_ARCHITECTURAL DRAWINGS FOR GDP.pdf](#)

### Motion

The Site Plan presented for review in the present Petition was considered and accepted with Staff's recommendation for approval with conditions to zoning added due to the lack of dedicated off-street parking available to the existing use. Staff's recommendation of approval for the restaurant use was given with the specific condition that the adjoining parcel at 115 East Duffy street be recombined to permanently provide 7 off-street parking spaces in association with the proposed use.

This memorandum signifies MPC Staff's receipt of a General Development Plan consistent with that reviewed and approved by both the Planning Commission and City Council with the requisite 7 spaces required for the use.

### Vote Results ( Approved )

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

## VIII. Old Business

## IX. Regular Business

### [9. Comprehensive Plan Future Land Use Map Amendment| 29 East 67th St | 24-003235-ZA](#)

🔗 [29 E 67 ST\\_24-003234-ZA\\_FLUM APPLICATION.pdf](#)

🔗 [29 E 67th FLUM Staff Report.pdf](#)

🔗 [FLU MAP 24-003235-ZA.pdf](#)

**Mr. Edward Morrow, Director of Development Services/Current Planning**, presented the Staff Report. He stated the Petitioner requests amendment of the Future Land Use Map (FLUM) for the property at 29 East 67th Street from the designation of Residential – Suburban Single-family to Residential – General. The amendment is requested in association with a proposal to expand the existing multi-family housing development on the property. The site is within the Abercorn Heights/Lamara

Heights National Historic Eligible District but is not within a locally protected historic district. According to Plan 2040, the parcel is within the 'Urban Transitional' Character Area where medium/high residential density is anticipated. The subject parcel is currently designated 'Residential - Suburban Single-Family'. This character area is identified by the Comprehensive Plan for single family detached residential dwellings at a density not to exceed five (5) gross dwelling units per acre. This category permits certain non-residential uses that are compatible with the residential character and scale of the neighborhood on a very limited basis. The 'Residential - General' character area is envisioned as suitable for areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings, and mixed-use with upper story residential at densities greater than ten (10) units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood.

New ZO requires a Future Land Use designation of Residential – General for property to be rezoned to a Residential Multi-family (RMF) zoning district. For this reason, the requested designation is the minimum required for the associated rezoning request and proposed development. The requested FLUM designation is also likely the best option for the site as it would allow the update and moderate expansion of the multi-family housing use already present on the lot. As presently designated, the parcel can only be developed for single-family residential use or a use permitted as a Limited or Special Use within the RSF-10 zoning district. The existing multi-family use is regarded as legal nonconforming as it was established prior to the current regulatory scheme. The current FLUM designation and zoning of the subject parcel are consistent with those of many adjoining parcels; however, the existing land use is inconsistent with both. Additionally, it is common in this area for corner parcels and those adjoining higher volume thoroughfares to contain small, contextually sensitive multifamily structures. Given the location of the parcel at a corner, adjoining Abercorn, and with institutional zoning/land use at its rear, the proposed use is compatible with its surroundings. The nearest adjoining residential structure is also a multifamily structure. MPC Staff recommends approval of the requested FLUM amendment to Residential – General.

**Mr. Joshua Yellin, Agent for the Petitioner**, said we are in support of Staff's recommendation to amend the FLUM. This site along with the site adjacent to it are not in line with the Comprehensive Plan. They were purpose built multi- family structures and have been there since the 1950's. We are trying to get the new maps to adhere to the pattern of development that has been in existence here. This is the first step to that process.

#### **Motion**

Approval of the requested FLUM amendment to Residential - General.

#### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Tom Woiwode

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye



Traci Amick	- Aye
Amanda Wilson	- Aye

[10. Map Amendment request to rezone from RSF-10 to RMF-2-30 | 29 East 67th St | 24-003234-ZA](#)

📎 [29 E 67 ST\\_24-003234-ZA\\_REZONING APPLICATION.pdf](#)

📎 [Staff Report\\_EM.pdf](#)

**Mr. Edward Morrow, Director of Development Services/Current Planning**, presented the Staff Report. He stated the Petitioner requests the rezoning of the subject parcel from an RSF-10 (Residential Single Family-10) district to an RMF-2-30 (Residential Multi Family-2-30) for the expansion of an existing multifamily development. The subject parcel is a combination of two lots (Lot 17 and the east 30 feet of Lot 16) in the Cheryl Terrace Subdivision, Peeples Ward, dating back to 1954. County records indicate that the property class is commercial, with two buildings constructed for multi-family residential use in 1959. The buildings have a total area of approximately 9,000+ square feet. South of the subject property is the Jewish Educational Alliance which is zoned Office and Institutional – Expanded (OI-E). The existing zoning of RSF-10 only allows residential uses of single-family detached. It does not allow any multi-family residential uses or commercial uses and the other uses are also limited. In contrast, proposed RMF-2-30 zoning allows a range of residential uses including apartments and commercial uses including retail and civic and institutional. Therefore, the RMF-2-30 zoning corresponds more closely to the development pattern seen in the vicinity along the Abercorn Street corridor. Currently what is seen is 18 dwelling units per acre (4.35 dwelling units per acre). The Petitioner is requesting a maximum of 15 units (30 dwelling units per acre). This area has a number of multi-family structures in single-family zoning. Many have been there since the 1960's and 70's. Based upon findings and evaluation MPC Staff recommends approval of the request to rezone the subject parcel from an RSF-10 (Residential Single Family-10) to an RMF2-30 (Residential Multi Family-2 to 30).

**Mr. Joshua Yellin, Agent for the Petitioner**, said this is a missing middle multi-family development. This type of project should be encouraged across the City. This site has 9 units. We believe it was purpose built for 9 units in 1959. It has always been multi-family; we are trying to continue its use as multi-family. There is a great need to provide housing in this City. Although the density says 30 units per acre, this is a half-acre lot. The maximum number of units we would ever be permitted to put on site is 15. That is fully contingent on a site plan approval. We do not need any variances for this project. There is more than enough greenspace, open area, and buffers on the site. We thank Staff for the recommendation of approval.

PUBLIC COMMENT

**Mr. Burt Cushman, Resident of 1 E. 67th St**, said we have the complex of the JEA directly behind us. Providing this complex would be 15 units or less. 30 is way too many. The traffic will be unbelievable. The unit looks nice.

**Mr. Joseph Conrey, Resident of 25 E. 65th St.**, said he has a problem with the Petitioner showing older pictures of the area, there are no new pictures of the new development around the area. There is no discussion of the current traffic issues in the area or the flooding. The traffic will be worse.

**Mr. Juan Ayala, Resident of 1 E. 67th St**, said they are now having to deal with the monstrosity of a building right behind their houses. The traffic will be bad. The buildings that are there now are appropriate for the neighborhood. The JEA itself produces a great deal of traffic. I do not agree that the building shown is appropriate for that neighborhood. There are single dwelling houses up and down the street. To put a gigantic building on the same street is an erosion of our way of life.

**Mr. Thomas Burns** said his main concern is being able to see final drawings with more details. Will there be parking spaces for this project? If they don't have parking spaces, they will be parking on East 67th Street and blocking everyone.

**Mr. Morrow** said this will need to go through a complete Site Plan approval process. Those things will be checked before issuing any permits.

**Ms. Karen Jarrett, Chairwoman**, said the developer can meet with the residents prior as well.

**Mr. David Siu, Resident of 40 E. 67th St**, asked if the MPC has done a parking study on the street prior to approval.

**Ms. Jarrett, Chairwoman**, said that will be taken care of with the City of Savannah's review process.

**Mr. Siu** said he understands having extra units will help with the supply/need for the City but there is already one large complex right down the street. Would that not take care of that area? Is it possible to wait 2-3 years until the large complex down the street opens to see what the traffic will be like? If the traffic study is done now, you will not get an accurate number. Do we have a timeline of when people will move into that complex?

**Ms. Jarrett, Chairwoman**, said they do not have a timeline. There was a traffic study done for that development and that will be taken into account when they look at these apartments.

**Mr. Siu** said that will not be updated, this should wait. Having one parking space per unit will not be enough, most people will not be living alone, there will be multiple cars per unit. People will be parking on the streets. The traffic is already bad for the neighborhood.

**Ms. Shawn Graves, Resident of 15 E. 67th St**, said her concerns are the impact on traffic. The parking spaces of 1 per unit, will not be sufficient. This will interfere with our quality of life. What are the steps to ensure that the overdevelopment does not interfere with the quality of life for the current residents. Will this development affect our property taxes? If this building is improved, what type of improvement of the current infrastructure are going to be planned to support any increase demand from these new developments? The community needs to be involved in these decisions.

**Mr. Morrow** said this is an increase of 6 units. There was a conversation with Traffic Engineering, they did not take issue with the increase of traffic volume from this proposal. These concerns are raising a point to a desire for more advanced or thoughtful policies. When we talk about the future and creating throttles for development, these are things to consider becoming a part of our regular analysis when evaluating a petition. Anything that does not meet a current ordinance requirement will get a specific development plan review either way. It is within the purview of this Board to ask for the proposal to come back before the Planning Commission before moving forward.

**Mr. Yellin** said we are here for a rezoning only. We know there are issues that could come up with the Site Plan. We know we have to go through that process. We commit to talking to the neighbors. Once we have a Site Plan ready, we will have that discussion with them. The most units that could occupy this site is 15 units. That is an increase of 6, it could be less, but can be no more than that. This is one of the most ideal locations for multi-family housing in the City of Savannah. We are located on Abercorn Street. There is a bus stop in front of the JEA, Public, Fresh Market, and Red and White (3 grocery stores) around this site within walking distance. The Staff is recommending approval, and we request you recommend the same.

#### **Motion**

Approval of the request to rezone the subject parcel from an RSF-10 (Residential Single Family-10) to an RMF-2-30 (Residential Multi Family-2 to 30). with the inclusion that the petitioner comes back before the MPC with the Site Plan.

#### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin

- Not Present

Tom Woiwode

- Not Present

Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

#### 11. Master Plan Amendment | 1955 E. Montgomery Cross Rd |SP-0624-000481

🔗 [Staff Report Master Plan Amendment - 1955 E Mont CX Rd. Walmart.pdf](#)

🔗 [Existing-Proposed Elevations.pdf](#)

🔗 [Design Statement.pdf](#)

**Mr. Brad Clement, Senior Planner for Development Services**, presented the Staff Report. Mr. Clement stated the Petitioner requests approval of an amended Master Plan for the Walmart Shopping Center (#605) Planned Development. The intent of the amendment is to permit the redesign and renewal of existing signage. This redesign is in alignment with broader corporate branding initiatives and will result in a store aesthetically more congruent with other Walmart stores in the area. The MPC approved a Master Plan/General Development Plan for the subject property on January 16, 2001 (Ref: M-20020828-51488-1). That Petition changed the development from a shopping center with four out-parcels to a department store with two out-parcels that exist at present. The primary purpose of the proposed amendment is to redesign the principal shopping center signage. Per the Petitioner, corporate's intent is to bring all of the Chatham County and City of Savannah Walmart Shopping Centers under a common signage plan. The site is currently zoned PUD-BC (Planned Unit Development – Community Business). The land use, site configuration, and function of the site will not change because of this proposed request. The size, number, and type of the signage will not be significantly altered as a result of this proposal. However, the principal color palette and overall aesthetic will be altered. The requested changes are permitted in the PUD-B-C zoning district but subject to the approval of an amendment to the Master Plan. The proposed amended Master Plan is consistent with the current Master Plan from a land use standpoint. MPC staff recommends approval of the amended Master Plan to permit the requested color change and sign modifications.

**Ms. Sunday Boger, Petitioner**, said Walmart is looking forward to updating its store to enhance everyone's buying experience. I want to thank Staff for all their help with this application.

#### **Motion**

Approval of the amended Master Plan to permit the requested color change and sign modifications.

#### **Vote Results ( Approved )**

Motion: Michael Kaigler

Second: Joseph Welch

Joseph Ervin - Not Present

Tom Woiwode - Not Present

Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

12. Subdivision with Variances within RSF-5 Zoning | 1603 Richards St & 204 Sugden St | 24-001086-SUBP

📎 [Staff Report.pdf](#)

📎 [SUBMITTAL\\_1\\_24-001086-SUBP CLAY WARD, MF LOTS 241 & 242 FELLWOOD.pdf](#)

**Mr. Edward Morrow, Director of Development Services/ Current Planning**, presented the Staff Report. Mr. Morrow stated that the Petitioner requests MPC approval of a Final Plat for a recombination of two lots at the intersection of Sugden and Richards Streets. The properties are currently identified as 1603 Richards and 204 Sugden. The purpose of the proposed recombination is to reapportion two existing lots to establish each of the existing dwellings on a separate lot. The lot presently identified as 1603 Richards is an irregularly shaped trapezoidal lot measuring 0.05 acres in area. The parcel has 100 feet of frontage adjoining Richards Street and 30 feet of frontage adjoining Sugden Street. It contains a two-story dwelling with approximately 700 square feet on each floor built originally in 1935 and renovated in 2000 per the Chatham County Tax Assessor. Annotations suggest the structure was originally a detached garage and may presently be a nonconforming residential use for the zoning designation. The lot presently identified as 204 Sugden is 0.07 acres with 30 feet of frontage on Sugden Street and 100 feet of depth. It contains a 989 square foot single-family dwelling built in 1970 per the Chatham County Tax Assessor. Proposed Lot 242A (204 Sugden) would be 3,554 square feet in area (0.08 acres) and 60 feet of frontage where the RSF-5 zoning district requires minimum lot area of 5,000 square feet and minimum frontage of 50 feet. The structure (existing) would be nonconforming with regard to its front and rear setbacks. As the two parcels/dwellings now have separate owners, the purpose of the proposed recombination is to establish each of the existing dwellings on a separate parcel. At present, one of the two parcels contains the majority of the footprint of both structures. MPC Staff found no record of the previous subdivision's approval. The proposed recombination represents an improvement of the existing nonconforming circumstance in that the current RSF-5 zoning classification is a single-family district that permits only one dwelling per parcel. While the proposed parcels are nonconforming, according to Tax Assessor records, the structures have coexisted in their present configuration since at least 1970, demonstrating the ability of the parcels to accommodate the uses. MPC Staff recommends approval of the proposed lot recombination to permit the establishment of each dwelling on a separate parcel.

**Mr. Michael Fell, Colman & Company**, said the first structure was built in the 1950's and the rear structure was built in the 1970's. The second structure has had recent renovations done.

**Mr. Travis Coles, Board Member**, asked if the sewage is tied together for the two parcels and if so, does the new owner know?

**Mr. Fell** said at this time I do not have that answer. It is serviced by the City of Savannah; we can find out.

**Mr. Coles , Board Member**, said it would be good for the new owner to know if they have to go through

the adjacent property for sewage issues.

**Mr. Kelton Cane, Owner of 1603 Richards Street**, said the plumbing is currently routed under the neighboring property. I have been trying to work that out, it has been an issue since moving in.

#### **Motion**

Approval of the proposed lot recombination to permit the establishment of each dwelling on a separate parcel.

#### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

#### **X. Presentations**

#### **XI. Other Business**

##### 13. CORE MPO 2050 MTP Presentation

🔗 [CORE MPO 2050 MTP Open House presentation Summer 2024\\_with map.pdf](#)

Ms. Melanie Wilson, Executive Director and CEO and Asia Hernton, Senior Planner for CORE MPO gave a brief presentation on the CORE MPO 2050 MTP. The presentation is attached to the agenda.

#### **XII. Executive Session**

#### **XIII. Adjournment**

***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.***