



Chatham County - Savannah Metropolitan Planning Commission

November 4, 2024 at 1:30 pm
MInutes

November 4, 2024 MPC Meeting

Members Present: Karen Jarrett - In person
Travis Coles - In person
Amanda Wilson - In person
Dwayne Stephens - In Person
Jay Melder - In person
Traci Amick - In person
Michael Kaigler - In person
Stephen Plunk - In person
Tom Woiwode - In person
Lauren Boles - In Person
Coren Ross - In Person
Lauren Boles - In Person
Jeff Notrica - Recused himself

Members Absent Joseph Welch

Staff Present: Pamela Everett, Assistant Executive Directo, Compliance & Operations
Edward Morrow, Director of Development Services/Current Planning - Virtually
Subashi Karunaratne, 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. Subdivision w/Variances | 809 E. 36th St | 24-005191-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin - Aye

Tom Woiwode - Not Present

Travis Coles - Aye

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

[2. Map Amendment | Rezone from PBC to PB | Dean Forest Rd & Ogeechee Rd | Z-0924-000508](#)

Motion	
Item removed from the final agenda.	
Vote Results (Approved)	
Motion: Travis Coles	
Second: Coren Ross	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[3. Site Plan Variance | 0 Preston Drive | 24-004751-ZA](#)

Motion	
Item removed from the final agenda.	
Vote Results (Approved)	
Motion: Travis Coles	

Second: Coren Ross

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
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 Items Requested to be Withdrawn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

[4. Approval of the October 15, 2024 MPC Meeting Minutes](#)

[10-15-2024-mpc-meeting-minutes.pdf](#)

Motion

Approve of the October 15, 2024 meeting minutes

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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

Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

5. Master Plan Amendment | The Reserve at Savannah Harbor | 24-005502-ZA

- [16716.0003 - MASTER PLAN-10-11-24.pdf](#)
- [PROJECT NARRATIVE.pdf](#)
- [0 RESERVE WAY \(0 GRAND PRIZE OF AMERICA AVE\)_24-005502-ZA_MASTER PLAN AMENDMENT APPLICATION.pdf](#)
- [Staff Report 24-005502-ZA The Reserve Parcels 8A and 8B Master Plan Amendment.pdf](#)

Motion

Approval of the request to amend the previously approved master plan for The Reserve at Savannah Harbor.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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

6. Major Subdivision | Hidden Pointe Phase 2A | Navajo Rd & Fulton Rd | 24-003554-SUBP

- [APPLICATION.pdf](#)
- [SUBMITTAL_1_24-003554-SUBP_HIDDEN POINTE PHASE 2A.pdf](#)
- [24-003554-SUBP-Hidden-Pointe 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	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[7. Major Subdivision | Hidden Pointe Phase 2B | Navajo Rd & Fulton Rd | 24-003555-SUBP](#)

[📎 APPLICATION \(1\).pdf](#)

[📎 SUBMITTAL_1_24-003555-SUBP_HIDDEN POINTE PHASE 2B.pdf](#)

[📎 24-003555-SUBP-Hidden-Pointe 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	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[8. Major Subdivision | Hill Durrence East Tract | Ft. Argyle Rd | 24-003181-SUBP](#)

[📎 APPLICATION.pdf](#)

[📎 SUBMITTAL_1_24-003181-SUBP_HILL DURRENCE EAST TRACT PARCEL B.pdf](#)

[📎 24-003181-SUBP-Hill-Durrence Staff Report.pdf](#)

[📎 Master Plan Amendment Proposal Exhibit 2.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	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

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

9. MPC 2025 Holiday Schedule

[📎 2025 Holiday Schedule.pdf](#)

Motion

Approval of the 2025 MPC Holiday Schedule.

Vote Results (Approved)

Motion: Travis Coles
Second: Coren Ross

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

VIII. Old Business

IX. Regular Business

10. FLUM Amendment | 108, 112 East Henry St and 1210 Drayton St | 24-005524-ZA-FLUM

[📎 1210 Drayton St, 108, 112 E Henry St_24-005524-ZA_FLUM Amendment Application.pdf](#)

[📎 24-005524-ZA_FLUM Staff Report.pdf](#)

Ms. Subashi Karunarathne, Planner for Development Services/Current Planning, presented the Staff Report. **Ms. Karunarathne** stated the Applicant is requesting amendment of the Future Land Use Map (FLUM) from Traditional Neighborhood to Traditional Commercial. The amendment is requested in connection with a proposed development that will utilize three adjoining parcels to create a surface parking facility. The building at 1210 Drayton Street was originally constructed in 1959 as a service station, and the building at 108 E Henry Street, built in 1952 as a storage warehouse, were both classified as non-contributing structures. These buildings were demolished in 2023 under permit. Additionally, the parcel at 112 E Henry Street has remained vacant. The FLUM designation of all three parcels currently is Traditional Neighborhood. The parcels at 1210 Drayton Street and 108 E Henry Street are currently zoned TC-1, while the parcel at 112 E Henry Street is zoned TN-1.

The Applicant is concurrently requesting that the parcel at 112 E Henry Street be rezoned to TC-1. The rezoning of the 112 E Henry St. parcel to Traditional Commercial is contingent upon a determination of appropriateness to amend the FLUM. There is also a request for a Special Use Permit to allow the operation of a parking facility. Since the properties are located within the Victorian Historic District, a Special Use Permit is required to operate a parking facility in both the TN-1 and TC-1 zoning districts. Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM technically signals appropriateness of only specifically identified zoning districts. NewZO requires a Future Land Use designation of 'Traditional Commercial' for property to be rezoned to a Traditional Commercial - 1 zoning district. The Zoning Map presently designates the subject parcels as TN-1 and TC-1, reflecting the close proximity and integration of residential and commercial uses in the area. The Traditional Commercial (TC) districts are designed to foster commercial-oriented mixed-use developments from the 19th and early 20th centuries, with a focus on pedestrian-friendly environments and the preservation of historic development patterns. These districts work in harmony with nearby residential areas (TN and TR) to create sustainable neighborhoods that offer convenient access to local commercial services. TC-1, the least intense of the TC districts, ensures that commercial areas maintain a scale and character compatible with adjacent residential neighborhoods, supporting the vibrancy of historic mixed-use communities. The proposed FLUM amendment to Traditional Commercial supports the gradual commercial development of Henry Street east of Drayton Street, where the area west of Henry Street already functions as a commercial corridor with TC-2 zoning and Traditional Commercial FLUM designation. Additionally, the requested amendment would better reflect the broader evolution toward mixed and commercial character of the East Victorian District south of the park between Bull and Abercorn Streets.

MPC Staff recommends **denial** as requested.

Alternatively, Staff recommends **approval** of a Future Land Use Map amendment from Traditional Neighborhood to Traditional Commercial affecting all parcels on the south side of the subject block.

Mr. Phillip McCorkle, Agent for Applicant, said they agree with Staff's recommendation. Most of the property is already zoned Commercial but the FLUM will make two of our three lots plus the rest of the block face, we did not ask for that, but we agree with it. It is logical.

Mr. Kaigler, County Manager, asked if the other parcels were currently being used in a commercial capacity.

Ms. Karunarathne showed on a map the parcels that are currently being used as STVR's and which are residential.

Ms. Jarrett, Chairwoman asked if staff knew if the residential properties were owner occupied.

Ms. Karunarathne said she did not know.

Ms. Wilson, Board Member, said the owners of parcel three and parcel fifteen, did they reach out to the Historic District Neighborhood Association?

Ms. Karunarathne said she could not confirm the owners reaching out, but the Neighborhood Association did reach out to Staff saying they were opposed to changing the FLUM for the entire block.

Mr. Kaigler asked, "if it be consistent to change the whole block?"

Ms. Karunaratne said yes.

Mr. Plunk asked if the Victorian Neighborhood Association sent a letter stating their support or opposition.

Ms. Karunaratne said yes, it is included in the attachments on the agenda. They were in support of everything the Applicant for except Staff's recommendation of extending the FLUM amendment to the entire block.

Mr. Stephens, Board Member, asked Staff to show the allowed uses for TC-1. He would like to confirm the use of residential in the TC-1 zoning district.

Ms. Karunaratne showed the allowed uses which did include residential use.

PUBLIC COMMENTS

Ms. Debra Lloyd Lewis said she has property at the end of East Duffy. She expressed concern regarding the number of significant wrecks that have already occurred at the end of Drayton and Henry Streets. There is a great amount of concern regarding the traffic coming in and out of the lot. She suggested a traffic study be done.

Ms. Ardis Wood said there are people that have fought for years to maintain the Historic residential neighborhoods. Commercial development would be allowed on the corners or arterial streets such as Drayton, but residential buildings remain on the interior of blocks. This proposal attempts to tip the balance by allowing commercial development to intrude further into residential space and set a precedence for more of the same. We must protect these areas. Say no to diminishing the housing stock.

Mr. Jim Hundsrucker said the request for altering the FLUM goes against the purpose of the ordinance for the Historic Victorian District. The current plan of residential zoning encourages much needed residential development instead of the nuisance of a flat commercial parking lot. The residential use of this block should be encouraged and maintained. This request has not been presented to the membership of the Victorian Neighborhood. This opens the door for hotels which do not make good neighbors. Mr. Hundsrucker would like the developer to produce a thriving residential alternative and does not support the current request.

Ms. Emily Ayers shared her support for the developer's request to become public parking. She shared that while there is a need for public housing, there is a great need for parking even with the public transit available, most people still choose to drive.

Mr. McCorkle said he is limiting his comments to just the FLUM. They thought the Staff's recommendation is good planning but would be content with just their request being granted which is just their three lots.

Mr. Coles, Board Member, said the Victorian Neighborhood Association's letter said they understand the proposed change to the FLUM but do not support changing the entire block to TC-1. Mr. Coles stated he wants to be clear that FLUM and Zoning are not the same thing. TC-1 is not part of the Future Land Use, FLUM is the shading showing what the FLUM would be. Mr. Coles stated it appears to him they understand and are ok with the block being zoned Commercial for Future Land Use purposes but not the whole block being TC-1. It would be good if someone from the VNA was here to clarify that but there is not.

Mr. Stephens, Board Member, said he has reservations with the Future Land Use pointing in the direction of making the entire block Commercial. He understands that does not necessarily mean that will happen, but it does draw concern.

Mr. Coles said he agrees with Mr. Stephens and has hesitation as well with Commercial Zoning creeping into residential areas.

Ms. Wilson, Board Member, said she agrees with Mr. Coles and Mr. Stephens.

Motion

Approval of a Future Land Use Map amendment from 'Traditional Neighborhood' to 'Traditional Commercial' affecting all parcels on the south side of the subject block.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Tom Woiwode

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

11. Map Amendment | Rezone from TN-1 to TC-1 | 112 East Henry St | 24-005471-ZA

[112 E HENRY ST_24-005471-ZA_REZONING APPLICATION.pdf](#)

[24-005471-ZA_MAP_Staff Report.pdf](#)

[Public comment - VNA - MPC Meeting November 4, 2024, Agenda Items 10, 11, and 12..pdf](#)

Ms. Subashi Karunaratne, Planner for Development Services / Current Planning presented the Staff report. **Ms. Karunaratne** stated the Applicant has requested the rezoning of the subject parcel from a TN1(Traditional Neighborhood–1) district to an TC-1 (Traditional Commercial-1) to use the undeveloped land as a surface parking facility. Ms. Karunaratne stated the background, facts and findings are the same as what was presented for the Future Land Use Map amendment. Staff finds that the rezoning request is appropriate for the proposed use of the parking facility. Based on those findings, Staff recommends **approval** of the request to rezone the subject parcel from the TN-1 (Traditional Neighborhood-1) district to a TC-1 (Traditional Commercial-1) zoning district.

Mr. McCorkle, agent for the Applicant, said he had no comments.

Ms. Jarrett, Chairwoman, asked if there was any evidence that there was ever anything on the lot that is being asked to rezone.

Ms. Karunaratne said the Sanborn Maps from the 1950's shows empty.

PUBLIC COMMENT

Ms. Ardis Wood asked if nothing was changed beyond the FLUM that was just approved, how much Commercial and how much Residential would there be?

Ms. Jarrett said the two lots on the west side are already zoned Commercial. The lot on the far east side is zoned Commercial. The lots in the middle are zoned TN.

Ms. Wood asked if they were staying Residential.

Ms. Jarrett said they are staying residential at this time, but the FLUM has been changed so someone could come in and ask for rezoning as Commercial and they would not have to have the FLUM changed. Right now, the Applicant wants to rezone the one lot involved in the project to Commercial.

Ms. Wood said the future will be Commercial in the future. That will not stay parking, it will end up being developed.

Mr. Jim Hundsrucker said he would like to see this restricted until the agreement regarding the Hotel Overlay is settled. This has not been presented to the VNA. This was historically a residential neighborhood until 1948. Opposing housing facing Henry Street because of traffic is a mistake for the future of Savannah. Mr. Hundsrucker is opposed to the rezoning.

Ms. Debra Lloyd Lewis said the previous owner of the property wanted to put a Convenience Store there and that was turned down by the community. This is just another way to get a Commercial building there. She stated she is opposed. The residential should be expanded, not commercial.

Ms. Emily Ayers said even if this was used as residential, it would not be affordable. There is a need for parking in Savannah and would be profitable as a parking lot.

Mr. Stephens said under the use of TC-1, Residential is still a use that is by-right. There are numerous uses that could be beneficial to the residents in that area.

Mr. Coles said he wanted to clarify that if anyone came back wanting a hotel, which is a Special Use, which would go through a separate process, it could not just happen.

Mr. Melder, City Manager asked Staff if there were any uses in the TC district that had any concern to Staff.

Ms. Karunarathne said Hotel and Gas Stations but both of those would require a Special Use.

Mr. Melder asked if there was any discussion about a recommendation for a condition to further limit any of the uses that were a concern to MPC Staff.

Ms. Karunarathne said this item is for the rezoning, the next item is Special Use and there is a condition attached to that recommendation.

Ms. Jarrett said the Commission can recommend a condition to the rezoning.

Mr. McCorkle said this is just one lot that has been vacant for decades. Next to that lot is STVR which is a Commercial use. The possibility of putting a viable residential use on that lot, as a standalone lot, is nonexistent. Rezoning is a good recommendation, and we ask that it be approved.

Motion

Approval of the request to rezone the subject parcel from the TN-1 (Traditional Neighborhood-1) district to a TC-1 (Traditional Commercial-1) zoning district.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Dwayne Stephens

Joseph Ervin

- Aye

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

[12. Special Use | Parking Facility | 108, 112 E. Henry St and 1210 Drayton St | 24-005474-ZA](#)

- [📎 1210 DRAYTON ST, 108, 112 E HENRY ST_24-005474-ZA_SPECIAL USE PERMIT APPLICATION.pdf](#)
- [📎 Staff Report 24-005474-ZA_SE.pdf](#)

Ms. Subashi Karunarathne, Planner for Development Services/Current Planning presented the Staff report. **Ms. Karunarathne** stated the Applicant requests approval of a Special Use Permit pursuant to Section 8.62 of the Savannah Zoning Ordinance to establish a 'Parking Facility'. Per the Zoning Ordinance, a Parking Facility is defined as an off-street parking area not accessory to a principal use including public and commercial parking facilities.

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 evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate. The site has previously been operated for the proposed use and will undergo significant site improvements as part of the re-establishment of the future use. If properly regulated, the proposed use is unlikely to have a negative impact on adjacent properties. MPC Staff recommends **approval** of the requested Special Use with the following condition:

1. The requested Special Use shall consist only of a surface parking lot. Any expansion of the parking facility shall require review and approval by City Council.

Mr. Phillip McCorkle, Agent for the Applicant, said there was mention in the Staff report that it might be appropriate for the Applicant to understand there will be some screening and buffering required. It is in the Victorian District, and they will need to go in front of the Historic Preservation Commission. There are rules written in the Ordinance regarding parking lot buffering requiring a three-foot-high wall plus landscaping between the wall and sidewalk to soften the look of the wall. The parking lot will be nicely designed. Parking is needed in this area. There is a 6500 square foot restaurant being renovated now in that area. That was grandfathered in with only six parking spaces. They will need to park somewhere. This will be a good place. The developer did not buy this property for it to remain a parking lot forever. Things are changing in that area. There will be opportunities for others in the future.

Mr. Melder, City Manager, asked for clarity on the Staff report that mentioned the requirements for parking for the Downtown District. Since this is not in the Downtown District, what would be the governing Ordinances over the Design Standards for a surface parking lot in the district?

Ms. Karunarathne said Staff is not asking for the Downtown rules to be implemented. Staff is asking the developer to make the parking lot esthetic to merge with the existing character.

Mr. Melder asked if that is going to be an added condition.

Ms. Karunaratne said no, Staff is just making a recommendation.

Mr. Melder asked if the Applicant would be friendly to a condition that matched the Design Standards of a surface parking lot to those of Downtown Districts?

Mr. McCorkle said the Victorian Historic Overlay District has rules. If a parking lot is over thirty feet, there will be a 36-inch-high wall placed parallel to the building facade along the parking lot in order to screen vehicles. Shrubs that are anticipated, grow to a height of not less than 36 inches, shall be planted along the adjacent sidewalk. That is the rule that exists for the Victorian District.

Mr. Melder asked if that is how MPC Staff understands that there are design standards for surface parking lots within this district and were there any design standards in the Downtown District that were different than the Victorian Neighborhood Design Standards that Staff thought might be important for this lot?

Ms. Karunaratne said the reason behind that was to make the area more walkable, making it more pedestrian friendly.

Mr. Kaigler, County Manager, said he understood Mr. McCorkle to say the Victorian District has certain requirements and the developer will honor those requirements.

Mr. McCorkle said that is correct.

Ms. Jarrett asked Mr. Morrow if there was a requirement to meet with the Victorian Neighborhood Association.

Mr. Edward Morrow, Director of Development Services said for the purposes of rezoning there is a need to meet with the Neighborhood Association. We were informed by the Applicant that they made effort to reach out to the Neighborhood Association but the opportunity to meet was declined. Mr. Morrow stated he spoke with Ms. Maya, she followed up with an email and that was posted to the agenda.

Mr. Phillip McCorkle stated that Robert McCorkle said that is what occurred.

Ms. Jarrett asked Mr. Morrow if he knew what the design standards were for the parking lot that is being presented.

Mr. Morrow said what was mentioned was correct, it will be required to meet the overlay standards and not those of base zoning. The specific use criteria point to the Downtown Standards but where there is an Overlay, the stricter Overlay standards supersede. In this case that is in the purview of the HPC.

Mr. Jonathan Mellon, Director of Historic Preservation, said as mentioned previously by Mr. McCorkle, the Victorian District says where a parking lot extends over thirty feet in length upon any street, a 36-inch-high wall should be placed parallel to the building facade along the parking lot in order to screen vehicles. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and adjacent sidewalk. This petition will need to go before the HPC.

PUBLIC COMMENT

Ms. Ardi Wood said as Chair of scenic Chatham, we have a very strong desire as the tree foundation and Downtown Neighborhood Association, to have our blocks framed with Tree Lawns. She asked for a Tree Lawn with trees.

Ms. Debrah Lloyd Lewis said her concern is where the cars will be entering and exiting and the number of cars in and out.

Mr. Jim Hundsrucker expressed the concern for flooding in the area and suggested a water retention system to be included in the design.

Mr. Chase Rosen expressed his opposition to the Special Use. He said there is not a need in that area for parking. This is two blocks away from the new parking garage and not a good investment for the City.

Mr. Coles asked Mr. Melder if the sidewalks would fall under the City's Right Of Way as well as the Tree Lawns.

Mr. Melder said the sidewalks, yes, the Tree Lawns would be the responsibility of the adjacent property owners.

Motion

Approval of the requested Special Use with the following condition:

1. The requested Special Use shall consist only of a surface parking lot. Any expansion of the parking facility shall require review and approval by City Council.
2. Encourage the Developer to work with the City to repair/replace the sidewalks.

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Kaigler

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

[13. Election of 2025 Officers](#)

Ms. Jarrett, Chairwoman said last meeting the 2025 Officers were announced and voted to accept that slate of officers. There has been question as to there being a vote taken. Ms. Jarrett asked if anyone had any questions. Mr. Stephens asked for a list of the officers that were presented.

Karen Jarrett - Chair

Travis Coles - Vice Chair

Laureen Boles - Treasurer

Tom Woiwode - Secretary

Ms. Jarrett asked for a motion to be made.

Mr. Melder motioned to approve the nominated officers to serve in those positions for 2025 seconded by Mr. Stephens. The motion passed unanimously. The meeting was then adjourned.

XIII. 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.