

From: [Cailen Casey](#)
To: [Matthew Lonnerstater](#)
Cc: [Victorian Neighborhoods Association](#); [andree patterson](#); [Julie Yawn](#)
Subject: RE: City of Savannah Zoning Board of Appeals Agenda Link
Date: Tuesday, October 22, 2019 8:01:08 PM

To: the Zoning Board of Appeals & MPC
RE: Fuel Station development at 1210 Drayton St

I am writing to express extreme concerns with the proposed Fuel Station development at 1210 Drayton St. I am supportive of a Fuel Station development, but object to the proposed placement of the structures, ingress/egress point on E Duffy Lane, and lack of visual screening on E Duffy Lane.

Issues with Proposed Plan

- The proposed plot plan will direct a high volume of cars onto the very narrow E Duffy Lane which presents a serious safety risk.
 - The existing site improvements have curb cuts and ingress/egress points on the 2 main thoroughfares (E Henry and Drayton St) however the proposed plot plan will reduce the ingress/egress point on E Henry to 24 feet and create a new 70 foot ingress/egress point on E Duffy Lane, a narrow dirt lane with no sidewalks. The proposed plan will direct a high volume of cars onto a narrow, unpaved dirt lane that is currently congested by homeowners, long term renters, short term vacation renters and church parishioners on the block
 - The proposed Fuel Station is not a low-traffic commercial use – it will likely service several hundred vehicles per day, at all hours of the day, 7 days a week. Given how narrow the lane is, lack of sidewalks, and increased vehicle traffic, I am seriously concerned that a person traveling on foot could be struck by a vehicle leaving the fuel station. Entering and exiting on the 2 main thoroughfares would be a safer alternative for the high vehicle volume.
 - A traditional commercial use such as office/retail/medical would operate during typical workday/weekday hours. The Fuel Station will have customers 24 hours a day, 7 days a week, including at night when E Duffy Lane is hard to navigate (even with updated street lighting)
- No visual screen is offered to the residential property across Duffy Lane which directly abuts the site.
 - The MPC's recommendation includes "an appropriate visual screen will be installed to screen the pumps from both the E. Henry St right-of-way and the adjacent residential property to the east." The adjacent residential property on E Henry will benefit from a new 20 ft-wide vegetative buffer along the property line that meets the intent of the NewZO Type C buffer *AND* a decorative fence. My property (105 E Duffy) will have no visual screen blocking the pumps. I will also have a high volume of cars at night facing their headlights on my house as they exit the Fuel Station onto E Duffy lane
- The proposed use will be detrimental to the use and development of adjacent residential properties on E Duffy Lane.
 - The proposed building placement, design, and visual screening will negatively impact

the value of adjacent homes on Duffy Lane who will have headlights from gas station customers shining into their homes at all hours of the day

- The proposed use will constitute a nuisance and hazard to residents of E Duffy Street because of the number of persons who will use such facility by entering/exiting on E Duffy Lane.
 - o Significantly increased vehicular movement, noise and fumes on Duffy Lane will also be nuisances and hazards

Requests for the Zoning Board's Consideration

- Ingress & Egress points should be located on E Henry St and Drayton St, as they are for the existing site improvements
- The proposed brick lattice fence should extend along the entire site's frontage on E Duffy Lane and the height should be raised from 3.5 feet to 8+ feet (Note: the current in-place fence is over 10 feet tall)
- A 20 foot-wide vegetative buffer should be installed between the proposed site and the adjacent residential property on E Duffy Lane just as the MPC has suggested for the adjacent residential property on E Henry

Thank you for your service to our community and for protecting neighboring properties like mine. Please share this letter with all members of the Zoning Board of Appeals.

Best,
Cailen Casey
105 E Duffy St
203-627-6376
Cailen.casey@gmail.com

From: Matthew Lonnerstater <lonnerstaterm@thempc.org>

Sent: Monday, October 21, 2019 12:45 PM

To: nakieahampton16@gmail.com; Bill Glass <BGlass@wswgs.com>; john@chusmart.com; mdcadman@cadmandesigns.net; HarleyKrinisky@gmail.com; Keith Howington <khowington@greenlinearch.com>

Cc: Victorian Neighborhoods Association <vnasavannahga2013@gmail.com>; Ryan Madson <rsmadson@gmail.com>; Cailen Casey <ccasey@starwood.com>; andree patterson <bleuet207@comcast.net>; thomassquareneighborhood@gmail.com; Julie Yawn <yawnj@thempc.org>

Subject: City of Savannah Zoning Board of Appeals Agenda Link

EXTERNAL

Good Afternoon,

Below is a link to the October 24th, 2019 SZBA agenda. If you have any questions, please contact Matthew Lonnerstater or Marcel Williams at 912-651-1440.

<https://www.thempc.org/eagenda/x/szba/2019/october-24-2019-city-of-savannah-zoning-board-of-appeals-meeting/october-24-2019-city-of-savannah-zoning-board-of-appeals-meeting.pdf>

Please note the location change for the October meeting. It will be held at 124 Bull Street, 2nd Floor (Chatham County Commission Green Room) at 10:00am!

Matthew D. Lonnerstater, AICP
Development Services Planner
Chatham County-Savannah Metropolitan Planning Commission
912.651.1465
lonnerstaterm@thempc.org

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Thank you.

From: [gary guthrie](#)
To: [Matthew Lonnerstater](#)
Subject: Chu"s market at Henry and Drayton St.
Date: Tuesday, October 22, 2019 9:46:45 PM

As a resident of the Victorian district, I am opposed to a convenience store and gas station at this location. There are already three convenience stores in the East Victorian District. El Cheapo is two blocks away. Kelly Mart is three blocks away and the Victorian Market is four blocks away.

Our residents have been working over the years to upgrade the Victorian District. Multiple convenience stores in close proximity do not help to uplift a neighborhood. There is the constant problem of litter as well as loitering, especially when alcohol is sold.

We have had past problems with excessive window signage at the Victorian Market. They also attempted to add an additional freezer for their alcoholic beverages. Since the Codes department is already overwhelmed with other issues, it falls to the neighborhood to monitor violations and report them. Another convenience store nearby will only add to the effort required of the neighborhood to keep our area improving.

In addition, the location is at a very busy intersection. The addition of a service station with gas pumps will only increase the hazards for the many pedestrians and bicyclists who are a significant portion of our neighbors.

Also, the neighborhood is hoping to restore tree lawns which have been lost over the years. This will help with a greening of the neighborhood. The addition of a gas station at this location will make it impossible to reestablish a tree lawn at that intersection.

With three other convenience stores nearby, as well as a large Kroger's a few blocks away, options already exist for people to shop. This store is not needed and will only make continued improvement to our area more difficult.

Thank you, Gary M. Guthrie.

110 E. Bolton St.

From: [edith.schmidt](#)
To: [Matthew.Lonnerstater](#)
Subject: Proposed gas and convenience store at 1210 Drayton Street
Date: Tuesday, October 22, 2019 11:06:42 PM

I am a resident of the Victorian District and live within walking distance of this site.

I am not in favor of the proposal for the following reasons:

Traffic safety: this is a very busy intersection with pedestrians crossing and students on bikes as well as cars going at a steady clip on the one way streets at this corner. The addition of the proposed Chu's Market will only create more traffic congestion in the area.

Need: There already is a El Cheapo fuel station close by at Abercorn and Duffy and a new Victorian Market just down the street from El Cheapo.

Zoning: The parcel is not currently zoned for a fuel station. I don't believe that this project will enhance the quality of life in the neighborhood.

In summary I don't see that there is a compelling need for another convenience and gas store at this location.

Thank you for your consideration,

Edith Schmidt
114 East Bolton Street
Savannah

From: [andree.patterson](#)
To: [Matthew Lonnerstater](#); [Eli Karatassos](#)
Cc: [victorian neighborhoods association - VNA](#); [Ryan Madson](#); [Trudy Herod](#); [Robin Noll](#); [gary.guthrie](#); [arndis.ciambra](#)
Subject: October 24, 2019 SZBA - 1210 Drayton St. - 19-005547-ZBA
Date: Monday, October 21, 2019 5:08:24 PM

Dear All!

Please note that both my husband and I object to the request of installing a gas station with convenience store at the above location. I cannot attend the meeting but would appreciate that this letter be included in the file.

The reasons for our objections are many: but, the most scary one is that immediately next to the proposed gas station you have many private residences.

The environmental aspect of this request should be kept in mind. Fumes from the pumps and gas deliveries have to affect the quality of life of the immediate residents. This would lower their property values tremendously. It would make it also very difficult for any of them to sell their homes or rent them out at their present value.

I'm not sure how far the closest fire station is to the location - this is important because the insurance coverage on the residents' properties would also be affected.

Both Drayton and Henry Streets are accident prone. There is barely a day that goes by without having a car accident or two in that area. The speed on both streets is too high to have a safe entry and exit into the location. If allowed, this would only bring even more accidents.

At a very short distance to the proposed gas station, we have El Cheapo at the corners of Duffy and Abercorn - 2 blocks from the proposed location. Surely, there is no need for another one at a dangerous intersection.

We don't need any more convenience stores either. We do have the Victorian Market at Waldburg and Abercorn and another one, Kelly's at the corner of Henry and Habersham.

What the Victorian District needs is more housing that is affordable for young families and young professionals not more convenience stores with or without gas stations.

We ask that you take into consideration the residents who have been paying taxes on their properties and would have to suffer the consequences of this new business. Surely, a more appropriate business could be found for the location.

The quality of life of the residents should be a no brainer!

We ask that you deny this request as presented.

Thank you for your time!

Andrée Patterson
Jack Patterson
207 East Gwinnett St.
Savannah, Ga 31401

From: [Margaret Hartley](#)
To: [Matthew Lonnerstater](#); [Victorian Neighborhood Association](#)
Subject: Proposed Chus market on Drayton
Date: Wednesday, October 23, 2019 8:51:49 AM

Mr Lonnerstater,

As a resident of East Duffy St., I have concerns about the impact on car and pedestrian safety related to the proposed fuel station and Chu's Market on Drayton and Henry. Specifically, they are as follows:

1. For a driver entering or crossing Drayton from E Duffy, there is a billboard/lights which obstruct the view of cars turning right onto Drayton from Henry. Cars currently heading west from E Duffy have to inch into the travel lane on Drayton to see oncoming traffic clearly. Adding more cars turning from Henry or exiting the fuel station onto Drayton would obviously exacerbate this situation.
2. My elderly neighbors at the Telfair Arms frequently cross Drayton at Duffy. Increased traffic will add more barriers and safety hazards for these residents who often have mobility impairments as well.

Thank you for considering my concerns. I look forward to the meeting tomorrow.

Peg Hartley
110 E Duffy St
Savannah, GA
beanpolle@msn.com
410.459.9052

October 20, 2019

Petition 19-005547-ZBA

Dear Metropolitan Planning Commission,

The letter is regarding the petition for a fuel station by **Chu's Convenience Mart at 1210 Drayton Street**. **The board of the Victorian Neighborhoods Association (VNA) stands opposed to this proposal and does not wish to see a fuel station at this location.**

The following points demonstrate the incompatibility of a fuel station at this location:

- 1) The parcel is not presently zoned for a fuel station and is incompatible with neighboring residential uses. Residents who live on the adjacent 100 block of East Duffy Street are concerned about negative impacts on their quality of life with the increase in traffic that the fuel station would bring to Duffy Lane. There is also concern with the increase in vehicle stops and turns at the curb cuts, which present irresolvable safety issues for pedestrians and bicyclists. Residents also argue that they may potentially suffer negative impacts on neighboring property values.
- 2) The East Victorian Neighborhood already has several fuel stations located nearby: El Cheapo at Abercorn and Duffy, a Shop n' Go fuel station at 600 East Anderson, and a Fuel n' Pantry at 1220 Montgomery Street. These uses are located just two, five, and six blocks away, respectively, from the proposed Chu's filling station at 1210 Drayton. While fuel stations are allowed by special use permit in this district, the City of Savannah and ZBA are not obliged to allow them to locate anywhere. We should be highly selective regarding where such facilities are approved based on a variety of contextual factors and planning principles.
- 3). A fuel station at this site would generate high incidences of vehicular turns and stops, increasing the likelihood for crashes at an already busy intersection. The fuel station use is incompatible with the volume and speed of vehicular traffic along these particular corridors — Drayton and Henry — which already present a dangerous road environment due to high speeds of travel, weaving, and distracted driving.
- 4) A fuel station at this prominent intersection is incompatible with a walkable, pedestrian- and bicycle-oriented neighborhood, and would erode the qualities that we believe are integral to the identity, character, and quality-of-life in the Victorian District. We observe that there are several auto-oriented businesses nearby which feature parking lots facing

the street. These uses generate vehicular traffic that discourages pedestrian activity and creates unsafe conditions for pedestrians and bicyclists. Buildings with setbacks from the streets and sidewalks create ruptures in our historic fabric and damage neighborhood character. According to the MPC staff report, the subject property is designated as Traditional Neighborhood within the City's Future Land Use Plan. This designation includes "non-residential uses that are compatible with the residential character of neighborhoods." We reject the interpretation that the proposed fuel station and convenience store are compatible with a residential block of historic homes on adjacent Duffy Street. Moreover, the recently-adopted *Savannah 2033 Plan (2018)* developed by the Savannah Development and Renewal Authority, advocates for new infill development that would frame and enhance our historic streetscapes while promoting a safe and enriching environment for pedestrians and residents. The proposed land use would lead to opposite outcomes, and would not positively contribute to the Traditional Neighborhood designation as described in the City of Savannah's *Comprehensive Plan*.

5) The proposed fuel station works against a long-range plan to re-design Drayton and Henry Streets, possibly converting them to two-way streets. A current urban planning initiative focuses on making our one-way streets safer for all mobility types. This initiative includes a capital improvement budget on the current list of SPLOST projects, which would begin the process of re-designing Drayton, Whitaker, Henry, and Anderson Streets. The re-design of these streets would emphasize a multi-use, pedestrian-friendly streetscape and encourage new development that is compatible with a walkable urban neighborhood, among other positive outcomes. We therefore stand opposed to lowest-common denominator, auto-oriented developments such as a fuel station that would weaken and disrupt the walkable and bicycle friendly streets that we desire in our neighborhood.

We would like to thank the members of the Zoning Board of Appeals for considering these important points. In combination, the quality-of-life concerns of Victorian residents, the incompatibility of a fuel station at this site with its negative impacts on safety, and apparent conflicts with good urban design principles, as stated in *the Savannah 2033 Plan* and the City's *Comprehensive Plan*, establish a strong basis upon which to deny this petition.

Representatives of the VNA and other residents will be on hand at the ZBA hearing on Thursday, October 24th to share these concerns.

Very Best Regards,

A handwritten signature in black ink, appearing to read "Ryan Madson", is written over a horizontal line. The signature is stylized and includes a large loop at the end.

Ryan Madson
President, Victorian Neighborhoods Association

From: [trudy.herod](#)
To: [Matthew.Lonnerstater](#)
Subject: VOTE NO TO CHU'S CONVENIENCE MART AT 1210 DRAYTON ST - PETITION 19-005547-ZBA
Date: Wednesday, October 23, 2019 10:05:25 AM

October 23, 2019

Dear Metropolitan Planning Commission,

This letter is regarding the petition for a fuel station by Chu's Convenience Mart at 1210 Drayton St. I support the Victorian Neighborhoods Association (VNA) Board's stand against this proposal and do not wish to see a fuel station at this location.

I am very concerned about the impact of the fuel station on neighboring residential uses. Residents on 100 block of East Duffy St are concerned about the negative impact on their quality of life with an increase in traffic in their lane, especially construction vehicles, service and delivery vehicles and in increase in customer vehicles. The lane is already in very poor condition. Is the City going to improve and maintain it?

The customer traffic going in and out of the business on Henry St. will virtually make that side impassable to pedestrian and bicycle traffic. With increased student traffic related to new SCAD buildings on Henry this could have dangerous consequences.

A gas station at this prominent intersection is incompatible with a pedestrian and bicycle oriented neighborhood and would erode the qualities that we believe are important to the identity, character and quality of life in the Victorian District.

Please take the VNA's letter of opposition seriously and vote no on the Chu's Convenience Mart petition.

Thank you,

Trudy Herod
VP West Side
Victorian Neighbor Association

From: [trudy_herod](#)
To: [Matthew Lonnerstater](#)
Subject: Photos of Duffy Lane
Date: Wednesday, October 23, 2019 1:53:27 PM

Me. Lonnerstater,

Could you please include these photos of Duffy Lane to my letter to the ZBA? The first is from the east. The second, with the red car, is from the west. I'm apologize for not attaching them previously.

Thank you,

Trudy Herod
VP West Side
Victorian Neighborhood Association





Sent from my iPhone

From: [Kristin Russell](#)
To: [Matthew Lonnerstater](#)
Subject: opposition to the proposed Chu's convenience store at Henry and Drayton
Date: Wednesday, October 23, 2019 10:37:15 AM

Dear Metropolitan Planning Commission,

As a resident of the Victorian Neighborhood and a business owner very near the proposed convenience store, I urge you to deny this use for two main reasons.

One- I do not see that a convenience store is needed for the residents of this neighborhood considering the proximity of other similar establishments, nor do I consider the offerings of such a store to be in line with a healthy, walkable neighborhood, which is the neighborhood's goal.

Two - Re-creating a gas station here is an environmental hazard for the neighbors, a safety hazard for pedestrians and bicyclists, and reduces the possibility for better uses such as mixed use or residential development. A gas station there is clearly catering to the heavy traffic on Henry and Drayton of non-residents, which I hope to some day see reduced.

Thanks for hearing my concerns.

Sincerely,
Kristin Russell
resident- 213 W. Bolton
business owner - 13 E. Park Ave.

--

Kristin Russell
The Sentient Bean
Brewing Coffee and Community