



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
May 3, 2022 ~ 1:30 PM
Minutes

MAY 3, 2022 REGULAR MPC MEETING, 1:30 P.M.

Members Present: Joseph Welch, Chairman
Karen Jarrett, Vice-Chair
Travis Coles, Secretary
Shedrick Coleman
Elizabeth Epstein
Joseph Ervin
Jay Melder
Jeff Notrica
Wayne Noha
Lee Smith
Dwayne Stephens
Tom Woiwode

Members Absent: Laureen Boles
Malik Watkins

Staff Present: Pamela Everett, Assistant Executive Director
Marcus Lotson, Director of Development Services
Melissa Paul-Leto, Planner
Nirav Gandhi, Planner
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 - Aye

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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

IV. Notices, Proclamations and Acknowledgements

[2. May 24, 2022 Regular MPC Meeting, 1:30 P.M., Planning Commission, Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

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

Motion

Item postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, May 24, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[4. REZONING REQUEST | 241 Broadwater Lane | File No. Z-0222-000229 - Rezone from PDR-SM to R-A](#)

Motion

Item postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, May 24, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[5. REZONING MAP AMENDMENT | Dillon Street | Rezone from RSF-4 to RSF-6 | 22-001625](#)

Motion

Item Postponed until June 14, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present

Jay Melder - Aye

6. REZONING MAP AMENDMENT | 0 Fort Argyle Road | Rezone from A-I (Agricultural) district to a B-C (Community Business) and I-L (Light Industrial) district - 22-001626-ZA

Motion

Item postponed to the next regular scheduled Planning Commission Meeting Tuesday, May 24, 2022

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

7. SPECIAL USE APPROVAL REQUEST | 2110 West Gwinnett St | File no. 21-006747-ZA

Motion

Postponed to the next regularly scheduled Planning Commission Meeting, Tuesday, May 24, 2022.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- 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

[8. Approval of the April 12, 2022 Briefing and Regular Meeting Minutes.](#)

[4-12-2022 MPC BRIEFING MINUTES.pdf](#)

[04.12.2022 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	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

VIII. Old Business

IX. Regular Business

[9. SPECIAL USE | 2805 Bull Street | A special use request for a bar/tavern | File No. 22-001219-ZA](#)

- 📎 [Maps_Combined.pdf](#)
- 📎 [BOUNDARY SURVEY_ FLOOR PLAN_ ELEVATIONS.pdf](#)
- 📎 [Sanborn_Map_1955_Sheet166.pdf](#)
- 📎 [Site_Visit_3_30_2022.pdf](#)
- 📎 [Application, File no. 22-001219-ZA.pdf](#)
- 📎 [Letters of Support for Late Air Wine.pdf](#)
- 📎 [2805 Bull St_22-001896-ZCL.pdf](#)
- 📎 [2805 Bull Street Special Use Presentation.pdf](#)
- 📎 [STAFF REPORT.pdf](#)
- 📎 [Late Air letter- Neighborhood Association.pdf](#)
- 📎 [PRESENTATION.pdf](#)

Ms. Melissa Leto, Planner, said the petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance, to establish a bar/tavern establishment. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.

The subject property is located at 2805 Bull Street on the west side of Bull Street, south of Victory Drive. The parcel is 0.10 acres, or 4,356 square feet in size and was built in 1985. The existing one-story building was developed with three units; 2811 Bull Street, 2809 Bull Street, and 2805 Bull Street. The parcel is located within the TC-1 (Traditional – Commercial - 1) zoning district. The most recent establishment to utilize the 2805 unit was. “The Canine Palace”, a retail store for dog food and accessories. On Thursday, February 10, 2022, City Council approved a text amendment to the Historic Buildings Map of Section 7.11 Streetcar Historic Overlay District as well as the Contributing Resources Map, which includes the subject parcel.

The land uses and zoning districts surrounding the subject property include:

- North of the property is 520 Wings restaurant with a TC-2 designation.
- East of the property is Single-family homes with RSF-6 designation.
- South of the property is Retail, office uses with a TC-1 designation.
- West of the property is Guerry Lumber Co. & Parking garage with PD-S & I-L designation.

The Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The Comprehensive Plan defines the Traditional Commercial land use category as “Business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail.” The Special Use request is for an existing building located at 2805 Bull Street to be a bar/tavern establishment named, “Late Air”. The applicant proposes to offer wine and beer options with a prepared light food menu. In addition, the applicant is proposing a packaged wine sale area within the interior space.

The proposed operational hours would be:

- Tuesday through Thursday from 4:00 p.m. to 10:00p.m.
- Friday and Saturday would be from 4:00 p.m. to 11:00 p.m.
- Sunday, the operational hours would be from 12:00 p.m. to 8:00 p.m.
- The proposed bar/tavern would be closed on Mondays.

The Special Use request is a commercial use that is compatible with the character and scale of the adjacent neighborhoods and is located along a corridor that offers a range of retail stores, restaurants,

bar/taverns, office spaces and residential uses. 2805 Bull Street is in an area that provides for walkability, on-street parking, and multitenant retail. The proposed bar/tavern use at this location is consistent with the Future Land Use designation.

Based upon the compatibility with the Comprehensive Plan, and the ability to meet the criteria for a special use permit; staff recommends approval with conditions.

1. The Special Use permit shall be nontransferable.
2. Any expansion of the building or accessory structures shall meet the required railroad right-of-way's setback requirements.
3. Hours of operation shall be the following:
 - Monday - Thursday: 4:00 p.m. to 10:00 p.m.
 - Friday - Saturday: 12:00 p.m. to 11:00 p.m.
 - Sunday: 12:00 p.m. to 8:00 p.m.

Mr. Josh Yellin, agent for the petitioner, said the owners/operators are trying to do good by the adjacent residents and neighborhood. With the previous operations of Canine Palace, the Barber Shop, and the other business, all trash bins were stored on the street. The operators would put their trash there, never moving the bins. We are proposing to relocate the bins to the rear of the building and only wheeling them out as necessary. The billboard is no longer there. We agree with staff's recommendations of the hours of operation. Regarding the encroachment and the railroad ROW, because we are now included within the Mid City district, any alterations that we make to the building would require a COA. With any new change we would go before the Historic Preservation Commission.

PUBLIC COMMENTS

No public comments

Motion

Approval of the request with conditions:

The Special Use permit shall be nontransferable.

Any expansion of the building or accessory structures shall meet the required railroad right-of-way & rsquo;s setback requirements.

Hours of operation shall be the following:

Monday - Thursday: 4:00 p.m. to 10:00 p.m., Friday - Saturday: 12:00 p.m. to 11:00 p.m. and Sunday: 12:00 p.m. to 8:00 p.m.

Vote Results (Approved)

Motion: Travis Coles

Second: Jay Melder

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[10. SPECIAL USE | 11 East 40th Street | File No. 22-001608-ZA](#)

[ZONING MAP 22-001608-ZA.pdf](#)

[VICINITY MAP 22-001608-ZA.pdf](#)

[AERIAL MAP 22-001608-ZA.pdf](#)

[Street View.pdf](#)

[Staff Report.pdf](#)

Mr. Nirav Gandhi, Planner, said the petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a remote parking lot for the Starland Village complex nearby. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance. The subject property is located on the south side of W Gwinnett St and is zoned TC-1 (Traditional Commercial). The subject property, approximately 0.2 acres, is currently being used as vehicle storage. This remote lot is one block from the Starland Village apartments and will serve as overflow parking for the development.

Mr. Michael Roche, Civil Engineer with Thomas and Hutton, said with the existing lot currently being a junk yard, this is a much needed improvement for use. Having a remote parking lot directly across the street, this is an appropriate use for this area. We intend to work with City staff regularly regarding the traffic and stormwater needs to make sure it meets all City standards.

PUBLIC COMMENTS

No public comments

Motion

Approval for special use

Vote Results (Approved)

Motion: Travis Coles

Second: Jay Melder

Joseph Ervin	- Aye
W. Lee Smith	- Aye
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	- Not Present

Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye

[11. AMENDED MASTER PLAN | 705 Southbridge Boulevard | SP-0422-000245](#)

- 📎 [Master Plan Exhibit 3-21-16.pdf](#)
- 📎 [Aerial 705 Southbridge Boulevard.pdf](#)
- 📎 [Waterford_2022-Amended-MasterPlan.pdf](#)
- 📎 [WATERFORD \[SP-0422-000254\]_GDP - Review 1.pdf](#)
- 📎 [Staff Report.pdf](#)

Mr. Marcus Lotson, Director of Development Services, said the petitioner is requesting approval of an amended Master Plan for a proposed residential development, formerly known as Tract K – Waterford at Southbridge, to be located on the west side of Southbridge Boulevard at its intersection with Woodland Creek Road, approximately 735 feet north of Woodchuck Hill Road within a PUD-C (Planned Unit Development - Community) zoning district. The petitioner is also requesting that the following variances, which were previously approved with the current Master Plan, be applied to this plan

- A five-foot front yard setback variance (from the required 25 feet) for all single family detached lots.
- A five-foot rear yard setback variance (from the required 25 feet) for all single family detached lots.
- A 10-foot right-of-way width variance (from the required 60 feet) for the proposed internal private roads; and,
- A variance from providing a sidewalk on the south side of the yet-to-be-named primary entrance road extending from Southbridge Boulevard to the yet-to-be-named street (approximately 2,200 feet).

The total site is 188 acres in size, approximately 65 acres is classified as uplands and the remaining 113 acres are delineated freshwater wetlands. The site is vacant with significant vegetation, including mature trees. It was created in conjunction with the Berwick Plantation Master Plan and is legally part of Berwick Plantation. The original allocation of dwelling units, based on the Berwick Maser Plan, originally approved on October 19, 2004 was 440 residential units.

The current Master Plan for this tract was approved by the Metropolitan Planning Commission on April 26, 2016. The approved Master Plan consists of 164 single-family lots. 100% of the approved lots are detached single family lots and range in area from +/-7,000 square feet to +/-10,500 square feet. These 164 lots exist as a result of an amendment to the Plan approved in 2006 that permitted 258 total lots, which included an attached single family (townhome) product in addition to single family detached products.

The purpose of the requested Amended Master Plan is to diversify the housing types currently allowed and to revise the Plan to reflect the current real estate market. The amended Plan will allow 112 townhome lots, and 179 single family detached lots for a total of 291 dwelling units, which results in a residential density of approximately 4.5 dwelling units per acre. The existing Plan only provides large lot single family detached opportunities. The proposed plan would allow a greater mix of housing types and lot sizes that are more typical in today's market.

The residential lots on the subject property will have vehicular access to Southbridge Boulevard via a proposed public street with a 60-foot right-of-way. Southbridge Boulevard is an existing bi-directional public road with a 70-foot right of way. Sixteen of the proposed lots within the master planned area will have frontage along the entrance road. The remaining lots will have frontage along one of four roads internal to the site.

Sidewalks are required on both sides of the entire length of all streets because this is a Major Subdivision. A variance, however, was previously approved to vary this condition specific to the proposed entrance road and allow sidewalks only on one side. The small number of residences and decrease in

impervious surface adjacent to wetlands lends justification to this variance.

Staff is recommending approval of the proposed Amended Master Plan.

Mr. Ben Simpson, Representing the Developer, St. Burke, said there have been several site visits, meetings, and follow ups to do our due diligence. We have reviewed the Southbridge HOA architectural guidelines and ensured the proposal aligns with those guidelines and the character intent of the guidelines of the existing community. We have held a meeting with the Southbridge HOA. We have also engaged with the Chatham County Engineering Department to introduce the project and consultant team. We have engaged a local Engineer, Maxwell Reddick and are in the process of engaging local contractors to commence the development plan this year. The style of homes we are proposing are within the Berwick HOA and the Southbridge HOA. The feedback from the HOA's, they are pleased with what is being proposed.

Mr. Tyler Johnson, petitioner, said this is one of the last remaining parcels that is undeveloped within the Master Plan from 2004. We visited the site first in late November of 2021. We flew a drone and saw the site. It is a beautiful site, surrounded by wetlands with great views throughout. All of the residential units will be able to take advantage of those views. The other great thing about the site, it is within a 5 minute drive of high quality convenience of retail, a 10 minute drive of all the major schools within the district, and a 25 minute drive within major employment areas within the Savannah area. As mentioned, the first approval was for 258 lots, 4 units per acre, that was pulled back in 2016. The land owner wanted to do something larger like estate lots. He changed from townhomes to 164 lots over 4 different lot types to have a density of approximately 2.5 dwelling units per acre. In December of 2021, St. Burke ran a number of density studies, plan concepts, and new site plans to see what was achievable.

What we are presenting is similar to the 2006 Master Plan. This allows for the volume needed from a stormwater management standpoint. The roadways are efficient. We have adopted similar lot types with the 50 and 60ft wide lots and reintroduced the townhomes. We are at 212 townhomes, 104 50ft wide lots, and 60 ft wide lots for a total of 291. That is a density of approximately 4.5. This is well under the 6.8 which is allowed for this site. The code requires a 25ft buffer adjacent to any wetland, our proposal will be a 30ft buffer along the wetland. This will add more vegetation between the build development and the wetland itself. Another buffer that is required along I-95 is 50ft, we are incorporating that. In addition to the 50ft, there is already 200ft of vegetated ROW with a large berm. There are mature pines all along that corridor. There will be 250ft of buffer between the townhomes and the pavement of I-95. We intend to have two sidewalks throughout the interior of the community. We are asking for the variance approval of the single sidewalk on the entry road. We are happy to expand that from a typical 5-6ft sidewalk, up to an 8ft sidewalk with an intended use of a multiuse path.

We are proposing 5 of the 7 ponds for stormwater. Our engineer is working now on more calculations. The interior ponds will be there with the potential for others depending on the volumes and runoff counts. We worked with our engineer for some high level information trip counts. The average trip count for a single family dwelling unit is approximately 9 trips. We have run the numbers on our proposal of the single family lots and townhomes and came up with 2300 daily trips. As a comparison, the maximum allowed density, if split 50/50 single family and townhomes, that would average 3300 trip counts per day. The Stonebridge neighborhood has 338 units, slightly higher than what we are proposing today. That generates 3200 daily trip counts. We are proposing much of the same plans as previously approved. We are proposing the option to take away four of those lots to allow for a 1.5 - 2 acre amenity site.

Mr. Wayne Noha, Board member, asked how wide are the internal ROW's on the previously approved Master Plan?

Mr. Lotson said the internal roads approved were 50ft wide.

Mr. Noha said his concern is the reduced ROW and the number of townhomes in the back. Will there be off street parking or driveways? I am concerned about the ease of access for firetrucks and other large emergency vehicles. The density in the back is a big concern.

Mr. Johnson said each townhome will have driveways along with garages, which will provide additional parking. There will be off street parking proposed in front of the townhomes.

Ms. Karen Jarrett, Vice Chair, asked about the overall density for the Southbridge development. Are you in

compliance with what the overall Master Plan agreed to?

Mr. Lotson said yes, the proposed amendment is in compliance with the overall density for both Berwick and Southbridge neighborhoods.

Ms. Jarrett said the fire department access is a huge concern. There is a very long spine road, with 300 houses at the end of this spine road. If something happens on that road, such as flooding, a car accident, and a fire is in one of those homes, having one way in and one way out is a very scary thing. The access for the fire trucks will be limited or even blocked. Have there been any provisions for fire department access? Why is the development not managing this road? This is being made a public road, not very many people will be using this road other than the residents that live there. Why can the developer not manage this road?

Mr. Johnson said yes, this is a discussion with the engineering department. We are looking at emergency access. The developer can consider managing the road.

Motion

Approval of the proposed Amended Master Plan including the widening of sidewalk

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

X. Presentations

XI. Other Business

XII. Adjournment

12. Adjourn

There being no further business to present before the Board, the May 3, 2022 Regular Metropolitan Planning Commission Meeting adjourned.

Respectfully submitted,

Pamela Everett

Assistant Executive Director

PE/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.