



Chatham County - Savannah Metropolitan Planning Commission

Minutes

May 23, 2023 MPC MEETING

This Agenda and supporting material will be available prior to the meeting date at <https://www.thempc.org/Board/Tpc>.

This is for information only. These items have been received by the deadline to be heard at this meeting. Items are subject to change.

All persons in attendance are requested to sign-in on the "Sign-In Sheet" located on the table outside the entrance of the meeting room. Persons wishing to speak on an agenda item should indicate their intent on a blue speaker card, noting the agenda item by number. Please give speaker cards to a MPC staff member.

It is the intent of the Planning Commission to allow all interested parties to comment on a particular item. To ensure that those present have the opportunity to comment, the Chairman shall reserve the right to set time limits on the debate as per the MPC Procedure Manual and By Laws. Both sides of the issue shall be afforded a total of at least ten [10] minutes but not more than thirty [30] minutes for testimony. Groups are encouraged to designate a spokesperson who should identify him/herself on the speaker card and when coming to the podium. Regardless, the Chairman has the discretion to limit or extend time limits.

The Georgia Conflict of Interest in Zoning Actions Statute (OCGA Title 36 Chapter 67A) requires disclosure of certain campaign contributions (totaling \$250.00 or more) made by applicants or opponents for rezoning actions. Failure to comply is a misdemeanor. More information is available on the internet at www.lexis-nexis.com/hottopics/gacode/default.asp. Forms are available from MPC staff for individuals subject to this disclosure.

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. ZONING MAP AMENDMENT | 23-001408 -ZA | 810 E. Broad St.; 613-623 E. Gwinnett St.; 610-614 E. Bolton St. | Rezone from TC-2 to D-X](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin

- Not Present

Tom Woiwode

- Aye

Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Aye
Malik Watkins	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye

[2. MAP AMENDMENT | Six \(6\) parcels on DeRenne Avenue | Rezone from RSF-6 to OI-E | 23-000304-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles
 Second: Wayne Noha

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

[3. ZONING MAP AMENDMENT | 1111 Bradley Boulevard | Z-0423-000373 | Rezone from R-A to B-N](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

[4. TRICENTENNIAL COMPREHENSIVE PLAN AMMENDMENT FUTURE LAND USE MAP | 343 Buckhalter Road | 23-002328-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Not Present
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

[5. Approval of the April 11, 2023 Meeting Minutes](#)

📎 [04.11.2023-Meeting-minutes.pdf](#)

[6. Approval of the May 2, 2023 Meeting minutes](#)

📎 [05.2.2023-meeting-minutes.pdf](#)

VIII. Old Business

IX. Regular Business

[7. SPECIAL USE | 410 East 37th Street | A special use permit request for a restaurant with accessory alcohol sales | File No. 23-001765-ZBA](#)

📎 [REVISED APPLICATION.pdf](#)

📎 [Staff Report - 21-000661-COA 410 E 37th St.pdf](#)

📎 [HPC Board Streetcar Decision 21-000661-COA.pdf](#)

📎 [STAMPED - 410 E 37th St - 21-000661-COA.pdf](#)

📎 [Staff Report.pdf](#)

📎 [Letters of Support.pdf](#)

Melissa Leto, Senior Planner, stated The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an accessory alcohol sales use within a restaurant. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by the City 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 historic building was constructed in 1927 and is a contributing resource within the Thomas Square Streetcar National Register Historic District and the local Streetcar Historic District. The service station was originally constructed as a Gulf Service Station prototype; additions date from 1954-1973.

A COA was approved to rehabilitate the historic service station on February 24, 2021, and was approved for a 6-month extension for the previously approved Certificate of Appropriateness 21-000661-COA. The subject parcel is triangular with streets on two sides (East 37th Street and Price Street) and abuts the railroad right-of-way.

The parcel measures approximately 0.08 acres, or 3,484.8 square feet, in lot area and contains approximately 76 feet of frontage on East 37th Street, approximately 101 feet along Price Street, and 123 feet in front of the railroad right-of-way. The property is zoned TC-1 (Traditional Commercial-1). The petitioner intends to rehabilitate the building into a small restaurant with pre-packaged food items, sell convenience store items with locally made products, and would be providing outdoor seating. The petitioner is requesting a Special Use Permit to allow accessory alcohol sales within the restaurant use, specifically beer and wine only. The properties surrounding the subject parcel are mostly commercial on the edges of Price Street and East 37th Street with residential single-family, duplex, and multifamily uses.

On May 16th the petitioner presented the proposed Baby's General Store restaurant to the Midtown Neighborhood Association. Over 50 people were in attendance and the item was well received. From the time of this report, there have been over 20 letters of support received for the Special Use request.

There are 3 parking spaces one of which will be reserved for a food truck on one will be ADA-compliant. The applicant is proposing to be open from 6 am to 10 pm. With the special use permit, if approved, the applicant would be allowed to have beer and wine with an accessory to the restaurant use. That would be a slushie machine that will include a wine component. Others will be coffee-related, juice-related, and canned craft beers.

The interior square footage can accommodate the general store restaurant with accessor alcohol sales. The interior is approximately 292 square feet and the outdoor seating is approximately 300 square feet. Per sections 9.3.7.D no minimum parking is required. The Petitioner has also applied for a Bike Rack permit from the City of Savannah.

Staffs recommendation 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. Accessory alcohol sales for beer and wine only.
3. Operational hours shall be from 6:00 a.m. to 10:00 p.m.

Robert McCorkle, Attorney for the Petitioner, stated that the property is zoned TC-1 so the use is allowed by right. The reason the petitioner is here is simply for the special use to allow accessory alcohol sales. The Building is in a state of disrepair. The property has been sitting empty for a long time, and the neighbors want something to put there and this business will be useful to the neighborhood.

It will be similar to a Bodega in New York but a hybrid since you will be able to eat and drink on-site. There will be sales of curated goods, Coffee, baked goods, prepackaged sandwiches, local farmer market options, as well as local craft beers that can be enjoyed on or off-site.

There is an anticipation that a majority of customers will be on foot or bike, so this is curated to serve the neighborhood. The Petitioner attended the Town Square neighborhood meeting on May 16th and took questions from the crowd, where no negative questions were received.

Ms. Karen Jarrett, Board member, asked if the location is outside of the railroad right of way.

Mr. McCorkle, stated it is outside of the railroad right of way where the building is currently located. There is some discussion about the right of way and the ability to have a walk-in cooler in the back, which may infringe on the right of way.

Ms. Jarrett, asked if the petitioner is going to get permission before putting it in.

Mr. McCorkle, answered yes.

There was no public comment

Motion

RECOMMENDATION: 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. Accessory alcohol sales for beer and wine only.

3. Operational hours shall be from 6:00 a.m. till 10:00 p.m.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

X. Presentations

XI. Other Business

8. MPC Summer Hours

📎 [Notice of Summer Hours 2023_MW.pdf](#)

Ms. Melanie Wilson, Executive Director, gave a presentation on the Metropolitan Planning Commission's summer hours that will be starting on June 5th.

Monday 8:30 am to 5:30 pm

Tuesday – Thursday 8:00 am to 5:15 pm

Friday 8:00 am to 12:00 pm

If there is someone who would like to have a meeting on Fridays after 12:00 pm, staff requests that an appointment is made beforehand.

Mr. Dwayne Stephens, Chairman, stated that Bylaws have been redlined and emailed to all members. Any recommendations from board members must be submitted next week.

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.