



Chatham County - Savannah Metropolitan Planning Commission

Minutes
August 15, 2023 1:30pm

AUGUST 15, 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

[1. August 15, 2023, MPC Bylaws workshop 11:30am, Jerry Surrency Conference Room, 112 East State Street](#)

[📎 2023 Board Comments to Bylaws Update.pdf](#)

[📎 MPC ByLaws As Amended 2014 redlined comments from Board.pdf](#)

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

[2. Text Amendment | Zoning Ordinance -Article 7, Section 13-1 Hotel Development Overlay District](#)

Motion

MPC Staff recommends continuance of the request until February 2024.

Vote Results (Approved)

Motion: Travis Coles

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

[3. Text Amendment | Zoning Ordinance - Article 7, Section 13, 1-6, Hotel Development Overlay District](#)

Motion

Continuance of the request until February 2024.

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

[4. Map Amendment | Zoning Ordinance - Article 7, Section 13, Hotel Development Overlay District](#)

Motion

Continuance of the request until February 2024.

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

[5. Map Amendment | Zoning Ordinance - Article 7, Section 13, Hotel Development Overlay District](#)

Motion

Continuance of the request until February 2024.

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

[6. 810 E. Board St, 613-623 E. Gwinnett St, 610-614 E Bolton St | request to rezone 9 parcels | 23-001408-ZA](#)

Motion

Continued until September 26th 2023

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

[7. Approval of the July 25, 2023 Special Called Meeting Minutes](#)

[📎 07.25.2023-special-called-mpc-meeting-minutes.pdf](#)

Motion

Approval of meeting minutes

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present

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

8. 202 East 37th Street |Major Subdivision | 23-002825

- [Application.pdf](#)
- [Checklist.pdf](#)
- [Plat.pdf](#)
- [Combined Maps.pdf](#)
- [23-002825-SUBP-202 E. 37th Street - Staff Report.pdf](#)

Motion

Approval of the proposed Major Subdivision subject to conditions.

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

Michael Kaigler - Aye
Traci Amick - Aye

9. Authorize Executive Director to Execute and file FY 2024 FTA Transit Planning Grant (Section 5303)

📎 [Staff Notice.pdf](#)

📎 [Authorizing Resolution.pdf](#)

Motion

Approval of Authorization for Executive Director to Execute and file FY 2024 FTA Transit Planning Grant.

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

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

VIII. Old Business

IX. Regular Business

10. 115 West Bolton Street | Special Use request to establish an educational building used by a college, university, or seminary within the TN-1 zoning district | 23-003820-ZA

📎 [Application.pdf](#)

📎 [COA - 115 West Bolton Street 18-003175-COA.pdf](#)

📎 [115 W Bolton St_23-002544-ZCL_Letter_Revised2023.07.28.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [115 West Bolton Street - Site Visit.pdf](#)

📎 [115 West Bolton Street - Staff Report.pdf](#)

📎 [Letters of Support.pdf](#)

Ms. 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 educational building used by a college, university, or seminary. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by the 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 zoned TN-1 (Traditional Neighborhood-1) where an educational building used by a college, university, or seminary is a special use in TN-1 zoning district. The building is a two-story historic eclectic church building that was constructed in 1911 and is a contributing building within the Savannah Victorian National Register Historic District and the local Planned-Neighborhood-Conservation district. The church was known as the Greater Friendship Baptist Church. In approximately 2015 the church was purchased, and the exterior was renovated. The property is 0.13 acres or 5,662.8 square feet in size.

The Comprehensive Plan Future Land Use Map designates the subject property as a Traditional Neighborhood. The TN-1 (Traditional Neighborhood-1) zoning district is consistent with the Traditional Neighborhood Future Land Use designation which allows for residential areas near downtown or in outlying historically settled areas.

The Petitioner is proposing to establish an educational building used by a college, university, or seminary. Ralston College is a small university based in Savannah, Georgia that provides a Master of Arts in Humanities. The college operates several buildings in downtown Savannah. In the Spring of 2023, 18 students graduated. Seminars, lectures, and a library with offices would be in this subject building. The college itself has operational hours from Monday through Friday from 9:00 a.m. to 5:00 p.m. The subject property does not currently have any specific hours of operation but will most likely stay open within the university's hours of operation as offices, classrooms, a lecture hall, and a library for the registered students.

The proposed educational building for Ralston College sits on property that has no off-street parking available. The Applicant received a Zoning Confirmation Letter in response to the minimum parking requirements. Based on the Zoning Confirmation letter states. "The total floor area of the building is 6,624 square feet, according to the property tax card. The proposed use is an "Educational building used by a college, university or seminary". This use requires 1 vehicle parking space per 250 square feet of classroom and office area. The Applicant has provided a floor plan indicating that 3,830 square feet of the building will be used for classrooms and offices. This site is in the Victorian and Streetcar Parking District. The first 3,000 square feet of nonresidential use does not require parking. The remaining 830 square feet of office and classroom floor area requires 3.32 parking spaces, which rounds to 4 spaces. "College" users are allowed a 25% parking reduction in the Victorian and Streetcar Parking District. The number of required spaces after this reduction is 3 spaces. The proposed use requires 7 parking spaces before any Credit for Nonconforming Parking Areas Sec. 9.3.4.a.iv is granted." There is no minimum parking requirement.

Based upon the compatibility with the Comprehensive Plan, and the ability to meet the criteria for a Special Use Permit, Staff recommends approval of the request to establish an educational building used by a college, university, or seminary.

Dolly Chisolm, Agent for Christian Sottile stated she doesn't have anything to add.

Mr. Jay Melder, City Manager asked what the operating hours are so that the community knows what to expect.

Ms. Chisolm stated that she was not prepared to answer this question, she does not see there being any extended hours from the previous establishment. As a library, it would operate during the same hours as the college.

Mr. Melder asked if she believes that there might be possible night events.

Ms. Chisolm stated that there is a possibility such as night classes.

Mr. Melder asked if the petitioner would be open to adding hours of operations into the petition before

coming to City Council.

Ms. Chisolm stated absolutely.

Mr. Michael Kaigler, County Manager asked based on the discussion in the premeeting the hours of operations are going to be 9:00 a.m to 5:00 p.m, could he get some clarity?

Ms. Leto stated that based on the website their hours of operation are from 9:00 am to 5:00 pm.

Ms. Chisolm stated that there will be some lectures at 6:00 p.m.

PUBLIC COMMENT:

Ms. Elizabeth Holice is in support of the petition being approved.

Ms. Karen Jarrett, Board member asked if Ms. Holice would like to see any hours limiting the operations of the school.

Ms. Holice answered she doesn't see any problems having it opened in the evening.

Motion

Approval of the request to establish and educational building used by a college, university, or seminary.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

[11. 3129 Bull Street | Special Use request to establish accessory alcohol sales within a restaurant | 23-003790-ZA](#)

📎 [Application.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [3129 Bull Street - Staff Report.pdf](#)

Ms. 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 accessory alcohol sales 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 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 zoned TC-1 (Traditional Commercial-1). The subject site is a concrete one-story commercial building with three units included in the building facing Bull Street. The property is between Clifford Street and Nephew Street. The 3129 Bull Street unit previously was a café called, "The Culturist Union". The café served coffee and tea.

The Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The TC-1 (Traditional Commercial-1) zoning district is consistent with the Traditional Commercial Future Land Use designation which allows for business areas near Downtown Savannah or outlying historically settled areas.

The Petitioner is proposing a restaurant/café with draft beer and wine selections. The city regulates operational hours for businesses selling alcohol from 7:00 a.m. until 3:00 a.m. The restaurant/cafe shall have 40 seats. There are eight (8) existing parking spaces at the rear of the building. Per the City, the unit was previously used as a church, based on the maximum occupancy from the building code, the new restaurant has all its parking requirements met through credit for the nonconforming parking area. There is also a dumpster located at the rear of the building.

Based upon the compatibility with the Comprehensive Plan, and the ability to meet the criteria for a Special Use Permit, Staff recommends approval of the request with the following conditions:

1. The Special Use permit shall be nontransferable.
2. Operational hours: Monday through Saturday from 7:00 a.m. until 7:00 p.m.

Russ Goeken, Agent stated that not only as the agent but as a resident they are thrilled to have a third place in the Ardleys Park community to build the community and encourage the community to come together.

Mr. Wayne Noha, Board member asked if the hours listed were staff or petitioner driven.

Mr. Goeken stated that it was petitioner driven.

Mr. Jay Melder, City Manager stated he did see the hours were fairly limited and if they are to be passed then the business is going to be confined until they get it brought up.

Mr. Goeken asked if he wanted to change the hours before they are passed is that something that would be handled at City Council or could that be done at this meeting?

Mr. Melder answered that it could be done at this meeting. He asked if staff had recommendations.

Mr. Goeken asked if it would be possible to extend it to 9:00 pm.

Mr. Dwayne Stephens, Chairman wanted to clarify that Mr. Melder wanted to make sure that the business has reasonable hours since they can't be changed again unless another petition is filed.

Mr. Goeken asked what the process would be if he wanted to set the close time to 9:00 pm.

Mr. Melder answered that the commissioners would just change the operation hours when making a motion. He just doesn't want to constrict the petitioner.

PUBLIC COMMENT
No Public comment

Motion

Approval of the Special Use request with the following conditions:

1. The Special Use permit shall be nontransferable.
2. Operational hours: Monday through Thursday from 7:00 a.m. until 9:00 p.m and Friday thru Saturday 7:00am until 10pm.
3. Restrict sale to Beer and Wine only.

Vote Results (Approved)

Motion:

Second:

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

[12. Comprehensive Plan Future Land Use Map Amendment | 20 W 60th Street | 23-003919-ZA-FLUM](#)

[📎 20 W 60th FLUM Staff Report.pdf](#)

[📎 Site Plan.pdf](#)

Mr. Edward Morrow, Director of Development Services stated that the Petitioner requests amendment of the Future Land Use Map for the property at 20 W 60th Street from a designation of Residential Suburban Single Family to Traditional Commercial. The amendment is requested in association with a proposal to develop the subject parcel and several adjoining multi-family housing developments with ground floor retail use along Bull Street.

The Petitioner requests amendment of the Future Land Use Map for the property at 20 W 60th Street from a designation of Residential Suburban Single Family to Traditional Commercial. The amendment is requested in association with a proposal to develop the subject parcel and several adjoining as a multi-family housing development with ground-floor retail use along Bull Street.

The Traditional Commercial character area is envisioned as suitable for 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.

NewZO requires a Future Land Use designation of Traditional Commercial for property to be rezoned to either of the Traditional-Commercial zoning districts. For this reason, the requested designation is the minimum required for the proposed rezoning and development. The requested FLUM designation and zoning district are also likely the best option for the proposed development as a large proportion of the parcels to be developed are already similarly situated.

The subject parcels are likely designated Suburban Single Family due to the long-standing predominate single-family pattern of residential development that is common to this area. Ardmore/Gould Estates, Abercorn Heights, Sylvan Terrace and other established in-town neighborhoods often display parcel and dwelling configurations that are very patterned and consistent. Upon close inspection, however, the subject block and those immediately adjacent within Feiler Park demonstrate a higher degree of irregularity in parcel size and shape, and contain a greater variety of structure types – single-family detached, single-family attached, multifamily of varying sizes, and non-residential uses.

The current zoning district permits development of one and two-family homes by right, but the future land use map presently suggests future densification of this area is not desired or anticipated, as the FLUM designation calls for a zoning district that only permits single-family detached homes. FLUM designation is sometimes at odds with established development patterns where there is a decided effort to redirect undesirable development or reshape a given area over time. This is likely in error in the present case, though, as densification of areas in close proximity of in-town jobs, services, and retail uses is a goal well-founded in sound planning principles and clearly established in Chatham County Savannah's Plan 2040. Reconsideration of this area more broadly for a FLUM designation of Traditional Neighborhood would be appropriate. The Traditional Neighborhood Character Area would permit the full range of housing types (single family detached up to multi-family), giving developers the opportunity to develop housing solutions that are contextually sensitive to the surrounding stable housing types and uniquely suited to each available parcel.

The proposed amendment represents the extension of a FLUM designation that is already present on an adjoining parcel to the east. The present request is made in association with a proposed development that would bring these parcels into common use. The subject parcel specifically is proposed to contain a portion of a multi-family residential building and off-street parking for residents

The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan. The following goals and strategies of Plan 2040 are relevant to the present request:

-Land Use: Goal 1: Establish growth policies for the city of Savannah that seek to guide development and redevelopment in a responsible manner, encouraging compact development, walkable neighborhoods, increased connectivity, and open space preservation. Goal 4: Continue to create innovative ways to connect people with places.

-Housing: Goal 3: Increase affordable housing stock.

The Housing Savannah Action Plan (HSAP), adopted in 2021, identified regulatory barriers as one challenge that stood in the way of affordable housing provision, and Action Item 5A.4 highlights the significance of zoning and associated land use tools for their role in supporting a 'Housing Friendly' development environment. While this action item is aimed at needed changes to our regulatory scheme, its intent remains relevant here. In this instance, the MPC has the opportunity to use its authority and an existing policy tool to extend the ability of a developer to increase the local housing supply in a thoughtful and responsible manner. The present request would increase density, enable the creation of a mixture of housing unit sizes, and enable the creation of mixed-use structures - all of these identified as beneficial in addressing the City's housing affordability challenges by the HSAP.

The 2023-2027 Housing and Community Development Plan (HCD) identified blight reduction and neighborhood beautification among its top 5 community needs for Savannah's neighborhoods. It also established a 5-year objective of improving, developing, and/or retaining 500 dwellings for low-moderate income renters including those experiencing homelessness.

MPC Staff has not received and is not aware of any public comment regarding the proposed future land

use amendment or associated proposed development. Though there was a letter of opposition received after the agenda was posted. MPC Staff recommends approval of the requested Future Land Use Map Amendment.

Mr. Jay Melder, City manager asked if there were any traffic studies needed for this item.

Mr. Morrow stated that the site plan went before the city's site plan review department and there were no major comments noted with the exception of on traffic impact that will open an area to 17 parking spaces.

Mr. Melder asked how many parking spaces are required.

Mr. Morrow answered that the requirement is one space per unit. In total it exceeds the number required, though he did not have the exact number.

Mr. Travis Coles, Vice Chairman asked what the substance of the letter of opposition was.

Mr. Morrow stated it was in direct relation to the increased traffic.

Ms. Karen Jarrett, Board member asked if sidewalks will be developed and crosswalks.

Mr. Morrow answered that they will be developed as a part of the proposed development. Crosswalks will be more relevant in the next request.

Ms. Traci Amick, Board member stated in the pre-meeting it was discussed this project went across 59th. She asked Are these buildings existing and wanted to know how many bedrooms are in each apartment.

Mr. Morrow answered that they are undeveloped and it will be a mix of studio, one, two, three, and four bedrooms.

Patrick Shane, Agent stated that the current property is currently a towing company. It's basically a graveyard for automobiles, if you get towed and can't afford to get your car out of the lot then that is where your car ends up. He stated that it is an environmental hazard. He explained that the proposed change is predominantly residential with a little bit of commercial. He explained that most of what is being requested is allowed by right in the TC-1 district. He stated that they do plan on improving mobility including sidewalks, bicycle-friendly, transit connections, crosswalks, etc. They have met with the neighbors some who are for and some who are against.

Mr. Jay Melder, City Manager asked if they could describe what traffic-related impacts will be caused by the proposed development.

Mr. Shane stated that they have not done a scientific study so he can't really say.

Ms. Karen Jarrett, Board member asked if this was approved, they could still buy the buildings, correct?

Mr. Shane answered correct.

PUBLIC COMMENT

Chad Cox stated that his comments are more so for the rezoning.

Motion

Approval of the requested Future Land Use Map amendment.

Vote Results (Approved)

Motion: Jay Melder

Second: Shedrick Coleman

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

[13. Zoning Map Amendment | 20 W 60th Street | 23-003824-ZA](#)

- [4307 Bull Street Design concept.pdf](#)
- [Site plan.pdf](#)
- [20 W 60th Staff Report.pdf](#)
- [Bull - 60th apts letter of support.docx](#)
- [Letters of Opposition.pdf](#)

Mr. Edward Morrow, Director of Development Services stated the Petitioner seeks to rezone the property at 20 West 60th Street from Residential Two-family use to Traditional Commercial-1 (TC-1) to develop the subject parcel and several adjoining as a multi-family housing development with ground floor retail use along Bull Street. The subject parcel is proposed to contain a small portion of a three-story apartment building and off-street parking for residents. In total, the development would contain approximately 63 dwellings across 5 buildings, consisting of a mixture of studios, one, two, three and four-bedroom units.

The subject parcel consists of 0.18 acres and contains a single-family home that appears to have been used in association with an adjoining automobile salvage and repair business, as the yard contains several non-functioning automobiles.

The subject parcel is currently zoned Residential Two-family (RTF). This zoning district permits the development of single-family detached and two-family residences. This parcel, though not zoned for the use, demonstrates evidence that it is or has been used in association with the Traditional Commercial1-zoned (TC-1) property to the east. Further interior to the block in all other directions are residential uses of varying size, configuration, and age.

The proposed apartments would be served by City water, sewer, and stormwater systems. No significant adverse remarks were made by Engineering during the pre-development review of the project on August 3, 2023.

The subject parcel is proposed to have a curb cut onto W 60th Street providing entry to a parking lot containing 17 off-street parking spaces. Overall, the development is proposed to have more than the ordinance-required off-street parking for 63 apartments and 2,634sf of retail space at a ratio of 1:250. There are 74 off-street spaces required.

Accommodation of on-street parking and bike racks are also planned. The site is accessible by Chatham

Area Transit routes four (4) and fourteen (14), which run along Montgomery and Abercorn Streets, respectively. The closest bus stops are approximately 1,250 feet away toward either the east or west, equating to a 5–10-minute walk for the average adult.

The Residential Two-family (“RTF”) district is established to allow single and two-family development as well as a limited number of nonresidential uses that are harmonious with residential areas. The uses allowed in the RTF zoning district appear in the attached chart

The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with TC-1 being the most limited district and TC-2 the most intense.

The subject parcel has historically been used in association with a commercial use on adjoining commercially zoned properties. Rezoning and subsequent redevelopment of this parcel and those adjoining for residential use would significantly enhance the residential character of the area.

The proposed development would address two specific needs – one site specific, the other general. The subject parcels have been the site of a significant automotive repair and salvage operation for many years and have left the site deeply contaminated.

The proposed development is contextually sensitive and would add density and mixing of uses in a manner that will enhance the quality of life for existing residents.

The proposed use is more consistent with the present zoning pattern. The surrounding parcel fabric is somewhat irregular, having varied widths and containing varying residential densities. The request represents the extension of TC-1 zoning to an adjoining parcel already similarly zoned, and to an extent similar to that of parcels fronting 59th Street to the north. The existing residences between the two segments would be surrounded by residences rather than an automotive salvage and repair operation.

The region’s need for centrally located housing is a compelling condition that constitutes grounds for approval of the zoning proposal. While the proposed units are likely not genuine “affordable” housing, they are fairly described as “attainable.” Unique to this development is the inclusion of 4-bedroom units.

The goals and strategies of Plan 2040 listed below are relevant to the present request.

Land Use:

Goal 1: Establish growth policies for the city of Savannah that seek to guide development and redevelopment in a responsible manner, encouraging compact development, walkable neighborhoods, increased connectivity, and open space preservation.

Goal 4: Continue to create innovative ways to connect people with places.

Housing:

Goal 3: Increase affordable housing stock.

The subject parcel has reasonable use as a single-family or two-family home as currently zoned. Adequate City services are available. No significant adverse remarks were made by Engineering during the pre-development review of the project on August 3, 2023. The subject parcel is not within an installation AICUZ or APZ, nor is it in the proximity of an airport.

The subject parcel contains approximately 11.3% of the of the total 1.6-acre area proposed for development. The remaining 1.42 acres currently has the zoning designation required for mixed use commercial and residential development. Further, the parcel to be rezoned is proposed to have only 15% building coverage. The remainder would predominately be used for off-street parking. A small portion is slated for inclusion in a resident amenity area.

The proposed development will contain retail uses, provision of adequate off-street parking is an important consideration; however, accommodation of parking on the site forced considerable design compromises. The conceptual site plan provides proof of feasibility, but minor details regarding building frontage requirements remain to be resolved through the Site-Specific Development Plan review process

MPC Staff recommends approval of the request to rezone to Traditional Commercial-1 (TC-1) with the following condition:

1. Development shall be contingent upon MPC Staff approval of a General Development Plan consistent with the conceptual site plan submitted with this petition and meeting the requirements of Section 3.8.4. of the Savannah Zoning Ordinance.

Mr. Jay Melder, City Manager asked if there was a breakdown of bedrooms per unit for the whole development.

Mr. Morrow stated that the information can be found in the design concept.

Mr. Melder stated that traffic is going to be an major factor looked at so the petitioner should start the process of getting a traffic study done.

Ms. Karen Jarret asked that there won't be an overdevelop and under park correct.

Mr. Morrow stated that no it is based off of the ordinance.

Ms. Elizebeth Epstein, asked if there was anything in place to make them affordable housing.

Mr. Morrow, stated no.

Mr. Patrick Shane, agent stated they are going to try to work with the City to establish more sidewalks. They also would like to introduce tree lines to the area and strip on-street parking (which isn't included in the parking count). He stated that this is in walking distance of public transit route 14.

The building's model is going to be is going to be on par with the surrounding area. They are also working very hard to meet the green space requirements and ensure that it will be attractive to the tenants and neighborhood. At this time they do not have any retail tenants in mind but would like to have a coffee shop and possibly a daycare.

Ms. Lauren Boles, Board Member asked given the existing environmental conditions can they elaborate on the types of remediations they might consider.

Mr. Shane answered that with the current owners dealing in automotive they are going to get an environmental agency to come in and clean up any remaining threats, but he is not sure what exactly will be done.

Mr. Dwayne Stephens, Chairman stated he had concerns with the parking, traffic and how narrow the roads are. He asked if they were going to combine the two lots.

Mr. Shane answered that they were all going to be combined.

Ms. Traci Amick, Board member asked if there is going to be a limit on the number of tenants in a single space.

Mr. Shane answered he was unsure how they would keep track of that, but the number of rooms typically gives a good head count.

PUBLIC COMMENT

Mr. Chad Cox was wondering what type of retail space is going to be brought into the community. He also expressed concerns about parking.

Mr. Shane stated that the developer hasn't spoken with retailers, but it would be geared towards something that can cater to the apartments and the neighborhood.

Motion

Approval of the request to rezone to Traditional Commercial-1 (TC-1) with conditions.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

X. Presentations

XI. Other Business

[14. Appointment of a Nominating committee](#)

Chairman Stephens asked if anyone would like to volunteer to be a part of the nominating community. After some discussion, Mr. Wayne Noha, Ms. Laureen Boles, and Mr. Traci Amick were nominated to be apart of the committee.

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.